

# IDAS form 1—Application details

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

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

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

For all development applications, you must:

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

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

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

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

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

## Mandatory requirements

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

Name/s (individual or company name in full)

Greg Skyring Design and Drafting Pty Ltd

For companies, contact name

Greg Skyring

Postal address

11 Noli Close

Suburb Mossman

State QLD

Postcode 4873

Country Australia

Contact phone number

07 40982061

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

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Email address (non-mandatory requirement)

greg@skyringdesign.com.au

Applicant's reference number (non-mandatory requirement)

**1. What is the nature of the development proposed and what type of approval is being sought?****Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)**

a) What is the nature of the development? (Please only tick one box.)

☒ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work

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

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

A proposed extension to a house

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment    ☒ Code assessment
**Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)**

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work

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

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment    ☐ Code assessment
**Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)**
☐ Refer attached schedule    ☐ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Cape Tribulation Road, Cape Tribulation	4873	4	RP740257	Douglas
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Conservation – Rainforest Conservation Precinct	Northern Management Area	Refer to attached report
ii)			
iii)			

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

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

**3. Total area of the premises on which the development is proposed (indicate square metres)**87,320m<sup>2</sup>**4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)**

House

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

☒ No ☐ Yes—provide details below

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

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

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

**Table F**

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

**Table G**

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

**Table H**

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

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

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

**Table I**

Name of water body, watercourse or aquifer

**Table J**

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

**Table K**

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

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

**11. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

**Table L**

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

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

☒ No

☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 & 5, Owners consent	Hard copy
Planning Report (Greg Skyring Design and Drafting Pty Ltd)	Hard copy
Architectural Plans (Plan No 406-16 Sheets 1 and 2, Greg Skyring Design and Drafting Pty Ltd) dated 10.08.16	Hard copy
Construction Plans (Job No 1820 Sheets W1 to W11, PD Designs Pty Ltd) dated April 2011	Hard Copy

**14. Applicant's declaration**

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

**Notes for completing this form**

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

**Applicant details**

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

**Question 1**

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

**Question 6**

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

**Question 7**

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

**Question 11**

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

**Question 12**

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

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

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

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

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

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

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

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

**Question 12**

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

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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

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

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

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

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

For all development applications, you must:

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

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

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

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

## Mandatory requirements

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

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
House	House	251m <sup>2</sup>		

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

☒ No ☐ Yes—provide details below

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

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

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

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

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

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

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

#### OFFICE USE ONLY

Date received

Reference numbers

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

The Manager,  
Planning Services,  
Cairns Regional Council,  
PO Box 723,  
Mossman QLD 4873

24th March 2017

Dear Sir/Madam,

**RE: REQUEST for a MATERIAL CHANGE OF USE for an Extension to a Dwelling House,  
on Lot 4 on RP742057, Cape Tribulation Road, CAPE TRIBULATION**

Please find attached IDAS Forms 1 and 5 duly completed and plans showing details of the existing house and proposed bedroom bungalow extension.

The existing house received an MCU approval in June 2012, is completed and currently inhabited. However, as a final certificate has not been issued, the building approval lapsed in May this year which has also lead to the lapse of the original Development Approval.

The new Owner wishes to further extend the house, which otherwise would have complied with A23.1 of the Locality Code.

Due to the circumstances surrounding this development, advice received from Council's Planning Officer Jenny Elphinstone was to reapply as a new MCU.

The following report provides supporting information to show compliance or otherwise with the planning area and codes within.

**1.0 General Details**

**Applicant and Contact**

Greg Skyring,  
Greg Skyring Design and Drafting Pty Ltd  
11 Noli Close,  
Mossman QLD 4873

Ph. 07 40982061  
Email greg@skyringdesign.com.au

**Registered Owner of Land**

G. Nagle

**Real Property Description**

Lot 4 RP740257

**Location**

Cape Tribulation Road, CAPE TRIBULATION

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**BUILDING DESIGN**

Lic. Under QBSA Act 1991- No. 1040371

11 NOLI CLOSE  
MOSSMAN Q 4873  
Phone/Fax: (07)40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

## **1.0 – General Details continued**

<b>Tenure</b>	Freehold
<b>Land Area</b>	8.732ha
<b>Present Use</b>	house
<b>Contaminated Lands or Environmental Management Registers</b>	Nil
<b>Easements and Encumbrances</b>	None
<b>Local Government Authority</b>	Douglas Shire Council
<b>Planning Scheme</b>	2006 Douglas Shire Planning Scheme
<b>Planning Area</b>	Conservation – Rainforest Conservation Precinct
<b>Applicable Codes</b>	Settlement Areas North of the Daintree River Code - Northern Management Area, Conservation Planning Area Code, House Code, Natural Areas and Scenic Amenity Code.

Refer to the end of this report for a summary of applicable codes not triggered or relevant.

## **2.0      Assessment Against the Douglas Shire Planning Scheme Codes**

### **SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY CODE**

#### **Elements of the Code**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P1 The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	The existing house and proposed bedroom bungalows are single storey and no greater than 6.5m in overall height, with a roof height of 3.0m max
P2 Development is connected to sustainable on Site infrastructure services.	A2.1 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 to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to	The property is currently provided with 40,000 litre water storage available in water tanks supplied from available roof areas, and a bore.

	<p>occupation and sited so as to be visually unobtrusive. Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p>A2.2 On any roof exceeding 100 m<sup>2</sup>, gutters are installed and the flow diverted to a storage tank.</p> <p>A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>The house roof runoff is directed to water storage. The proposed bedroom bungalow roofs are each &lt;100m<sup>2</sup></p> <p>Solar power with battery storage and generator backup is provided</p>
P3 Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	A waste water disposal report is attached
P4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is: - not located within 100m of a septic disposal trench (on the site or adjoining sites: and -not located within 100 m of another bore</p> <p>A4.2 Surface water is to be used for domestic purposes only.</p>	Complies
P5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No	Complies

Amenity and the natural values of the Locality5.	10 – Reports and Information the Council May Request, for code and impact assessable development).	
P6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	<p>A6.1 The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p> <p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>Wall colour is mid grey. Roof colour is mid blue Colorbond</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
P7 Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	<p>A7.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping. AND 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>	Complies

<p>P8 Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p>A8.1 Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic. AND 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 driveway within the property is a max 3m wide with a light gravel overlay and appropriate drainage management. No vehicular access is proposed to the bungalows.</p>
<p>P9 The onsite impacts on natural flow regimes and erosion and sedimentation are minimised</p>	<p>A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management: P1 maintains natural flow regimes; P2 minimises impervious surfaces; P3 avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).</p>	<p>There is no necessity within this development to alter the existing land form</p>
<p>P10 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p>A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>	<p>N/A</p>



### **General Requirements – House**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P11 Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site <sup>6</sup>	<p>A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p>	An existing cleared area is used
	A11.3 Any new Clearing is limited to a maximum area of 700 m <sup>2</sup> and is sited clear of the High Bank of any Watercourse. (The 700m <sup>2</sup> area of new Clearing does not include an access driveway).	N/A
P12 All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Complies
P13 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 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 have timers.</p>	<p>No fences are in place</p> <p>2 external lights are installed, plus one more per unit, all do/will comply</p>

P14 House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.	A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.	Complies
	A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.	Complies
	A14.3 Vehicular Access is constructed prior to the construction of the House.	Complies

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

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

***Rainforest Conservation Precinct***

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P23 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct <sup>8</sup> .	<p>A23.1 No new development occurs in the Rainforest Conservation Precinct whether on vacant land or already developed land.</p> <p>EXCEPT THAT</p> <p>Vacant land which meets one or more of the following criteria and is listed on Council's Register:</p> <p>(a) Land which has previously been lawfully cleared and currently remains cleared; or</p> <p>(b) Land which is the subject of a current Clearing Permit but has yet to be cleared; or</p>	Complies

	<p>(c) Land which is the subject of a current Operational Works Permit,</p> <p>IN ADDITION</p> <p>Minor extensions can be undertaken to an existing development.</p> <p>PROVIDED</p> <p>The extensions are limited to a maximum area of 30% of the existing gross floor area for a House.</p> <p>OR</p> <p>The extent of extensions are determined on a site specific/use specific basis for other land uses.</p> <p>AND PROVIDED</p> <p>No further on site clearing is required to accommodate the extensions for either a house or any other land use development</p>	<p>Complies - Proposed extensions are a 29% increase of exist gfa</p> <p>Complies</p>
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## CONSERVATION PLANNING AREA CODE

### Elements of the Code

#### *Consistent and Inconsistent Uses – General*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Conservation Planning Area.	<p>A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the:</p> <ul style="list-style-type: none"> <li>• Conservation Planning Area.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• In the four Precincts included in the Conservation Planning Area in the Settlement Areas North of the Daintree River Locality</li> </ul>	Complies

### *Site Coverage*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P2 The Site Coverage of all Buildings does not have an adverse effect on the conservation or Scenic Amenity values of the Site and Buildings are subservient to the natural environment.	<p>A2.1 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued. Any Clearing is limited to a maximum area of 700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse.</p> <p>(The 700 m<sup>2</sup> area of new Clearing does not include an access driveway.)</p>	Clearing is existing

### *Building/Structure Setbacks*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P3 Buildings/structures are Setback from the boundaries of the Site so they are screened from view from the boundaries of adjoining properties and adjoining Roads and so that the Scenic Amenity values of the area are not adversely affected.	<p>A3.1 Buildings are Setback not less than:</p> <ul style="list-style-type: none"> <li>• a minimum of 40 metres from the Frontage of a State-Controlled Road; or</li> <li>• a minimum of 25 metres from Cape Tribulation Road Frontage; or</li> <li>• 20 metres from the Frontage to any other Road; and</li> <li>• 10 metres from the side and rear boundaries.</li> </ul>	The house will be the closest building to Cape Tribulation Road at approx 55m
P4 Buildings/structures are Setback from Watercourses and other sensitive areas to ensure the environmental values of the area are not adversely affected.	No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Complies

### ***Residential Density***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P5 Residential density of any development is very low to ensure that the conservation and Scenic Amenity values of the Site and the surrounding area are not adversely affected	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Complies

### ***Landscaping***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P6 Landscaping incorporates endemic/native vegetation, is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development <sup>34</sup> .	A6.1 For any development, the balance area of the Site not built upon must be landscaped/revegetated, predominantly with native vegetation and in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.  A6.2 Landscaping must be informal in character.  A6.3 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped/revegetated so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.	Planting will be required to sections of the road frontage to a minimum 10m setback. Refer to attached Site Plan.

### *Environmental Values – General*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P7 Development does not adversely impact on the natural environment, natural vegetation or Watercourses.	No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Complies
P8 Development is complementary to the surrounding environment.	A8.1 Development harmonises with the surrounding environment, for example, through suspended, light weight construction on sloping Sites, which requires minimal excavation and fill. A8.2 A Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes. A8.3 Any driveway or car park is constructed and maintained to: • minimise erosion, particularly in the wet season; and • minimise cut and fill; • follow the natural contours of the Site; and • minimise vegetation Clearing.	Complies

### *Sloping Sites*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P8. Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A8.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.  OR  Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.  OR  Development proposed to be	N/A

	<p>Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
P9 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A9.1 A split level building form is utilised.</p> <p>A9.2 A single plane concrete slab is not utilised.</p> <p>A9.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	N/A
P10 Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P11 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	N/A

***Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered***

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	A12.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse. EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m2. (The 800m2/700m2 area of Clearing does not include an access driveway.) A12.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	N/A
P13 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A13.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	N/A
P14 The exterior finishes of a House complements the surrounding natural environment.	A14.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed. AND For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colourbond Colours: Jasper Sandbank Paperbark Dune Windspray Woodland Grey Bushland Pale Eucalypt Wilderness Cottage Green Plantation	Refer to P6 of Locality Code



	Blue Ridge and Ironstone.	
P15 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A15.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Complies
P16 Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.	A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	N/A
P17 The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.	A17.1 The Gross Floor Area of the House does not exceed 250m <sup>2</sup> .	Total GFA of this proposed development is 251m <sup>2</sup> , a dispensation is requested

#### ***General Requirements – House***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
P11 Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site.	<p>A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p>A11.3 Any new Clearing is limited to a maximum area of 700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse. (The 700m<sup>2</sup> area of new Clearing does not include an access driveway).</p>	All buildings are within existing cleared areas.
P12 All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme	Complies

the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	
P13 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 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 have timers</p>	No fences are used on or around the property.
P14 House Sites have efficient and safe vehicle Access and maneuvering areas on Site and to the Site to an acceptable standard for the Locality.	<p>A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p>A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface. A14.3 Vehicular Access is constructed prior to the construction of the House.</p>	<p>Complies</p> <p>Complies</p>

**NOTE: No further Performance Criteria in this code are relevant to this application**

## LAND USE CODE

### House Code

#### General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings	<b>A1.1</b> A lot contains no more than one House.  <b>A1.2</b> Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	One house is present.  A 2m x 2m generator shed is the only ancillary outbuilding
<b>P2</b> The House is used for residential purposes.	<b>A2.1</b> The House is used by one Household.	One family will be in residence
<b>P3</b> Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape	<b>A3.1</b> A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem.  <b>A3.2</b> At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	2 vehicle parks are available within the existing carport; further opportunities are available for visitor parking on the property.

## NATURAL AREAS AND SCENIC AMENITY CODE

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	<b>A1.1</b> Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.  <b>A1.2</b> Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact	Complies

	assessable development).	
P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>- adjacent to existing development;</li> <li>- within an existing cleared area;</li> <li>- within a disturbed area with little potential for rehabilitation;</li> <li>- within an area close to an Access Road;</li> <li>- removed from an identified area of important habitat.</li> </ul>	Complies
	A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.	Complies
	A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.	Complies
	A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.	Complies
	A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.	Complies
	A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.	Complies
	A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;	Complies

	<p style="text-align: center;"><b>AND</b></p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected</p>	<p>Complies</p> <p>Complies</p>
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#### Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p><b>A4.1</b> For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p>	N/A
	<p><b>A4.2</b> Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p>	N/A

	<p><b>A4.3</b> The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 30 metres</li> <li>• Category 2 – Perennial Watercourse – 20 metres</li> <li>• Category 3 – Minor Perennial – 10 metres,</li> </ul> <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 10 metres</li> <li>P1 Category 2 – Perennial Watercourse – 5 metres</li> <li>- Category 3 – Minor Perennial – 2.5 metres,</li> </ul> <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p><b>A4.4</b> Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	N/A
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### Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.	N/A
	A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.	N/A

### Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.	N/A
	A6.2 Any development remains unobtrusive and sited below the tree line and ridge line. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A

## **Overlay Codes - Not Triggered**

### **Acid Sulfate Soils**

Site elevation is approximately 5m, but no earthworks are required other than proof rolling in preparation for construction of foundations.

### **Cultural Heritage and Valuable Sites**

Not identified on Overlay

### **Natural Hazards**

House location is identified on overlay as low risk

## **General Codes – Not Triggered**

### **Filling and Excavation**

No filling or excavation is required.

### **Landscaping**

No alteration to the existing remnant vegetation is required for any building construction. However, cleared areas to the frontage of Cape Tribulation Road will require re-vegetation in accordance with Planning Scheme Policy no 7 - Landscaping.

### **Vehicle Parking and Access**

Car parking available on-site is in excess of that required under Schedule 1 of this Code for a house.

## **Conclusion**

This application seeks a Development Permit for Material Change of Use for the purpose of granting an approval for an extension to a dwelling house on land described as Lot 4 on RP740257, Cape Tribulation Road, CAPE TRIBULATION.

The proposed development is considered generally consistent with the relevant Planning Scheme Codes and the surrounding locality. The report includes supporting information intended to address any concerns of Council as the assessing authority.





**EARTH TEST**

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**Site Classification**

**And**

**Wastewater Management System**

**For**

**Gerry Nagle**

**At**

**Lot 4 Cape Tribulation Road**

**Cape Tribulation**



## **INTRODUCTION:**

Earth Test has been engaged by Gerry Nagle to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 4 Cape Tribulation Road, Cape Tribulation.

Real Property Description:-

Lot 4, on RP 740257

Local Authority: Douglas Shire Council.

It is understood the intention is to construct a two new one bedroom cabins at the site. A site and soil evaluation was carried out in July 2016.

## **SITE FACTORS:**

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

The Lot has an area of 8.732 hectares and is predominantly covered with grass in clearing amongst the rainforest.

The water supply to the site is from a bore as shown on the site plan.

No rock outcrops were noted at the site. An intermittent watercourse flows through the centre of the Lot from the East to the West.

One Dynamic Cone Penetrometer test was performed at location DCP1, two boreholes BH1 and BH2 as shown on the site plan.

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



**BH1 being drilled at Lot 4 Cape Tribulation Road, Cape Tribulation**

**SITE INVESTIGATION REPORT****BOREHOLE LOG**

<b>CLIENT:</b> Gerry Nagle		<b>DATE SAMPLED:</b> 30/06/2016
<b>PROJECT:</b> Lot 4 Cape Tribulation Road, Cape Tribulation.		<b>Sampled by:</b> L. Quinn
<b>REPORT DATE:</b> 7/02/2017		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.1	Grey Silty Topsoil	Disturbed sample 0.6- 0.9m.
0.1-1.8	Orange-Brown Clayey-Silt	Watertable not encountered
1.8-2.0	Rock (River Gravel)	
<b>BOREHOLE No:</b> BH2		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.1	Grey Silty Topsoil	Watertable not encountered
0.1-1.5	Orange-Brown Clayey-Silt	
1.5-1.8	Rock (River Gravel)	
1.8-2.0	Orange-Brown Clayey-Silt	

**ATTERBERG LIMITS TEST REPORT****CLIENT:** Gerry Nagle**SAMPLE No:** SI 205-16**PROJECT:** Lot 4 Cape Tribulation Road, Cape Tribulation**DATE SAMPLED:** 30/06/2016**SAMPLE DETAILS:** BH1 0.6-0.9m**Sampled by:** L. Quinn**REPORT DATE:** 7/02/2017**Tested By:** G. Negri

TEST METHOD	RESULT
<b>Liquid Limit:</b> AS 1289.3.1.2	58%
<b>Plastic Limit:</b> AS 1289.3.2.1	32%
<b>Plasticity Index:</b> AS 1289.3.3.1	26%
<b>Linear Shrinkage:</b> AS 1289.3.4.1	15.0%
<b>Length Of Mould:</b>	250.0mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	Nil
<b>Sample History:</b>	Air Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	27.8%
<b>% Passing 0.075mm:</b>	85%



## **DYNAMIC CONE PENETROMETER REPORT**

### **AS 1289.6.3.2**

**CLIENT:** Gerry Nagle**SAMPLE No:** SI 205-16**PROJECT:** Lot 4 Cape Tribulation Road, Cape Tribulation.**DATE SAMPLED:** 30/06/2016**Tested By:** L. Quinn**SAMPLE DETAILS:** Sites "DCP1 & DCP2" as per site plan.**REPORT DATE:** 7/02/2017

<b>DEPTH (Metres)</b>	<b>Site: DCP1</b>
	<b>No Blows</b>
<b>0.0 – 0.1</b>	1
<b>0.1 – 0.2</b>	2
<b>0.2 – 0.3</b>	1
<b>0.3 – 0.4</b>	2
<b>0.4 – 0.5</b>	2
<b>0.5 – 0.6</b>	2
<b>0.6 – 0.7</b>	2
<b>0.7 – 0.8</b>	2
<b>0.8 – 0.9</b>	3
<b>0.9 – 1.0</b>	2
<b>1.0 – 1.1</b>	3
<b>1.1 – 1.2</b>	3
<b>1.2 – 1.3</b>	3
<b>1.3 – 1.4</b>	
<b>1.4 – 1.5</b>	
<b>1.5 – 1.6</b>	
<b>1.6 – 1.7</b>	
<b>1.7 – 1.8</b>	
<b>1.8 – 1.9</b>	
<b>1.9 – 2.0</b>	



## **SITE CLASSIFICATION**

### **Lot 4 Cape Tribulation Road, Cape Tribulation.**

The Dynamic Cone Penetrometer test results indicate soft conditions to depths up to 1.0m.

The Atterberg Limits test results indicate a moderately reactive soil.

Due to the soft conditions the site must be classified **CLASS-"P"**.

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

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

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

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

Leonard Quinn.  
Earth Test.

**SITE AND SOIL EVALUATION****Lot 4 Cape Tribulation Road, Cape Tribulation.**

The site and soil evaluation carried out on 30/06/2016 provided the following results.

**Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	1 Degree
Shape	Linear-Planar
Aspect	East
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Moderate – Some shade from trees
Vegetation	Grass in clearing in the rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not encountered.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

**Soil Assessment**

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



## **WASTEWATER MANAGEMENT SYSTEM**

An "All-Waste" septic tank discharging into an "Advanced Enviro-Septic" bed is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2002.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2003.
- Queensland PLUMBING AND WASTEWATER CODE.

### **SYSTEM SIZING FACTORS.**

A population equivalent of three (3) persons per dwelling has been chosen for each of the proposed one bedroom cabins.

The site is connected to a bore water supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system. They shall include:-

- Dual flush 6/3 Litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "Reticulated water supply" gives a flow allowance of 150 L/Person/day.

The daily flow for each cabin (3 persons @ 150 L/person/day) will be 450 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must NOT be fitted with an outlet filter.





## **LAND-APPLICATION SYSTEM**

### **DISPOSAL AREA SIZING**

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 450 / (30 \times 2.27) \\ &= 6.6\text{m.} \end{aligned}$$

**Use one 2.27m wide by 6.6m long Advanced Enviro-Septic bed.**

See site plan and detail cross-section.

### **SYSTEM SAND**

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

<b>AS Sieve Size (mm)</b>	<b>Percent Passing %</b>
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media will pass requirements please contact Earth Test for further advice.



## **SYSTEM INSTALLATION**

Avoid compaction by keeping people and machinery off the finished trench or bed floor.  
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

## **Operation and Maintenance**

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

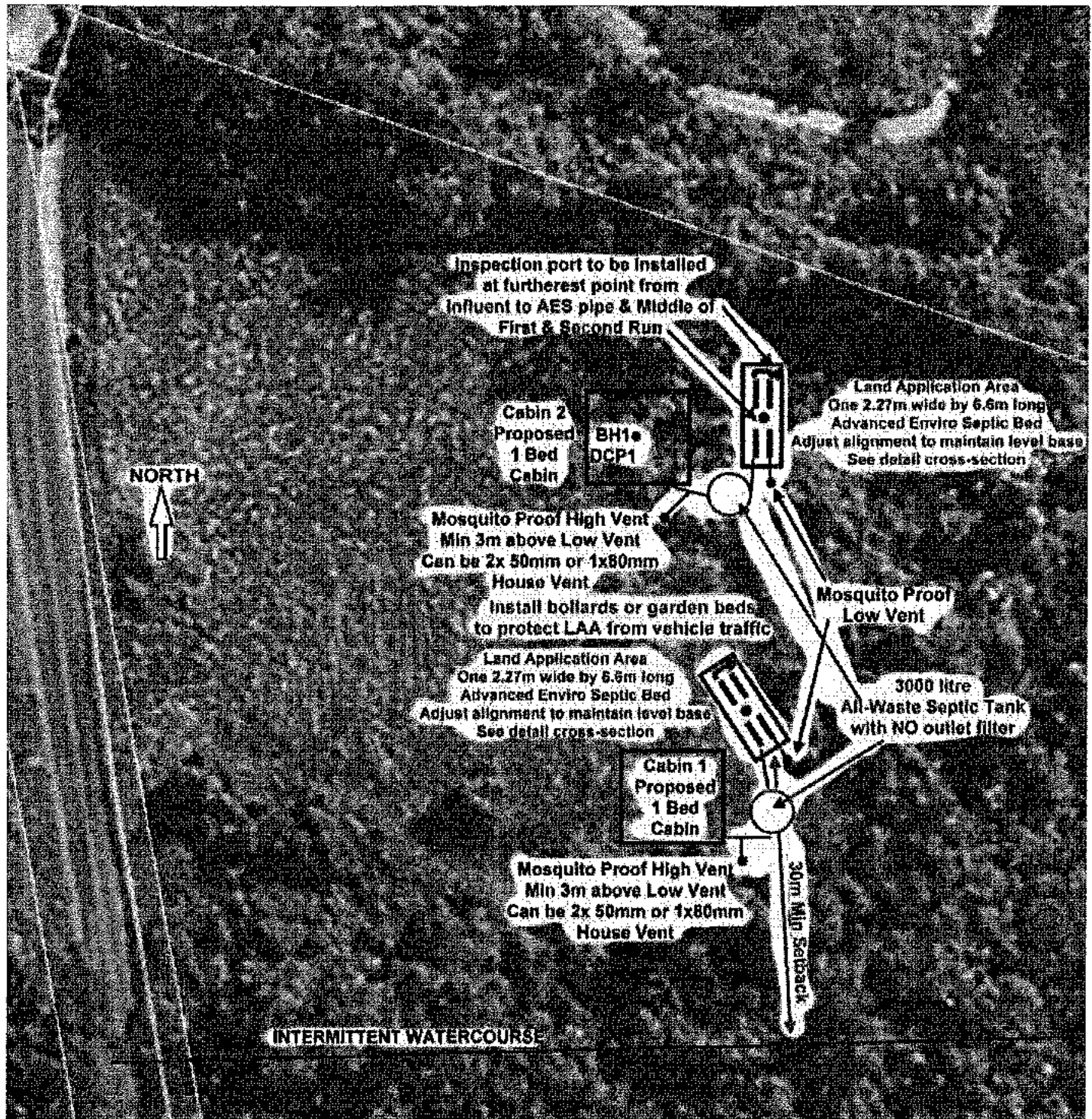
Leonard Quinn  
Earth Test

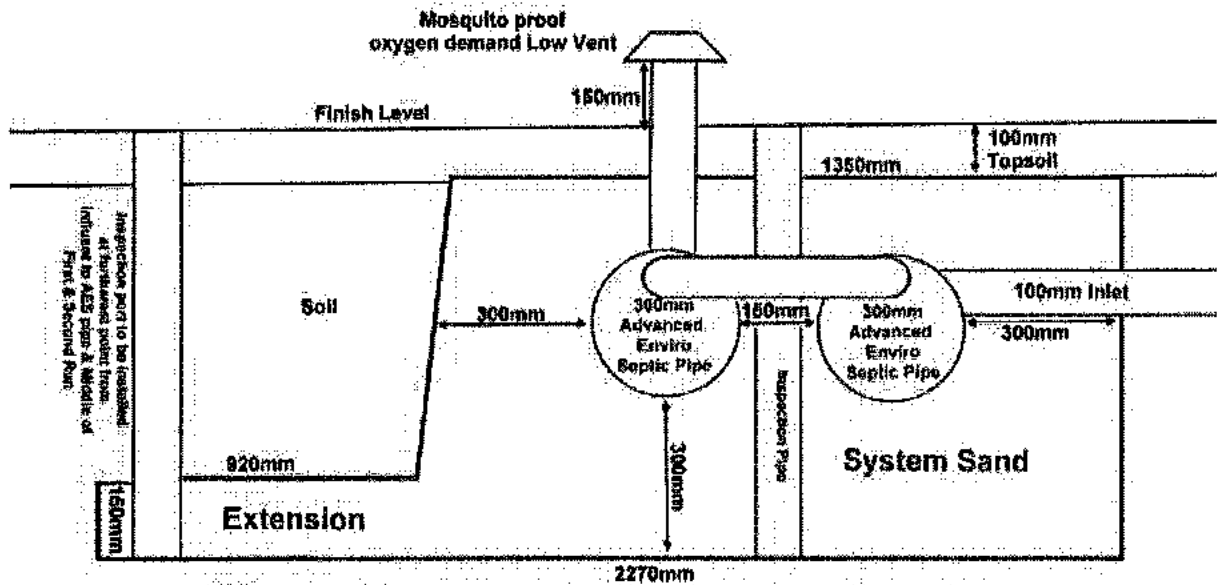


**SITE PLAN**

**Lot 4 Cape Tribulation Road, Cape Tribulation.**

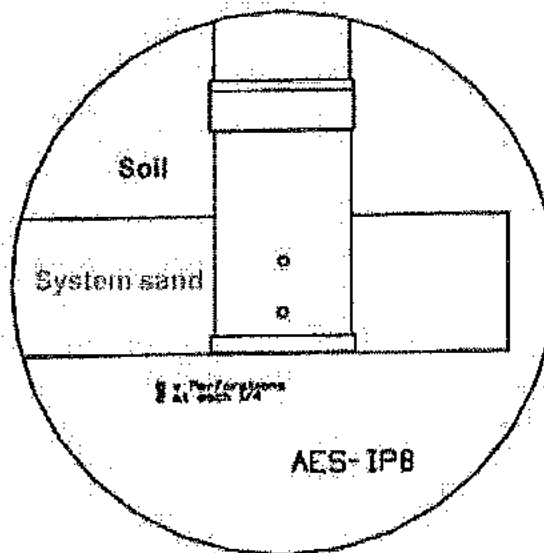
**NOT TO SCALE**



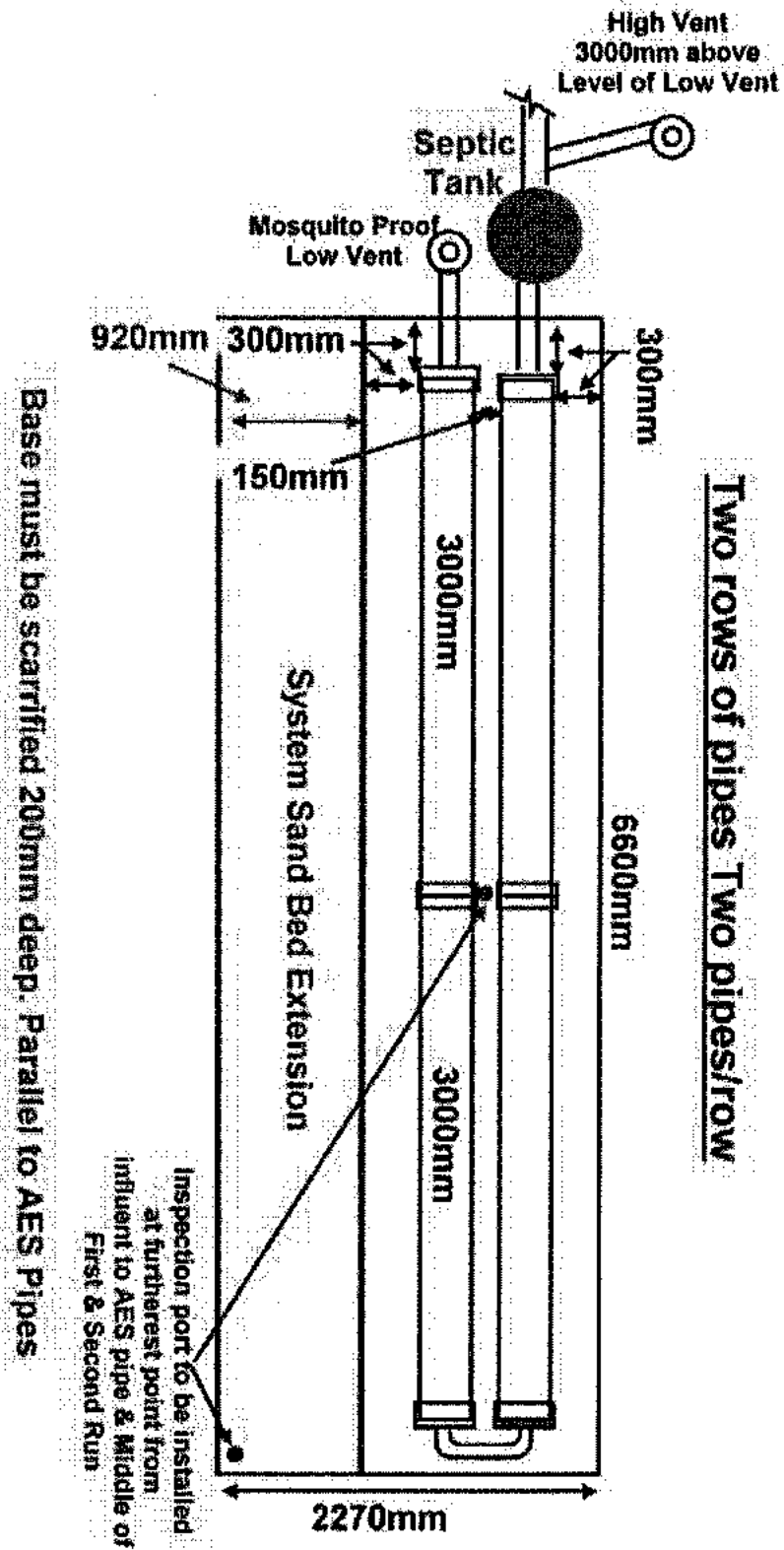


**Base must be scarrified 200mm deep. Parallel to AES Pipes**

**2270mm Wide Two Pipe  
Advanced Enviro-Septic Cross-Section**



**AES Inspection point detail**





# EARTH TEST

QBSA Lic No. 1017941.



**ADVANCED  
ENVIRO-SEPTIC**  
"Always The First Option"

## Advanced Enviro-septic Design Calculator V8.5

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

Site Address: Cabin 1, Lot 4 Cape Tribulation Road, Cape Tribulation		State: QLD	Post Code:
Client Name: Gerry Nagle			
Designers Name: Earth Test	Designers Ph Number: 40954734	Designer Lic Number (eq QBCC): 1017941	
Lic Number:	Plumber Ph Number:	Plumb / Drainer Lic Number:	
Council Area: Douglas Shire Council	Designers AES Cert Number:	Date:	
This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.			
System Designers site and soil calculation data entry		IMPORTANT NOTES	
Enter the AES litre/meter loading rate, "30" for Advanced Secondary or "38" Secondary		38	
Is this a new installation Y or N		Y	
Number of person		5	
Daily Design Flow Allowance Litre/Person/Day		150	
Number of rows required to suit site constraints		2	
Infiltration surface Soil Category as established by site and soil evaluation: CATEGORY		4	
Design Loading Rate based on site & soil evaluation DLR (mm/day)		80	
Bore log depth below system Base/area		1600	
Enter System footprint Slope in % for standard AES systems to calculate extension		1.5	
Is this design a gravity system with no outlet filter? Y or N		Y	
PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES			
<p>COMMENTS :- "The outcome must be important to everyone."</p> <p>- Rippling of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe.</p> <p>- Designers need to be familiar with special requirements of Local Authorities, i.e. - Minimum falls from Septic tank outlets to Land application areas, etc.</p> <p>- Plumbers are reminded to practice good construction techniques as per AS 1547 and as provided on AES installation instructions supplied with components.</p>			
AES System Calculator Outcomes		AES Dimensions	
Total System load - litres / day (Q)	450 l/d	AES System	System Extension
Min Length of AES pipe rows to treat loading	5.5 m	Lth m : (L)	6.6
Number of FULL AES Pipe lengths per row	2 lths	Width m:(W)	1.35
Total Capacity of AES System pipe in Litres	848 ltr	Sand Depth:	0.75
		Area m2	6.1
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)			
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"		Enter Custom Width in metre	
AES INFILTRATION FOOT PRINT AREA - $L \times W / (DLR \times W)$	Length	Width	Minimum AES foot print required
for this Basic Serial design is	6.6	1.35	15.0 m2 total
Code	AES System Bt or Material	Chankar Environmental Use Only	
AES-PPE	AES 3 mix Lths required	4	lths
AESC	AESC Couplings required	2	ea
AESO	AESO Offset adaptors	4	ea
AESODV	AES Dagen demand vent	1	ea
AES-IPB	AES 100mm inspection point base	2	ea
AES-Equ	AES Speed Flow Equaliser		ea
TOTAL SYSTEM SAND REQUIRED - (Guide Only)		9	m3
PLEASE email your AES CALC and Drawings to: DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU		 Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU Date: 2017.02.07 15:05:34 +10'00' Designreview@enviro-septic.com.au	
<p>&gt; The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.</p> <p>&gt; Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.</p> <p>&gt; AES pipes can be cut to length on site. They are supplied in 5 meter lths only.</p>			

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



# EARTH TEST

QBSA Lic No. 1017941.



**ADVANCED  
ENVIRO-SEPTIC**  
"Always The First Option"

## Advanced Enviro-septic Design Calculator v8.5

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

Site Address Cabin 2 Lot 4 Cape Tribulation Road, Cape Tribulation	State QLD	Post Code
Client Name Gerry Nagle		
Designers Name Earth Test	Designers Ph Number 40954734	Designer Lic Number (eg QBCC) 1017341
Lic Plumber Name	Plumber Ph Number	Plumb / Drainer Lic Number
Council Area Douglas Shire Council	Designers AES Cert Number	Date

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

System Designer site and soil calculation data entry	IMPORTANT NOTES	
Enter the AES flow/meter loading rate, "30" for Advanced Secondary or "35" Secondary	35	>> This design is for a SECONDARY system.
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents.
Number of person	3	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Category may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (lpm/day)	30	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Base area	1600	>> Min depth below base area is 600 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	1.5	>> Some Councils have minimum falls to Land application areas ?
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

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

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

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

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

AES System Calculator Outputs			AES Dimensions	
Total System load - litres / day (Q)	450	l/d	AES System	System Extension
Min Length of AES pipe rows to treat loading	5.9	ln	Lth m: (L)	6.6
Number of FULL AES Pipe lengths per row	2	lths	Width m:(W)	0.92
Total Capacity of AES System pipe in Litres	848	lt.	Sand Depth:	0.15
			Area m2	6.1
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)				
IF YOU WISH TO USE A TRENCH/EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre	
AES INFILTRATION FOOTPRINT AREA - $L = Q / (DLR \times W)$			Minimum AES foot print required	
for this Basic Serial design is			6.6	1.37
			= 15.8 m2 total	

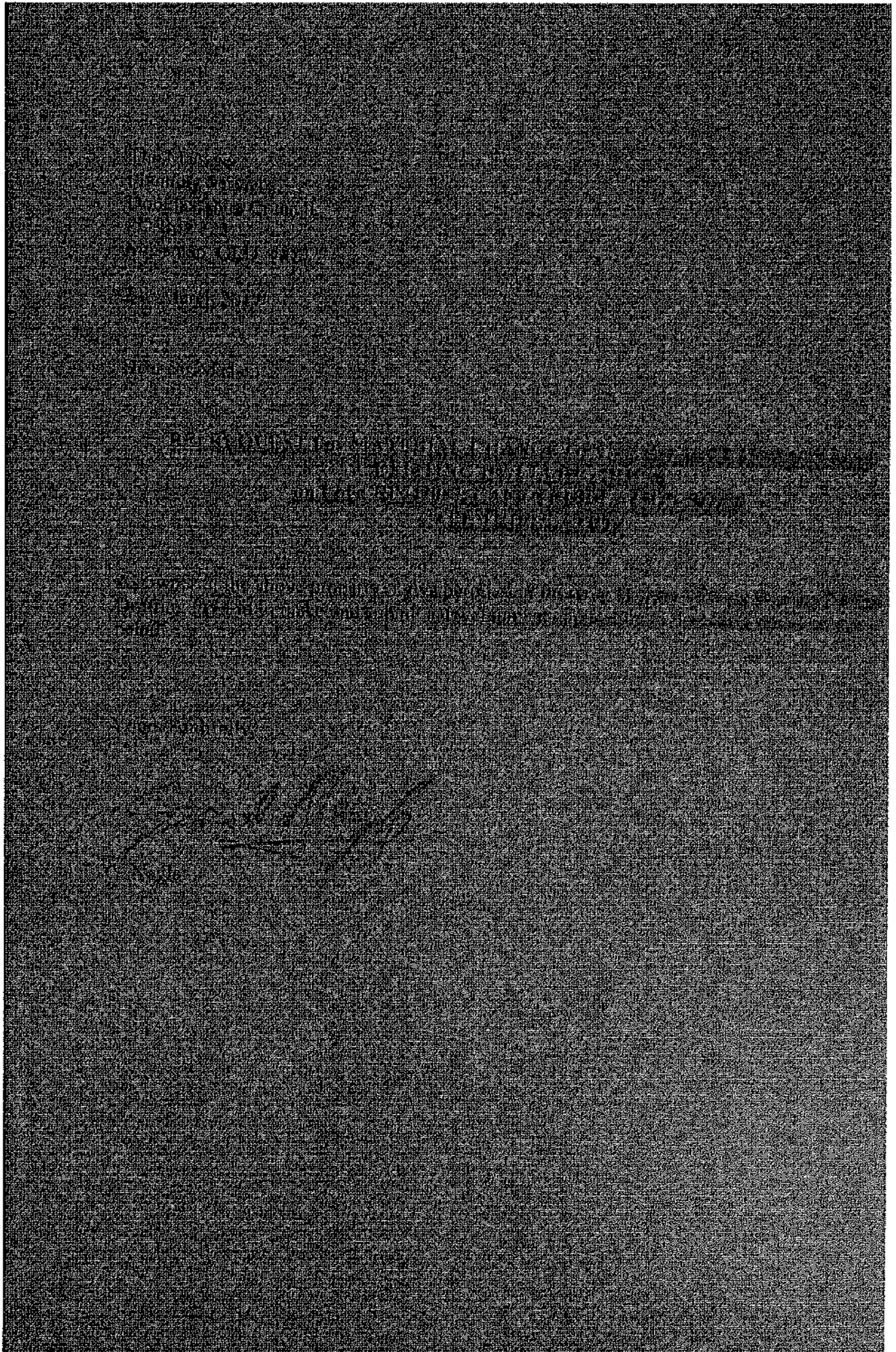
Code	AES System Bill of Materials	Quantity	Unit	Chankar Environmental Use Only
AES-PIPE	AES 3 mtr Lths required	4	lths	<p>Digitally signed by: Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@e nviro-septic.com.au, c=AU Date: 2017.02.07 15:05:57 +10'00'</p>
AESC	AESC Couplings required	2	ea	
AESO	AESO Offset adaptors	4	ea	
AESODV	AES Oxygen demand vent	1	ea	
AES-IPB	AES 100mm inspection point base	2	ea	
AES Equ	AES Speed Flow Equaliser	ea		
TOTAL SYSTEM SAND REQUIRED (Guide Only)		3	m3	
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU				Designreview@enviro-septic.com.au

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

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

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

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





EXISTING RESIDENCE

WE HEREBY CERTIFY THE STRUCTURAL DETAILS  
AS SHOWN ON THESE DRAWINGS FOR  
CONSTRUCTION IN WIND CLASSIFICATION C2

L. J. J. J. J. 1871

**CMG** CD-TRA-TN3  
CAREY D.D. OFF  
P.O. BOX 473 ST  
FAX 07 4308 00

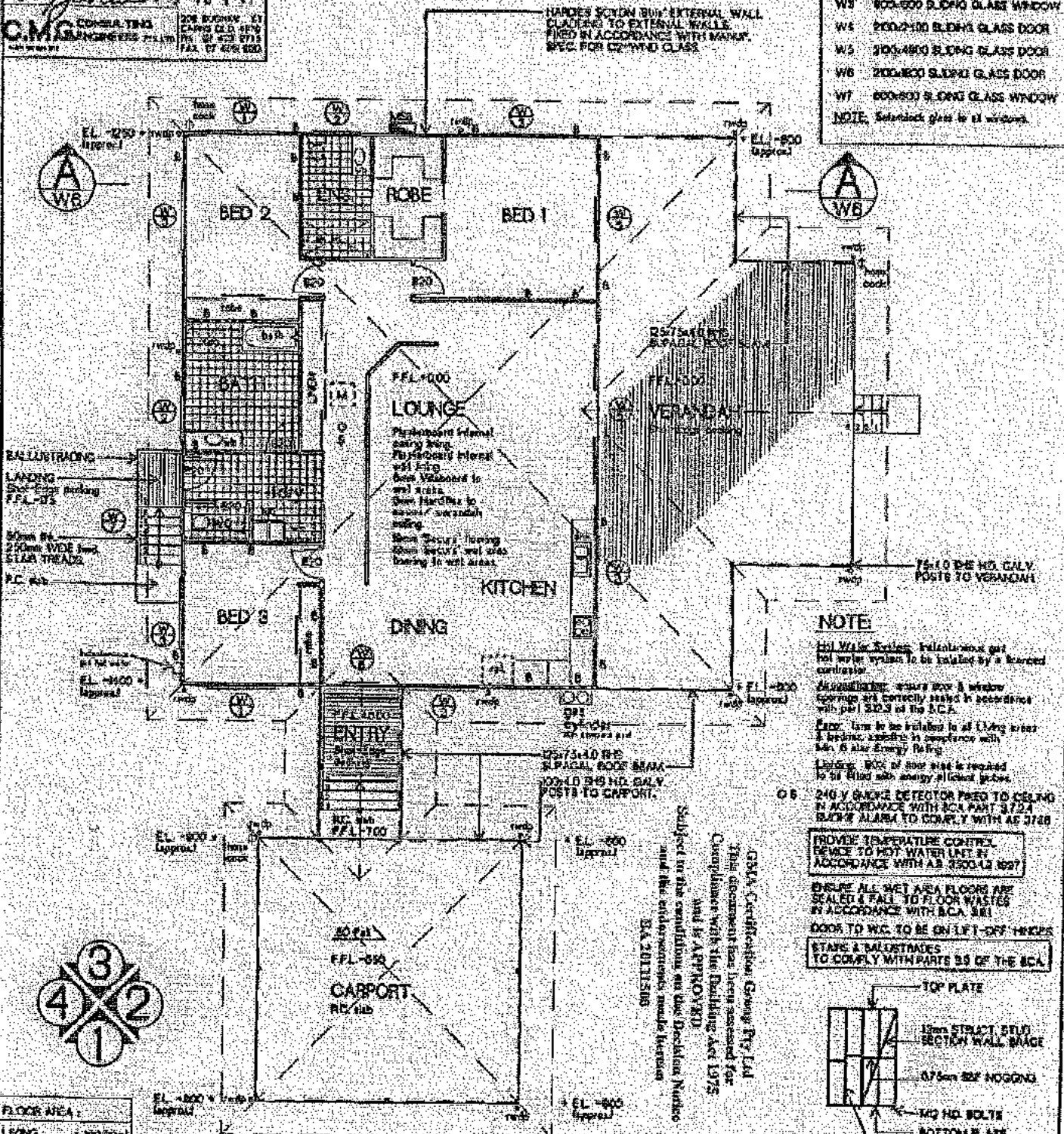
**LEGB**

FL - EXISTING REDUCED LEVEL  
FFL - FINISHED FLOOR LEVEL

### WEDON SCHEDULE

W1	200x300 SLIDING GLASS WINDOW
W2	300x200 SLIDING GLASS WINDOW
W3	400x500 SLIDING GLASS WINDOW
W4	200x210 SLIDING GLASS DOOR
W5	300x480 SLIDING GLASS DOOR
W6	200x480 SLIDING GLASS DOOR
W7	600x303 SLIDING GLASS WINDOW
NOTE:	Standard glass in all windows

NOTE: Selectlock goes to 51 version.



## NOTE

Has Victor Sutter - Palantins and  
has major system to be held by a forced  
extraction.

As required by your box 3 window  
springs are correctly stated in accordance  
with per 302.3 of the ICA

Para: Same to be included to all living areas  
 & bedroom. Nothing in compliance with  
 S.M. 6 also Energy Rating

Warning: EOC of 8047 must be received  
to be filed with agency official before

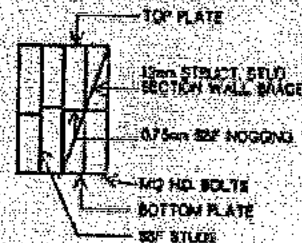
05 240 Y SMOKE DETECTOR FIRED TO KILLING  
IN ACCORDANCE WITH ACA PART 3724  
BLAKE ALARM TO COMPLY WITH AE 3728

PROVIDE TEMPERATURE CONTROL  
SERVICE TO HOT WATER UNIT IN  
ACCORDANCE WITH AS 3500.42 1997

ENSURE ALL WET AREA FLOORS ARE  
SEALED & FALL TO FLOOR DRAINS  
IN ACCORDANCE WITH ICA 101

GOOD TO GO. TO BE ON-LIFT-OFF INDEX

STARS & BALDISTRADO  
TO COMPLY WITH PARTS 85 OF THE ICA



## BRACE WALL

# FLOOR PLAN

FLOOR AREA:	
LIVING	= 2050m <sup>2</sup>
KITCHEN	= 810m <sup>2</sup>
CARPORT	= 400m <sup>2</sup>
TOTAL	= 3260m <sup>2</sup>



P.O. BOX 342 ACN 067 844 222  
MAREBA PHONE 071 4002 238  
GLEN 4880 FAX 071 4002 238

**building  
designer**

**pd designs ply, llc**  
 phone 603 253 6579 fax 253 657 157 31  
 100 main street apt 1011111 - 101 101 101  
 1011111 1011111 1011111 1011111 1011111  
 fax 603 253 6579 fax 603 253 6579

PROPOSED RESIDENCE FOR  
J. DOAN.

LOT 4, CAPE TRIBULATION RD,  
CAPE TRIBULATION. © Copyright

1100

APR 20 1964

1820

W2  
OF 12

WFO  
CLASSIFICATION

C2

1 ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND REVERSED BY MILLER BEFORE WORK COMMENCES

2 DIMENSIONS SHALL NOT BE OBTAINED BY MEASURING THE STRUCTURAL DIMENSIONS

3 ALL DRAWINGS CONFORM TO MS 500 DRAWING PRACTICE

[illegible]

Do Not Sign.



China Certification Group Pty Ltd

**This document has been assessed for  
Compliance with the Building Act 1975  
and is APPROVED**

Subject to the conditions on the Decision Notice  
and the adjustments made hereon

**NOTES**

RA 2011-102000

**Shree GCB**

**Business Code**

STRAIGHT COLORED CONJUGATED METAL CABLE CLADDING MATERIAL PROVIDE ADDITIONAL WALL INSULATION TO GABLE ENDS TYPE 1

ALUM. FRAMED — STAINLESS GLASS WINDOWS

BARTLETT, J. T. JR. CH.  
 545 6TH ST.  
 ST. LOUIS, MISSOURI  
 63101-2500

# ELEVATION



5

P.O. BOX 340  
ALBUQUERQUE  
AZ 87107-0340

**(C) Control**

With the new design, the new design is not only more efficient, but also more efficient.

These figures demonstrate the importance  
of the study. Check it against your file  
before graduation or building  
concrete.

**Jeudi  
Bulpinq**

PLATE 2. *C. cubensis* p.

**THE NEW YORK PUBLIC LIBRARY**

**PROPOSED RESIDENCE FOR:**  
**J. DOAN,**  
**LOT 4, CAPE TEBULATION ROAD,**  
**CAPE TEBULATION**

3

**POSTAGE**

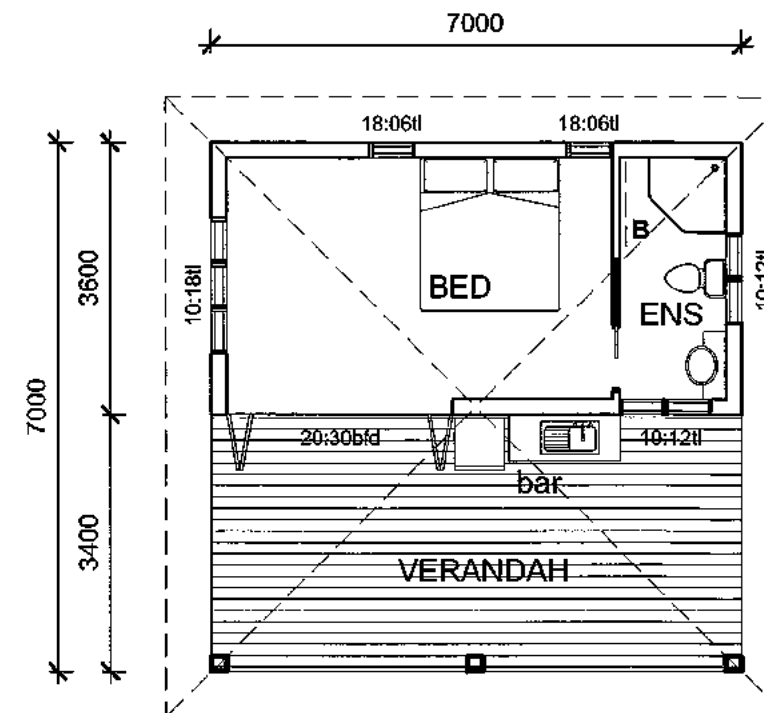
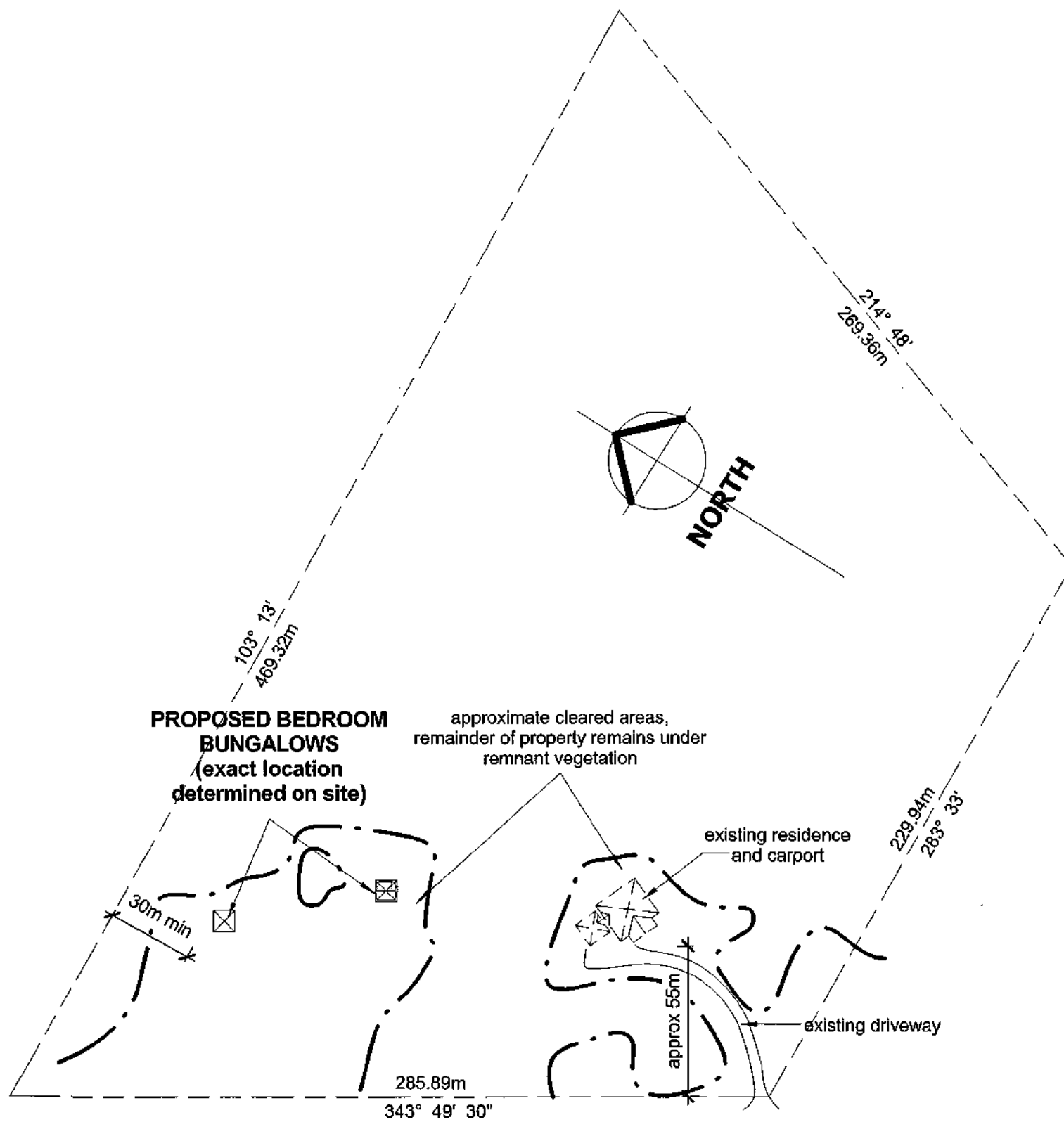
CCD

9

0044

80





bed GFA = 28m<sup>2</sup>  
x 2 = 56m<sup>2</sup>

existing house GFA = 195m<sup>2</sup>  
GFA increase = 29%

2 Floor Plan  
1 : 100

Sheet List	
Sheet Number	Sheet Name
1 of 2	Site and Floor Plans
2 of 2	Elevations

# LEGEND

- 200 Concrete Masonry external walls, render finished to external, gyprock to internal generally, villaboard to wet areas.
- stud framed internal walls, line as above
- As above with 6mm F14 structural ply lining or equivalent sheeting extra to one face, nail fixed for bracing (see bracing notes).
- Floor Waste (optional)
- Waterproof wet area to AS3740.
- Smoke alarms to AS3786.
- 200 x 200 HWD verandah posts

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noll Close,  
Mossman Q. 4873

Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

## PROJECT

Proposed Additional Bedroom  
Bungalows to Existing Residence,  
Cape Tribulation Road,  
L4 RP740257,  
CAPE TRIBULATION

## CLIENT

G. Nagle

## WIND CLASS

C2

## PLAN NUMBER

406-16

## SHEET

1 of 2

## SCALES

As indicated

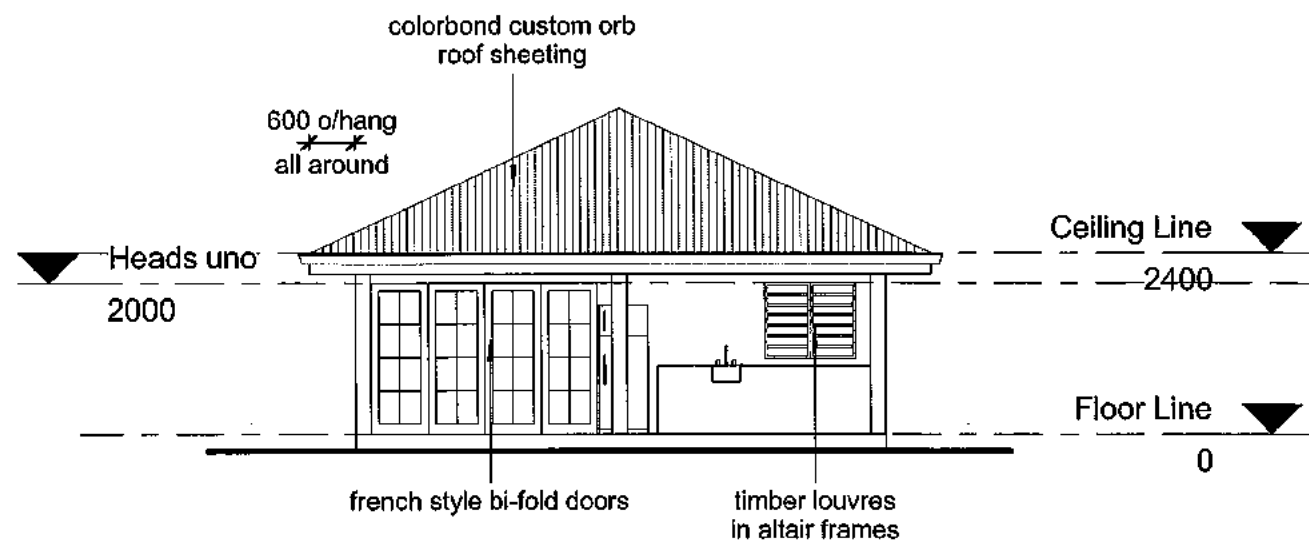
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Site and Floor Plans

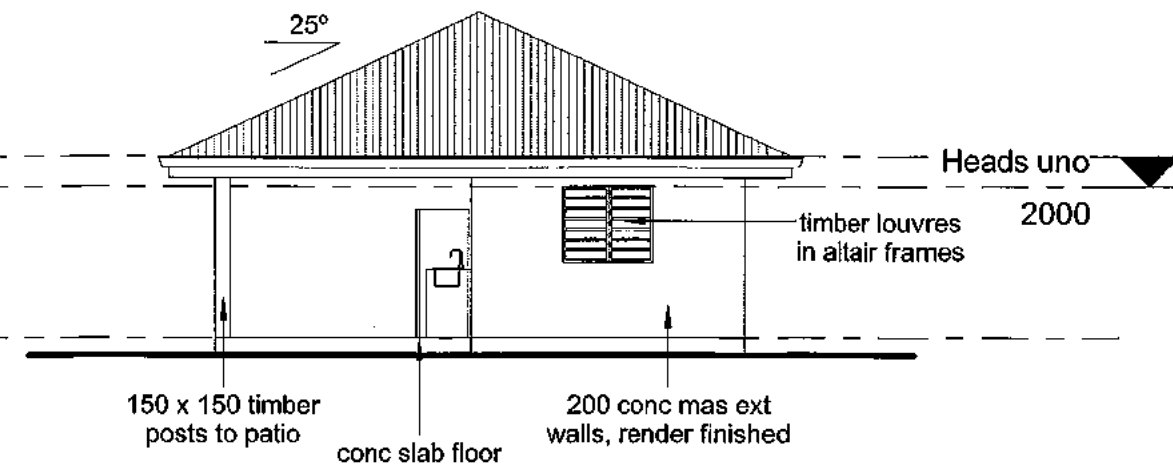
## DATE OF ISSUE

prelim  
07.06.16

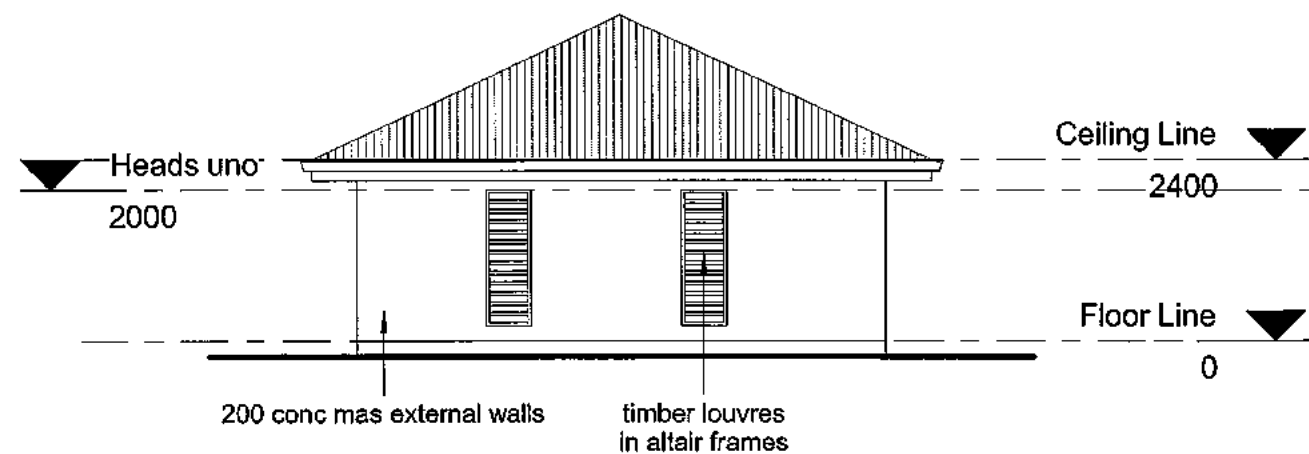
## REV



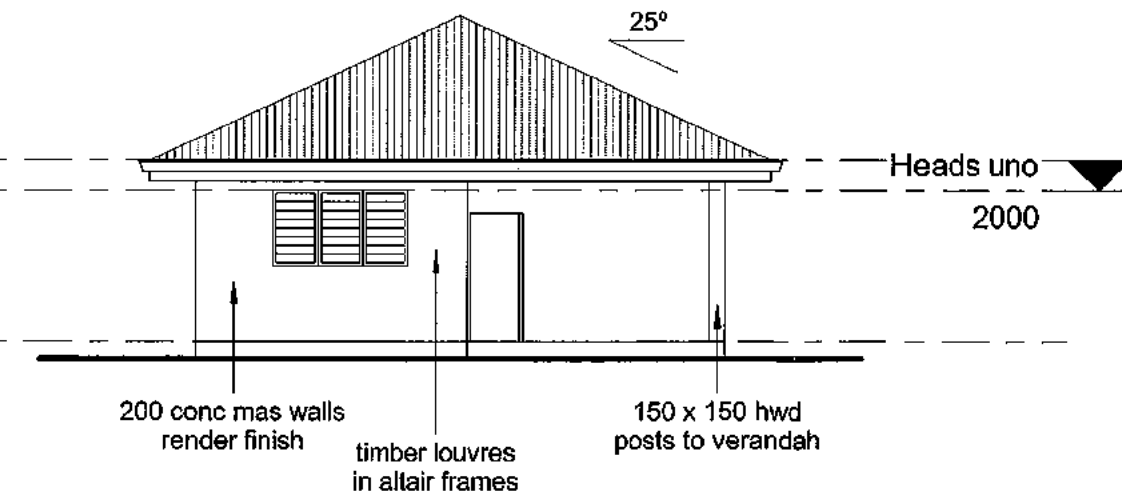
1 Front Elevation  
1 : 100



2 Right Elevation  
1 : 100



3 Rear Elevation  
1 : 100



4 Left Elevation  
1 : 100

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,  
Mossman Q. 4873

Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

PROJECT

Proposed Additional Bedroom  
Bungalows to Existing Residence,  
Cape Tribulation Road,  
L4 RP740257,  
CAPE TRIBULATION

CLIENT

G. Nagle

WIND CLASS

C2

PLAN NUMBER

406-16

SHEET

2 of 2

SCALES

1 : 100

PLAN TITLE

Elevations

DATE OF ISSUE

prelim  
07.06.16

REV