# **GMA Certification Group Pty Ltd**

# **BUILDING SURVEYORS**





#### **PORT DOUGLAS OFFICE**

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

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

E-Mail: adminpd@gmacert.com.au

29 June 2017

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

Attention: **Development Assessment** 

Dear Sir,

**Material Change of Use** Re:

Lot 29 RP749732 Hibiscus Court, Rocky Point

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 Rural Settlement under the Douglas Shire Planning Scheme.

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

- 1. Forms 1 & 5
- 2. Planning Assessment, and
- 3. 1 x copy of plans

A waste water report will be submitted under separate cover when received from the applicant.

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

Kind Regards,

**GMA Certification Group** 

Encl.

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

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)	NATUAN	Voine PTY LI	10	
For companies, contact name				
Postal address	Po. Box	1334		
	Suburb	Mossman		
	State	Quo	Postcode	4823
	Country	Australisa		
Contact phone number	0439	8984951		
Mobile number (non-mandatory requirement)		((		
Fax number (non-mandatory requirement)				



Email address (non-mandatory	requirement)	info @ nathau	werri.com	
Applicant's reference number (requirement)	on-mandatory	L291	4SBCT	
1. What is the nature of th	e development p	roposed and	what type of approval is	being sought?
Table A—Aspect 1 of the applic	ation (If there are	additional asp	ects to the application ple	ease list in Table B—Aspect 2.)
a) What is the nature of the d	evelopment? (Ple	ase only tick or	ne box.)	
Material change of use	Reconfigu	uring a lot	Building work	Operational work
b) What is the approval type?	(Please only tick	one box.)		
Preliminary approval under s241 of SPA		ry approval 41 and s242	☐ Development perm	nit
applicable (e.g. six unit ap	artment building d	efined as a mu	ulti-unit dwelling, 30 lot re	
Now House, Pos	- 1 2 0m s	cre Waste	WATER THEATURE	int.
d) What is the level of assessi	ment? (Please onl		)	
Table B—Aspect 2 of the application Additional aspects of the application and applications.		additional asp	ects to the application ple	ease list in Table C—
a) What is the nature of deve	lopment? (Please	only tick one b	ox.)	
Material change of use	Reconfig	uring a lot	Building work	Operational work
b) What is the approval type?	(Please only tick	one box.)		
Preliminary approval under s241 of SPA		p approval 241 and s242	Development permit	
c) Provide a brief description applicable (e.g. six unit ap	of the proposal, in	ncluding use de lefined as a <i>mu</i>	efinition and number of builti-unit dwelling, 30 lot re	uildings or structures where sidential subdivision etc.)
NEW House Poor	-			
d) What is the level of assessi	ment?			
Impact assessment	Code ass	sessment		
Table C—Additional aspects of separate table on an extra page			tional aspects to the appl	ication please list in a
Refer attached schedul				

adjac	D—Str	eet addre	ess and lot on plan f	for the premis	es or stre	et addres	sand	lot on plan for	r the land adjoining or rfering with water.)
	Stre	et addre	ss and lot on plan (a ss and lot on plan fo in water but adjoin	All lots must b	oe listed.) Joining o	adjacent			
Stree	Street address Lot on plan description Local government area								
Lot	Unit no.	Street no.	Street name and off locality name	ficial suburb/	Post- code	Post- Lot no. Plan type (e.g. Logan, Cairns			(e.g. Logan, Cairns)
i)		25	HSBISCUS C	onut	4873	29	RP	749732	DSC
ii) iii)							-		
			tails (If the premise low table. Non-man		ıltiple zon	es, clearl	y iden	tify the relevar	nt zone/s for each lot in a
Lot	Applic	cable zone	/ precinct	Applicable	local plan	/ precinct		Applicable	overlay/s
i)									
ii)									
iii)									
adjoir space Coor	ning or a e in this dinates	idjacent t table.)		dredging in N	Noreton B	ay.) (Atta	ch a s		Local government
100			of coordinates in a s		Name of the last	reference			area (if applicable)
Easti	ng	Northing	Latitude	Longit	ude		-		
								GDA94 WGS84 other	
3. To	tal area	of land	on which the deve	lopment is p	roposed	(indicate	squar	e metres)	
Ì	-232	Ha	= 1232	0 m²	1				
4. Cu	rrent us	se/s of th	e premises (e.g. v	acant land) ho	ouse, apa	rtment bu	ilding	, cane farm etc	9.)
	,	VACAL	TT LAND	Claan	ED	Wern	1	House Pa	49

5. Are there any current approvamandatory requirement)	als (e.g. a preliminary approval) associa	ated with this application? (Non-					
No Yes—provide det	ails below						
List of approval reference/s	List of approval reference/s Date approved (dd/mm/yy) Date approval lapses (dd/mm/						
6. Is owner's consent required for	or this application? (Refer to notes at the	e end of this form for more information.)					
No Yes—complete either Table F, T	able G or Table H as applicable						
Table F							
Name of owner/s of the land	SPEWCER CKAVEN						
I/We, the above-mentioned owner/s of	f the land, consent to the making of this ap	plication.					
Signature of owner/s of the land	9						
Date		×					
Table G							
Name of owner/s of the land							
☐ The owner's written consent is att	ached or will be provided separately to the	assessment manager.					
Table H							
Name of owner/s of the land	SPENCER CRAVEN						
By making this application, I, the appl	icant, 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 b	pox/es.)					
Adjacent to a water body, water	course or aquifer (e.g. creek, river, lake, ca	anal)—complete Table I					
On strategic port land under the	Transport Infrastructure Act 1994—compl	lete Table J					
In a tidal water area—complete	Table K						
On Brisbane core port land under	er the Transport Infrastructure Act 1994 (N	o table requires completion.)					
On airport land under the Airport	t Assets (Restructuring and Disposal) Act	2008 (no table requires completion)					
	ed Land Register (CLR) or the Environment 1994 (no table requires completion)	ntal Management Register (EMR) under					
Table I							
Name of water body, watercourse or a	quifer						

Table J			
Lot on plan description for strategic port la	nd	Port author	ority for the lot
Table K			
Name of local government for the tidal are	a (if applicable)	Port author	ority for the tidal area (if applicable)
Are there any existing easements water etc)	on the premises	6? (e.g. for vehic	cular access, electricity, overland flow,
No Yes—ensure the type, lo	ocation and dimen	sion of each ea	sement is included in the plans submitted
Does the proposal include new be services)	uilding work or o	perational wor	k on the premises? (Including any
☐ No ☐ Yes—ensure the nature	, location and dim	ension of propo	sed works are included in plans submitted
10. Is the payment of a portable long end of this form for more information		y applicable to	this application? (Refer to notes at the
No—go to question 11	es		
10a. Has the portable long service lear information.)	ve levy been paid	1? (Refer to not	es at the end of this form for more
□ No			
Yes—complete Table L and submit, accepted QLeave form	with this application	on, the local gov	remment/private certifier's copy of the
Table L			
Amount paid		Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)
11. Has the local government agreed section 96 of the Sustainable Plan		seded plannin	g scheme to this application under
□ No			
Yes—please provide details below			
Name of local government	Date of writte by local gove (dd/mm/yy)	n notice given rnment	Reference number of written notice given by local government (if applicable)

12. 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
Soci TOT	
Waste Water Papont.	

13. Applica	ant's declaration
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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 10

- 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 2013.

#### Question 10a

- 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 can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

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.

Date received		Reference n	umbers		
To En	GAGEMENT OF A PRIV	Council. I ha	ve been engage creferred to in th	d as the private ce iis application	ertifier for the
Date of engagement Name			BSA Certification license number		Building classification/s
LEAVE NOTIFICATION pplicable.)  Description of the work	QLeave project number	Amount paid	Date paid	Date receipted form sighted by assessment manager	Name of office who sighted the

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

# **IDAS form 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	
	<u>.</u>

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)
CONTRUCTION OF	HOUSE	1	<b></b>	
PROPOSE DWELLING		1		
& swimmynia Pool	,			

2.	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 o	f 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 box	xes.)						
The reuse of existing buildings on the premises No New building work on the premises No	Yes Yes						
The reuse of existing operational work on the premises No Yes							
New operational work on the premises No	Yes						
· · · · · · · · · · · · · · · · · · ·	165						
Mandatory supporting information							
4. Confirm that the following mandatory supporting information according	mpanies this applica	ation					
Mandatory supporting information	Confirmation of lodgement	Method of lodgement					
All applications							
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:	Confirmed						
<ul> <li>the location and site area of the land to which the application relates (relevant land)</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>							
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.	Confirmed						
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	Confirmed						
Information that states:	Confirmed						
<ul> <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> </ul>	Not applicable						
<ul> <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>							

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	Confirmed Not applicable			
When the application involves the reuse of existing buildings				
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.	Confirmed Not applicable			
When the application involves new building work (including extensions)				
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following:	Confirmed			
<ul> <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>				
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	Confirmed			
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.				
When the application involves reuse of other existing work				
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.				
When the application involves new operational work				
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.				
<b>Privacy</b> —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.



# **Planning Report**

Application for a Development Permit for a Material Change of Use for the purpose of a Dwelling on land described as

Lot 29 on RP749732 Hibiscus Court, Rocky Point

## 1.0 Application Details

Table 1. Summary of relevant details of the application.

Applicant	Nathan Verri	
Registered Owner of Land	Spencer Craven	
Contact	Jeff Evans	
	GMA Certification Group Pty Ltd	
	PO Box 831	
	PORT DOUGLAS Q 4877	
	Ph 07 4098 5150	
	Fax 07 4098 5180	
	Email Jevans@gmacert.com.au	
Real Property Description	Lot 29 RP749732	
Location	Hibiscus Court, Rocky Point	
Tenure	Free Hold	
Total Area	1.232 Hectares	
Present Use	Vacant	
Contaminated Lands or Environmental Management Registers	Nil	
Easements and Encumbrances	None	
Proposal	Development Permit for a Material Change of Use for a Dwelling	
Local Government Authority	Douglas Shire Council	
Planning Scheme	2008 Douglas Shire Planning Scheme	
Planning Area	Rural Settlement	
Overlays	Nil	

#### 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 Sustainable Planning Act, 2009 [SPA].

Under the provisions of the SPA 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 Rural Settlement locality.

#### 4.0 Planning Considerations

The Sustainable Planning Act 2009, provides a legislative framework within Queensland for local and state authorities to assess development applications. Relevant matters within the SPA 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

## Rural Areas and Rural Settlement Locality Code

#### **General Requirements**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1	Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	<b>A1.1</b> In all 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 maximum height of the proposed single storey dwelling will not exceed 5.5m.
P2	Development is connected to all urban services or to sustainable on site infrastructure.	<b>A2.1</b> Development is connected to available urban services by underground connections, wherever possible.  AND/OR	Power, water and telecommunications services will be provided to the dwelling.
		Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	N/A
		OR	
		Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.	N/A Reticulated water supply is available.
		AND	
		An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.	N/A
		AND	
		On-site sewerage facilities are provided in accordance with the Onsite Sewerage Code and screened with Dense Planting.	A compliance certificate will be issued by Council prior to the issue of the Development permit for Building Work.

P3	Landscaping of development Sites complements the existing rural character of the Locality.	A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality  AND  A minimum of 60%of the total	Landscaping shall be provided over time while the owners reside on the property.
P4	Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the	adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning	A compliant cross-over will be installed providing access to the property and the on-site driveways will be gravel.
	Locality.	Scheme Policy No 6 – FNQROC Development Manual.	

#### Protecting Rural/Rural Settlement Amenity – General

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5	Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.	<b>A5.1</b> Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.	None proposed.
P6	Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.	A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.  A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.  AND  All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.	N/A
P7	Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.	A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:  • reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site.	N/A

		AND
		The remnant vegetation on the western boundary of the Site is dedicated as public park.
P8	Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the	<b>A8.1</b> The minimum lot size in this area is 3500 m2.
	dominant landscape qualities of	AND
	the area and ensure safe Access onto Mossman-Daintree Road.	Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.
		<b>A8.2</b> Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.
		A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m2 of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m2 area of Clearing does not include an access driveway.)
		OR, ALTERNATIVELY
		If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment.
		A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions.
		<b>A8.5</b> The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.
		AND
		Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point.

P9	Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.	A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.	N/A
P10	The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.	A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.  AND	N/A
	iocai area.	The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.	
		AND	
		Only one access point from the site to the State-Controlled Road is permitted.	
		AND	
		At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road.	
		AND	
		The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.	

#### **Protection of Scenic Amenity and Natural Values**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.	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).	N/A

#### **Indigenous Interests**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
1	<b>A12.1</b> Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A

## **Landscaping Code**

#### Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.  AND	Landscaping shall be provided over time while the owners reside on the property.
	Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	

#### **Landscape Character and Planting**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2	Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<ul> <li>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</li> <li>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</li> </ul>	Landscaping shall be provided over time while the owners reside on the property.
		OR	
		Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	

		<b>A2.3</b> Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	
P3	Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.  A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.  A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.  A3.4 Street trees are 100% native species which enhance the	There is currently a cleared area in which to locate the dwelling.on-site.
		landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	
P4	Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	N/A
P5	Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	N/A
		<b>A5.2</b> A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	

<b>A5.3</b> Landscape beds and trees are protected by garden edging, bollards or wheel stops.	
<b>A5.4</b> Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	

#### Screening

F	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6	Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.  A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	No additional fencing is proposed at this time.
P7	Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.  A7.2 Tree species provide 30% shade over the area within 5 years.  A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.  A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	N/A
P8	Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and airconditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Landscaping shall be provided over time while the owners reside on the property.
P9	The environmental values of the Site and adjacent land are enhanced.	<b>A9.1</b> Landscaping using similar endemic or native species, is planted on-Site on land adjoining	N/A

an area of natural environmental	
value.	

#### **Streetscape and Site Amenity**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<ul> <li>A10.1 Dense Planting along the front of the Site incorporates:</li> <li>shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> </ul>	Landscaping shall be provided over time while the owners reside on the property.
	• landscape screening of blank walls;	
	• low shrubs, groundcovers and mulch to completely cover unsealed ground.	
	<b>A10.2</b> Dense Planting to the rear of the Site incorporates:	
	• 1 shade tree for an average of every 75 m2, growing to the Building eave Height within 5 years of planting;	
	• screening shrubs to grow to 3 metres in Height within 2 years of planting;	
	• low shrubs, groundcovers and mulch to completely cover unsealed ground.	
	<b>A10.3</b> Dense Planting to the side boundaries incorporates:	
	• trees planted for an average of every 10 metres where adjacent to a Building;	
	<ul> <li>low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	
P11 Landscaping for non- residential development enhances the streetscape and the visual appearance	<b>A11.1</b> Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:	Landscaping shall be provided over time while the owners reside on the property.
of the development.	• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate;	
	landscape screening of blank	

walls;

- low shrubs, groundcovers and mulch to completely cover unsealed ground.
- **A11.2** Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:
- 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting;
- screening shrubs to grow to 3 metres in Height within 2 years of planting;
- low shrubs, groundcovers and mulch to completely cover unsealed ground.
- **A11.3** Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:
- trees planted for an average of every 10 metres where adjacent to a Building;
- screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;
- low shrubs, groundcovers and mulch to completely cover unsealed ground.
- **A11.4** A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.

#### **Maintenance and Drainage**

P	ERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12	Landscaped areas are designed in order to be maintained in an efficient manner.	<b>A12.1</b> A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	Landscaping shall be provided over time while the owners reside on the property.
		A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.	
		<b>A12.3</b> Turf areas are accessible by standard lawn maintenance equipment.	
		with long life expectancy and minimal maintenance requirements where on-Site management will be limited.	
		A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	
P13	Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	N/A
		A13.2 Overland flow paths are not to be restricted by Landscaping works.	
		A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	

#### Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Tree species and their location accommodate vehicle and pedestrian sight lines.	<b>A14.1</b> Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	N/A
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>A15.1</b> Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	N/A
	<b>A15.2</b> Hard surfaces are stable, non-slippery and useable in all weathers.	
	A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).	
	<b>A15.4</b> Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	

#### **Utilities and Services**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 The location and type of plant species does not adversely affect the function and accessibility	·	N/A
of services and facilities and service areas.	<b>A16.2</b> All underground services are to be located under pathways and below the eaves of the Building.	
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	
	<b>A16.4</b> Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	
	<b>A16.5</b> Landscaping does not limit Access for service vehicles or	

rubbish trucks to utility areas, bin enclosures or docking areas. A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity Landscaping structures or works do not exceed 40 metres in Height on land: • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation. A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.

#### **Vehicle Parking and Access Code**

#### **Vehicle Parking Numbers**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:  • the desired character of the area in which the Site is located;	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	There is adequate area on-site for vehicle parking.

<ul> <li>the nature of particular use and specific characteristics scale;</li> </ul>		
<ul> <li>the number employees and the I number of visitors to Site;</li> </ul>	-	
<ul> <li>the level of accessibility;</li> </ul>	local	
<ul> <li>the nature frequency of any p transport serving the a</li> </ul>		
<ul> <li>whether or not the involves the retentio an existing Building the previous requirem for car parking for Building;</li> </ul>	on of and nents	
<ul> <li>whether or not the involves an ident Valuable Conserva Feature and Valuable and</li> </ul>	tified ration	
<ul> <li>whether or not the involves the retentio significant vegetation.</li> </ul>	on of	

#### **Parking for People with Disabilities**

l	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2	Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	<b>A2.1</b> For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:	N/A
		<ul> <li>Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li> </ul>	
		• All other uses – 1 space.	
		<b>A2.2</b> For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:	
		<ul> <li>Medical, higher education, entertainment facilities and</li> </ul>	

shopping centres – 3% (to the closest whole number) of the total number of spaces required;	
• All other uses – 2% (to the closest whole number) of the total number of spaces required.	

#### **Motor Cycles**

F	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3	In recognition that motorcycles are low Roadspace transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:  • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and,  • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,  • it is not a reflection of the lower cost of providing motorcycle parking.	A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.  AND  The motorcycle parking complies with other elements of this Code.	N/A

#### **Compact Vehicles**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4	A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:  • compact vehicles spaces are not available to non-compact vehicles; and,  • it is a reflection of the proportion of the likely vehicle	exceeding 100 spaces for short term users or 50 spaces for long-term users,	N/A

fleet that uses the parking; and,					
• compact vehicle spaces are					
located so as to be proximate					
to pedestrian destinations such					
that they present significant					
inclination for use by users of					

compact vehicles; and,
the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces

- the parking location is proximate to the entry locations for parking users; and,
- the parking provided complies with other elements of this Code.

#### **Bicycles Parking**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5	spaces with appropriate security and end of trip facilities are provided on-	<b>A5.1</b> The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	N/A

#### **Vehicular Access to the Site**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:  • the amount and type of vehicular traffic;  • the type of use (eg long-stay, short-stay, regular, casual);  • Frontage Road traffic conditions;	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.  AND  Where the Site has Frontage to more than one street, the Access is from the lowest order street.  A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.	Existing access from Hibiscus Court will be utilised.
<ul> <li>the nature and extent of future street or intersection improvements;</li> </ul>	<b>A6.3</b> Only one Access point is to be provided to each Site unless stated otherwise in another Code.	

<ul> <li>current and future on- street parking arrangements;</li> </ul>	
<ul> <li>the capacity of the adjacent street system; and</li> </ul>	
<ul> <li>the available sight distance.</li> </ul>	

#### **Accessibility and Amenity for Users**

I	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7	On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.	N/A
		AND	
		In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	
P8	The layout of parking areas provides a high degree of amenity and accessibility	<b>A8.1</b> The layout of the parking area provides for the accessibility and amenity of the following:	N/A
	for different users.	People with Disabilities	
		Cyclists	
		Motorcyclists	
		Compact Vehicles	
		Ordinary Vehicles	
		Service Delivery Vehicles.	
		<b>A8.2</b> Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms	

of covering provide shade and	
weather protection for vehicles	
and passengers.	

#### **Access Driveways**

F	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS		
Р9	The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	<b>A9.1</b> Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	Existing access from Hibiscus Court will be utilised.		
P10	The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 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.	A gravel driveway is proposed at this time.		

#### **Access for People with Disabilities**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
disabilities is provided to the Building from the	<b>A11.1</b> Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A

#### **Access for Pedestrians**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
provided to the Building	<b>A12.1</b> Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	

#### **Access for Cyclists**

PERFORMANCE CRITERIA					AC	CEPTABLE	SOLUTIONS		COMMENTS	
P13	<b>3</b> Ac	cess	for	cyclists	is	A13.1	Access	pathways	for	N/A

provided to the Building or to bicycle parking area from the street.	cyclists are provided in accordance with the relevant provisions of the Australian Standards.	
	AND	
	Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	

#### **Dimensions of Parking Spaces**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.  AND	N/A
	Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.	
	AND	
	Parking spaces for standard sized buses have the following minimum dimensions:	
	• width: 4 metres	
	• length: 20 metres	
	clear Height: 4 metres.	
	AND	
	Parking spaces for compact vehicles have the following minimum dimensions:	
	• 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,	
	• 20 per cent less in length measurements than required by Australian Standards for any	

ordinary vehicle.	
AND	
Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.	
<b>A14.2</b> Parking spaces for bicycles	
meet the requirement of the	
relevant Australian Standard.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:	A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:  • are sealed in urban areas:  AND	Gravel driveway will be suitably graded and drained.
<ul> <li>are at gradients suitable for intended vehicle use;</li> <li>consider the shared movements of pedestrians and cyclists;</li> <li>are effectively drained and surfaced; and</li> <li>are available at all times they are required.</li> </ul>	upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;  • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and  • drain adequately and in such a way that adjoining and downstream land is not adversely affected.  A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	

#### Vehicle Circulation, Queuing and Set Down Areas

PE	RFORMANCE	CRITERIA	4	AC	CEPTABLE SO	DLUTI	ONS	COMMENTS
P16	Sufficient	area	or	A16.1	Circulation	and	turning	N/A

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

#### **Rural Settlement Planning Area Code**

#### **Consistent and Inconsistent Uses**

PERFO	RMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
consis sough	tent with the outcon		The proposal is a consistent use according to the assessment table.

#### **Site Coverage**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2	The built form is subservient to the natural environment or the rural character of the area.	A2.1 The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m2.  A2.2 An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.	The proposed dwelling will have a site cover of 463sqm which is approximately 3.8%. The maximum site cover has been slightly exceeded, however this is considered marginal and will have no effect on the rural character of the area.

#### **Building Setbacks**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3	Buildings/structures are Setback to:  • maintain the natural or rural character of the area; and  • achieve separation from neighbouring Buildings and from Road Frontages.	A3.1 Buildings/structures are Setback not less than:  • 40 metres from the property boundary adjoining a State-Controlled Road; or  • 25 metres from the property boundary adjoining the Cape Tribulation Road; or  • 20 metres from the property boundary fronting any other Road; and  • 6 metres from the side and rear property boundaries of the Site.	The proposed dwelling setbacks comply with the Scheme.
P4	Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.	A4.1 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped 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.	There is no vegetation currently on-site within the 10m setback. The owners will provide vegetative screening to the dwelling if required.

#### **Scenic Amenity**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
Р5	- ·	<b>A5.1</b> White and shining metallic finishes are avoided on external	External colours include:

density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	surfaces in prominent view.	Roof – Colorbond Woodland Grey  Walls – Consistent with Colorbond Dune
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	A6.1 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).	N/A

#### **Sloping Sites**

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7	Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<b>A7.1</b> Building/structures are Erected on land with a maximum slope not exceeding 15%.	The existing building pad is level.
		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 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.	
		AND	
		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.)	
P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A8.1 A split level building form is utilised.  A8.2 A single plane concrete slab is not utilised.  A8.3 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.	N/A
P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.	<b>A9.1</b> Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P10 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.	A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Stormwater to be managed on-site.

#### **Land Use Code**

#### **House Code**

#### General

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.		A1.1 A lot contains no more than one House.  A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	Complies
P2	The House is used for residential purposes.	<b>A2.1</b> The House is used by one Household.	Complies
Р3	Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem.  A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Vehicle parking is adequate.

#### **General Codes**

#### Filling and Excavation Code

Cut and fill is not proposed for the site, therefore this Code is not applicable.

#### **Natural Areas and Scenic Amenity Code**

Not applicable

#### 5.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling on land describe as Lot 29 RP749732 Hibiscus Court, Rocky Point.

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 Sustainable Planning Act; &
- The proposal is consistent with the existing and future use of the property.

## 90° 22' 20" 120.778 m Shipping containers are being removed **CONSTRUCTION NOTES** - ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS. - ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS. ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS. - DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS. - SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WILL VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING. SITE PREPARATION: - STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS. - BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SRDD. SOFT SPOTS ENCOUNTED DURING COMPACTION TO BE TREATED BY TYNING, DRYING AND RECOMPACTION. - THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS. - ALL FILL MATERIAL TO BE OF LOW PLASTICITY (P1<15) GRANULAR SELECT FILL PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 95% SRDD. - BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET. - BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING. - BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMNETS. 81495 - REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT No. 18783 DATE: 26.05.17 - SITE TO BE RE TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT SERVICE LOADS: - THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF 1.50 kPa INTERNAL SUSPENDED FLOORS 3.00 kPa EXTERNAL SUSPENDED FLOORS 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50m/s PERMISSIBLE, 61/m ULTIMATE LIMIT STATE **FOOTINGS & SLABS:** - FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100KPA & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. - BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION - NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRDD AT -5% TO +2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS. - FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 95% SRDD AT -5% TO +2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRDD FOR COHESIONLESS SOILS. - FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED.BASE OF FOOTING TO BE FOUNDED ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100KPA. - REMOVE GRASS & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB. - PROVIDE 0.2mm POLYTHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS - CONCRETE TO SLAB & FOOTINGS TO BE N20, 80mm SLUMP, 20mm AGGREGATE - VIBRATE ALL CONCRETE, CURE SLAB 7 DAYS MINIMUM. - CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm CRS. - CONDUITS& PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE - LAP SLAB MESH 2 CROSSWIRES MINIMUM LAPS UNLESS OTHERWISE NOTED:- N12 - 600mm, N16 - 800mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm. REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM , SLABS - 40mm TOP / 50mm - CAST-IN ITEMS SHALL BE HOT DIPPED GALVANISED - FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A SORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRCH. - SITE AREA TO BE GRADED TO READILY REMOVE SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY. - EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3798 NEW DRIVEWAY CROSSING TO FNQROC STANDARD DETAIL COURT270° 21' 20" 134.492 m

# ROCKY POINT HOUSE

# CONCRETE STRENGTH:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600. - N20 GRADE CONCRETE TO ALL FOOTINGS - N32 GRADE CONCRETE TO POLISHED SLABS / N25 TO UNPOLISHED SLABS

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600 - CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE: ELEMENT CLASS & GRADE MAX. AGG. MAX. SLUMP GROUND SLAB N32 20mm FOOTINGS N20 20mm 80mm CORE FILL S20

REINFORCEMENT NOTATION: 'N' DENOTES GRADE D500N HOT ROLLED REBAR TO AS4671. 'S' DENOTES GRADE D250N HOT ROLLED REBAR TO AS4671. 'R' DENOTED GRADE R500L COLD DRAWN ROUND WIRE TO AS4671. 'W' DENOTES GRADE R500L COLD DRAWN ROUND WIRE TO AS4671. 'DW' DENOTES GRADE D500L COLD DRAWN RIBBED WIRE TO AS4671. 'RL', 'SL', 'L TM' DENOTES FRAYED D500 DEFORMED WIRE MESHES TO AS4671 - ADDITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENT'S APPROVAL.

WITHOUT SEGREGATION OF THE CONCRETE.

- CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600. CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES. - DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENT'S APPROVAL. DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE. - FORMWORK SHALL GENERALLY COMPLY WITH AS3610. - STRIPPING OF FORMWORK SHALL COMPLY WITH SECTION 19 OF AS3600.

- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION

## CONCRETE MASONRY NOTES:

GENERAL WALLS U.N.O

- 190 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2733. MORTAR 1:1:6 (C:L:S) DOTS DENOTE N12 VERTICAL BARS (U.N.O.) AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS. LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >1800 WIDE. - PROVIDE SINGLE COURSE (U.N.O.) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS. REINF. WITH 1-N12 BAR EACH COURSE - LAP 800mm MIN. - ALL EXTERNAL JOINTS TO BE 'FLUSHED' LEFT READY FOR RENDERING. - ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY

#### WALL CONSTRUCTION - FRAMING:

INTERNAL STUDWORK LOAD BEARING WALLS (LBW)

- 90 x 35 STUDS @ MAX. 450mm CRS. - 90 x 45 BOTTOM PLATES. - 2 / 90 x 35 TOP PLATES. - 90 x 35 NOGS @ 1350 CRS GENERALLY - M12 / M16 TIE-DOWN ROD POSITIONS AS SHOWN ON PLAN. - LINTELS AS PER SCHEDULE. - 2 STUDS BESIDE OPENINGS UP TO 1800mm 3 STUDS BESIDE OPENINGS UP TO 3600mm

### INTERNAL STUDWORK WALLS

- 4 STUDS BESIDE OPENINGS UP TO 5000mm

90MM THICK WALLS:

- 90 x 35 STUDS @MAX. 450MM CRS. - 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS. - 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @: 50mm CRS. TOP AND BOTTOM PLATE. 150mm CRS. TO VERTICAL EDGES. 300mm CRS, INTERMEDIATE STUDS - ANCHOR ENDS OF WALLS TOP AND BOTTOM.

- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS. - FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED. - FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M-12 BOLTS AT MAX 900 CNS. WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100X50 F14 HWD SOLID NOGGING

TRUSS/PURLIN - STRAP WALL JUNCTIONS WITH 2-30X0.8 GAL STRAPS WITH 8-2.8X30 GAL FLAT HEAD NAILS EACH STRAP

AT REQUIRED CNS FIXED WITH 2-100mm BATTEN SCREWS EACH

END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH

125X75X6 MS ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 THRU

- USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS

# ROOF FRAMING:

- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS. - J2 JOINT GROUP FOR HWD TRUSSES.

- JD4 JOINT GROUP FOR PINE TRUSSES. ROOF BRACING - METAL STRAP BRACING TO TRUSS MANUFACTURER'S

#### **ROOF SHEET & BATTEN FIXINGS** - LYSAGHT SHEETING OVER LYSAGHT BATTENS

THE 'MANUFACTURER' & THE 'INSTALLER'

- ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED. - THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS) OR (SECTION 3.10.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS). - A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM

#### **ROOF FIXING** GENERAL:

- LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

# WET AREA WALLS:

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4858. - WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8.1.2.

- WALL/FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS. - SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS PROVIDE APPROVED ADHESIVE TO ALL TILES.

#### STEELWORK:

STANDARDS 4100 STEEL STRUCTURES CODE - STEEL SHALL BE AS 3679 & 3678 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 350 FOR HOLLOW SECTIONS - BOLTS SHALL BE COMMERCIAL GRADE 4.6/S SNUG TIGHTENED GENERALLY U.N.O. - BOLTS SHALL BE GALVANISED OR & OF SUFFICENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED - THE FOLLOWING TO APPLY BEAM AND BEARER SPLICE TO BE FPBW TO AS 1554.1 CLASS SP WELDING 6MM CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT - CLEATS, BRACKETS, STIFFENERS ETC. TO BE 10mm PLATE 5PL END PL TO ALL HOLLOW SECTIONS - BOLT HOLE CLEARANCE TO BE 2mm - HOLD DOWN BOLT CLEARANCE 2mm - GROUT OF 2:1 CEMENT/SAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES

- CHEMSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES

- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL

- ALL STEEL WORK NOT HOT DIPPED GALVANISED SHALL BE

ABRASIVE CLEANED TO CLASS 2.5 LEVEL & PAINTED

- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN

#### - ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.N.O

800 OR EQUILVALENT

TERMITE TREATMENT:

PRIMER & TWO FINISH COATS

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN AS3660.1-APPENDIX C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3660.1-APPENDIX D. - LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS

- H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS. - ALL SLAB PENETRATIONS TO HAVE TERMIMESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED

- BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO INDICATE:

- WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL. - THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY. - THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE

NCC 2016. NCC 2016 PART 3.1.3

- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE

- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY . ALLOWANCE TO BE MADE FOR THE INSTALLATION OF GAS PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS. - ALL PIPES TO BE INSULATED AS REQUIRED. - INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

COUNTERSUNK COOK TOP CONTINUOUS FILLET WELD COMPLETE WITH DIAMETER DAMP PROOF COURSE DISHWASTER DOWN PIPE **EQUAL ANGLE** EXPANSION JOINT FIBRE-CEMENT FINISHED FLOOR LEVEL FLAT HEAD NAILS GUAGE (BOLTS, SCREWS) GALVANISING **HEAD HEIGHT** 

ACCORDING

CONCRETE

CENTRES

CONFIRM ON SITE

CAVITY SLIDER

AUSTRALIAN STANDARD CODES NATIONAL CONSTRUCTION CODE

CONCRETE MASONRY BLOCK

ACCORD.

HEXAGONAL HEAD (BOLT) HEIGHT HARDWOOD HOT WATER SYSTEM LIGHT ORGANIC SOLVENT PRESERVATIVE MILLIMETRES MANUFACTURER MAXIMUM MINIMUM MACHINE GRADED PINE MICROWAVE OVEN MILD STEEL NATURAL GROUND LEVEL **OBSCURE GLASS** PLATE POLYVINYL CHLORIDE REINFORCING RECTANGULAR HOLLOW SECTION SAW CUT SLIDING DOOR SLIDING GLASS DOOR SLIDING GLASS WINDOW SQUARE HOLLOW SECTION STAINLESS STEEL SPECIFICATION

SQUARE HOLLOW SECTION

UNLESS NOTED OTHERWISE

TOP OF SLAB

TOP OF WALL

**UNEQUAL ANGLE** 

LINTEL NUMBER

DOOR NUMBER

WINDOW NUMBER

SECTION MARKER

DETAIL CALLOUT

**ROOM NAME** 

CEILING HEIGHT

FLOOR FINISH

REDUCED LEVEL

SLAB SETDOWN

SLAB THICKNESS

SLAB FALL

SPOT LEVEL

**CEILING MATERIAL** 

TECHNICIANS.

- METHOD OF PROTECTION. - DATE OF INSTALLATION OF THE SYSTEM USED.

TREATMENT SYSTEM PROVIDE SUCH SYSTEMIS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE - GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH

ELECTIRCAL:

LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS/NZS 6400:2004: 4 STAR WATER EFFICENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED. - MINIMUM 3-STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS. BATHROOM BASINS AND LAUNDRY TROUGHS. - PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS - REFER TO WASTEWATER CONSULTANTS - DISPOSAL 

# AIR CONDITIONING:

DRAWING REGISTER

LOUNGE

+ RL 00.000

SITE PLAN, GENERAL NOTES & LEGEND FLOOR PLAN ELEVATIONS SECTIONS FOOTINGS / SLAB PLAN & DETAILS ROOF FRAMING / LINTEL PLANS & DETAILS ELECTRICAL LAYOUTS

FLOOR AREAS	
INTERNAL	257m²
GARAGE	116m²
EXTERNAL UNDER COVER	90m²
GFA	463m²
SITE AREA	12320m²
COVERAGE %	37.6

ULTIMA	TE & SEF	RVICEABI	LITY LIMIT ST	ATE DESIGN	WIND PRESSI	URES
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
	V h,u	V h,s	GREATE 1.2m FROM	R THAN CORNERS	١	TO CORNERS
	ULS	SLS	ULS	SLS	ULS	SLS
C2	61	39	±2.68	±0.88	-4.02	-1.23

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SITE PLAN

PROJECT ROCKY POINT HOUSE

PROJECT ADDRESS LOT 29 / RP749732 **HIBISCUS COURT ROCKY POINT** 

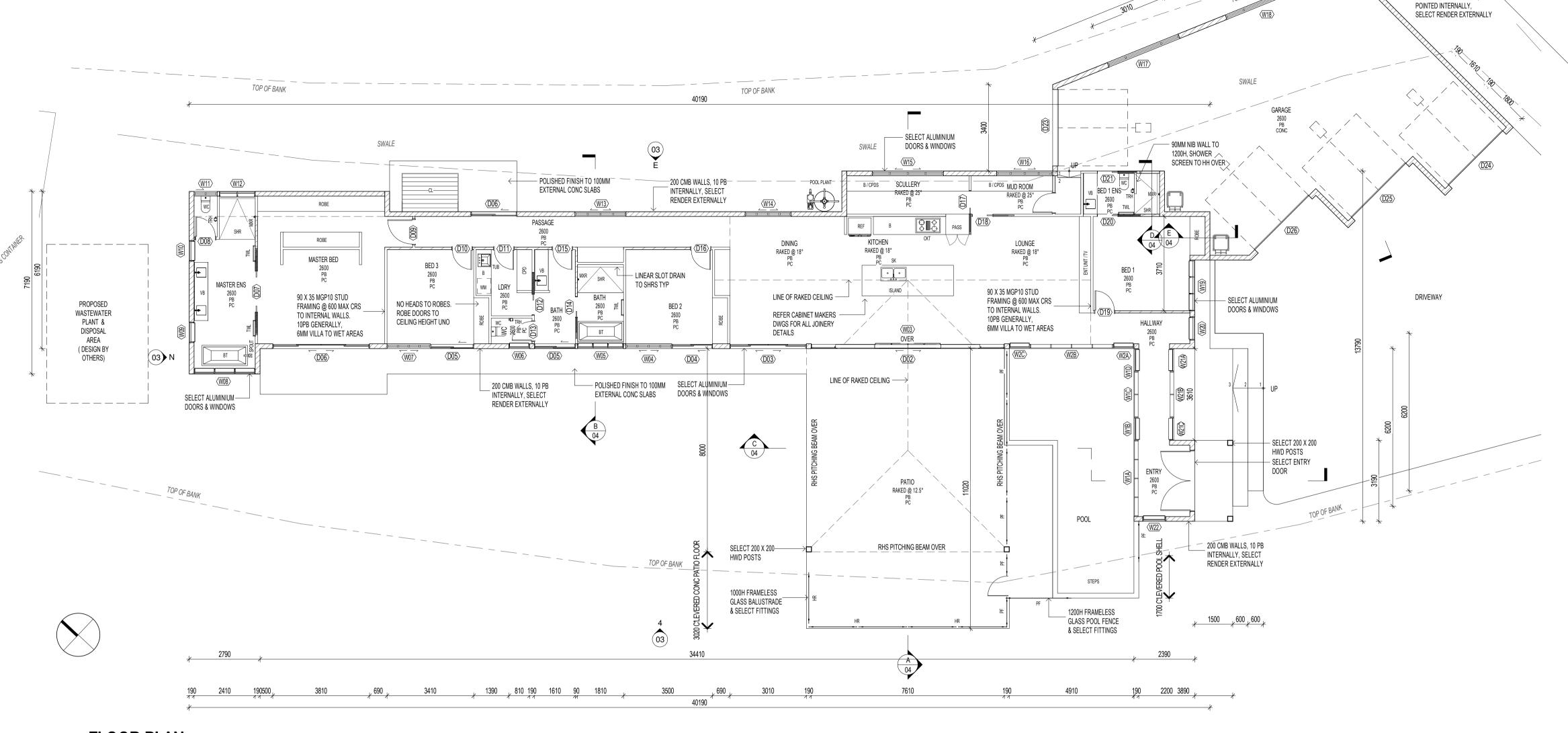
SHEET SITE PLAN, GENERAL NOTES & LEGEND

DRAWN GL SCALE AS SHOWN @ A1

PROJECT NUMBER **L29HIBCSCTRP** 

SHEET 01 REV

- 200 CMB GARAGE WALLS,



FLOOR PLAN

MARK	TYPE	HEIGHT	WIDTH	OTHER REQ'S
01	DOUBLE LEAF ENTRY DOOR	2210	2410	FEATURE TMBER ENTRY DOOR
02	FXXXXXF AL SLIDING DOOR	2410	7610	STD FLY SCRNS
03	FXXF ALUMINIUM SLIDING DOOR	2210	3010	STD FLY SCRNS
04	FX ALUMINIUM SLIDING DOOR	2210	1600	STD FLY SCRNS
05	FX ALUMINIUM SLIDING DOOR	2210	1700	STD FLY SCRNS
05	FX ALUMINIUM SLIDING DOOR	2210	1610	STD FLY SCRNS
06	FXXF ALUMINIUM SLIDING DOOR	2200	3810	STD FLY SCRNS
06	FX ALUMINIUM SLIDING DOOR	2210	1810	STD FLY SCRNS
07	DOUBLE 820 LEAF CAVITY SLIDER	2400	3300	FEATURE REDI COAT HOLLOW CORE DOOR
08	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
09	SINGLE LEAF INTERNAL DOOR	2040	1020	FEATURE REDI COAT HOLLOW CORE DOOR
10	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
11	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
12	820 LEAF CAVITY SLIDER	2040	1660	REDI COAT HOLLOW CORE DOOR
13	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
14	820 LEAF CAVITY SLIDER	2040	1660	REDI COAT HOLLOW CORE DOOR
15	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
16	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
17	920 LEAF CAVITY SLIDER	2040	1860	
18	820 LEAF CAVITY SLIDER	2040	1660	
19	SINGLE LEAF INTERNAL DOOR	2040	820	REDI COAT HOLLOW CORE DOOR
20	820 LEAF CAVITY SLIDER	2040	1660	REDI COAT HOLLOW CORE DOOR
21	820 LEAF CAVITY SLIDER	2040	1660	REDI COAT HOLLOW CORE DOOR
23	PANEL LIFT GARAGE DOOR	2610	3010	C'BOND REMOTE
24	PANEL LIFT GARAGE DOOR	2610	3010	C'BOND REMOTE
25	PANEL LIFT GARAGE DOOR	2610	3010	C'BOND REMOTE
26	PANEL LIFT GARAGE DOOR	2610	3010	C'BOND REMOTE
27	SINGLE LEAF INTERNAL DOOR	2040	820	

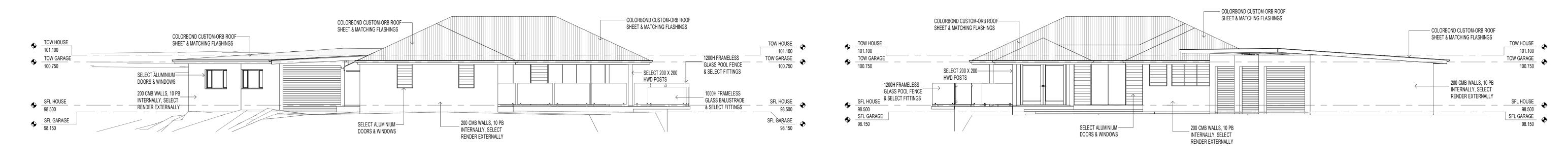
SCHED	ULE - WINDOWS			
//ARK	WINDOW TYPE	HEIGHT	WIDTH	OTHER REQS
Α	4 X BAY ALUMINIUM FIXED LITE WINDOW	2210	3000	
IB	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	900	RESTRICTED / STD FLY SCRNS
C	2 X BAY ALUMINIUM FIXED LITE WINDOW	2210	1810	
ID	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	900	RESTRICTED / STD FLY SCRNS
2A	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	820	RESTRICTED / STD FLY SCRNS
2B	4 X BAY ALUMINIUM FIXED LITE WINDOW	2210	3270	
2C	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	820	RESTRICTED / STD FLY SCRNS
)3	4 BAY LOUVRE & TRAPEZOID FIXED LITE	500	2610	STD FLY SCRNS / REFER SECTION C FOR DIMENSIONS ( SHAPE DETAILS
)4	FXXF ALUMINIUM SLIDING WINDOW	1210	1810	STD FLY SCRNS
)5	3 X BAY ALUMINIUM LOUVRE WINDOW	1710	1810	STD FLY SCRNS
16	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	810	STD FLY SCRNS
)7	FXXF ALUMINIUM SLIDING WINDOW	1210	1710	STD FLY SCRNS
8	3 X BAY ALUMINIUM LOUVRE WINDOW	1710	2410	STD FLY SCRNS
19	1 X BAY ALUMINIUM LOUVRE WINDOW	1310	810	STD FLY SCRNS
0	1 X BAY ALUMINIUM LOUVRE WINDOW	1310	810	STD FLY SCRNS
1	FX ALUMINIUM SLIDING WINDOW	710	910	STD FLY SCRNS
2	2 X BAY ALUMINIUM LOUVRE WINDOW	710	1410	STD FLY SCRNS
3	FXXF ALUMINIUM SLIDING WINDOW	1010	2010	STD FLY SCRNS
4	FXXF ALUMINIUM SLIDING WINDOW	1010	1810	STD FLY SCRNS
5	FXXF ALUMINIUM SLIDING WINDOW	610	2810	STD FLY SCRNS
6	FXXF ALUMINIUM SLIDING WINDOW	610	2210	STD FLY SCRNS
7	XFX ALUMINIUM SLIDING WINDOW	1010	3010	STD FLY SCRNS
8	XFX ALUMINIUM SLIDING WINDOW	1010	3010	STD FLY SCRNS
9	3 X BAY ALUMINIUM LOUVRE WINDOW	1210	1995	STD FLY SCRNS
20	1 X BAY ALUMINIUM LOUVRE WINDOW	1210	910	STD FLY SCRNS
21A	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	900	STD FLY SCRNS
1B	2 X BAY ALUMINIUM FIXED LITE WINDOW	2210	1810	
1C	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	900	STD FLY SCRNS
22	1 X BAY ALUMINIUM LOUVRE WINDOW	2210	910	STD FLY SCRNS

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PROJECT ROCKY POINT HOUSE

SHEET FLOOR PLAN

DESIGNER NV DRAWN GL SCALE AS SHOWN @ A1 PROJECT NUMBER L29HIBCSCTRP SHEET 02 REV

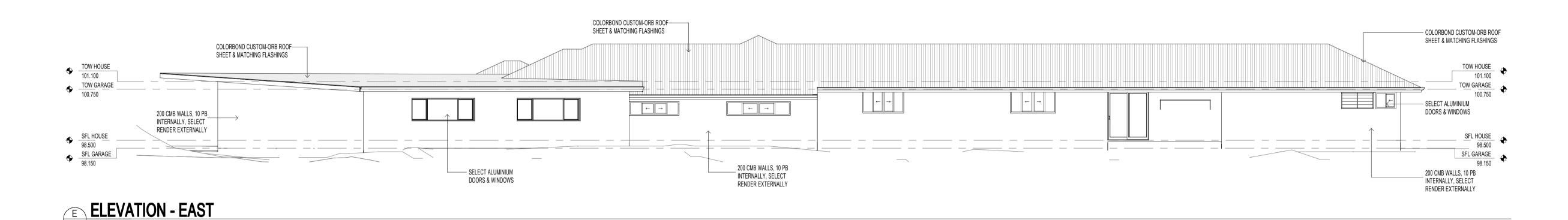


N ELEVATION - NORTH
1: 100

S ELEVATION - SOUTH 1:100

200 CMB WALLS, 10 PB

INTERNALLY, SELECT RENDER EXTERNALLY



COLORBOND CUSTOM-ORB ROOF-SHEET & MATCHING FLASHINGS COLORBOND CUSTOM-ORB ROOF-- COLORBOND CUSTOM-ORB ROOF — COLORBOND CUSTOM-ORB ROOF SHEET & MATCHING FLASHINGS SHEET & MATCHING FLASHINGS SHEET & MATCHING FLASHINGS ◆ TOW HOUSE 101.100 TOW HOUSE 101.100 ◆ \_\_ 200 CMB WALLS, 10 PB INTERNALLY, SELECT 200 CMB WALLS, 10 PB INTERNALLY, SELECT RENDER EXTERNALLY **★** SELECT 200 X 200 HWD POSTS RENDER EXTERNALLY \_\_\_SFL HOUSE \_\_\_\_\_\_ ◆

1200H FRAMELESS

GLASS POOL FENCE & SELECT FITTINGS

1000H FRAMELESS

GLASS BALUSTRADE & SELECT FITTINGS

SELECT ALUMINIUM

DOORS & WINDOWS

4 ELEVATION - WEST
1:100

SELECT ALUMINIUM DOORS & WINDOWS

\_ 200 CMB WALLS, 10 PB

INTERNALLY, SELECT

RENDER EXTERNALLY

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES C2 61 39 ±2.68 ±0.88 -4.02 -1.23

PROJECT NUMBER **L29HIBCSCTRP** 

SHEET 03 REV

nathanverri PRELIMINARY ISSUE NOT FOR CONSTRUCTION © NATHAN VERRI QBCC LIC NO. 1111288 w : nathanverri.com PO Box 1334 e : info@nathanverri.com REVISION Mossman Q 4873 ISO A1 27-Jun-17 9:35:55 PM

PROJECT ADDRESS LOT 29 / RP749732 PROJECT ROCKY POINT HOUSE HIBISCUS COURT **ROCKY POINT** SHEET ELEVATIONS

DRAWN GL SCALE AS SHOWN @ A1

DESIGNER NV

SFL GARAGE
98.150

# **GMA Certification Pty Ltd**

A.B.N. 53 150 435 617

OFFICE ADDRESS: Suite 26 "Advance Business Centre" 39-47 Lawrence Drive NERANG QLD 4211 POSTAL ADDRESS: PO Box 2760 NERANG QLD 4211

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

**SITE ADDRESS:** 



**PURCHASE ORDER** 

**Purchase No: 00032107** 

**Date:** 29-Jun-17

Lot 29 No.25 Hibiscus Crt, Rocky Point

BA NUMBER: 20172726

Douglas Shire Council PO Box 723 Mossman QLD 4873

TO:

ESCRIPTION	AMOUNT	CODE
lanning Application Fee	\$306.00	FRE

Your Invoice No.: Vendor ABN		<b>N</b> : 71 241 237 800	GST:	\$0.00		
Code	Code Rate GST Sale Amount			Total inc GST:	\$306.00	
FRE GST	0% 10%	\$0.00 \$0.00	\$306.00 \$0.00		Amount Applied:	\$0.00
					Balance Due:	\$306.00

Please find attached our payment to the value of

\$306.00 for the above listed items.

PLEASE QUOTE our Purchase Order Number on the Receipt.

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