

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

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

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

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

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Troy and Sylvia Read
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5150
Email address <i>(non-mandatory)</i>	Patrick.C@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20193012

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Cape Tribulation Road	Cow Bay
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	388	RP738178	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Dwelling House	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
6.2) Provide details about the second development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House	1	N/A

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Yes | | |
| <input checked="" type="checkbox"/> No | | |

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

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

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

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

10.2) Will the subdivision be staged?

- Yes – provide additional details below
- No

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

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

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

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$	
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PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			
<u>Clearing native vegetation</u>			

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

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

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

Koala conservation

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

Yes

No

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

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

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

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

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

Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 A certificate of title
 No

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

Queensland and local heritage places

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

- Yes – details of the heritage place are provided in the table below
 No

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

Name of the heritage place:		Place ID:	
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Brothels

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

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

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

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
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QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Troy and Sylvia Read
Development: Dwelling House
At: Cape Tribulation Road, Cow Bay (Lot 338 RP738178)
Prepared by: GMA Certification Group
File Ref: 20193012
Revision: A

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1.0 Introduction

This report has been prepared in behalf of Troy and Sylvia Read in support of a Development Application to Douglas Shire Council for a Development Permit for a Dwelling House on land located at Cape Tribulation Road, Cow Bay and described as Lot 338 on RP738178.

The subject site is a single irregularly shaped allotment located at Cape Tribulation Road, Cow Bay. It contains an area of 10,100m² and has frontage to Cape Tribulation Road and Maple Road of approximately 80 metres and 226 metres, respectively. The site is currently vacant and contains a cleared area located approximately centrally on the site. The balance of the site is characterised by established vegetation with dense vegetation in the east of the site adjacent the frontage to Cape Tribulation Road. Access to the site is provided from Maple Street to the south, which provides the shortest and most direct route to the cleared area. The area containing the site is characterised by low density residential development on larger allotments dominated by established vegetation.

The application is identified as being Code Assessable and consideration is required to only be given to the assessment benchmarks contained within the Planning Scheme. The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable development on the site.

The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	Cape Tribulation Road, Cow Bay
Real Property Description:	Lot 1338 RP738178
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 10,100m ² Frontage: Cape Tribulation Road – 80 metres; Maple Road 226 metres.
Registered Owner:	Troy and Sylvia Read
Proposal:	Dwelling House
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none">• Economic Growth –<ul style="list-style-type: none">○ Agricultural Land Classification - class A and B.• Environment and Heritage –<ul style="list-style-type: none">○ MSES Wildlife Habitat, in part;○ MSES -Regulated Vegetation (Category B), in part;○ MSES Regulated Vegetation (Essential Habitat), in part.
State Interests – SARA Mapping:	<ul style="list-style-type: none">• Native Vegetation Clearing –<ul style="list-style-type: none">○ Category B on the Regulated Vegetation Management Map, in part;○ Category X on the Regulated Vegetation Management Map, in part○ Category A or B area containing of concern regional ecosystems, in part; and,

- Essential Habitat, in part.

Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Regional Landscape and Rural Production Area
Zone:	Conservation Zone
Local Plan Designation:	Cape Tribulation/ Daintree Coast Local Plan – Precinct 3 – Low Impact Commercial
Overlays:	<ul style="list-style-type: none"> • Landscape Values Overlay – High Landscape Values and Scenic Route Buffer/View Corridor. • Natural Areas Overlay – MSES Regulated Vegetation (of concern Regional Ecosystem); in part, and MSES Wildlife Habitat, in part.

3.0 Site and Locality

The application site is a single irregularly shaped allotment located at Cape Tribulation Road, Cow Bay, and described as Lot 338 on RP738178. The site contains an area of 10,100m² and has frontage to Cape Tribulation Road and Maple Road of approximately 80 metres and 226 metres, respectively.

The site is currently vacant and contains a cleared area located approximately centrally on the site. The balance of the site is characterised by established vegetation with dense vegetation in the east of the site adjacent the frontage to Cape Tribulation Road. Access to the site is provided from Maple Street to the south, which provides the shortest and most direct route to the cleared area.

The area containing the site is characterised by low density residential development on larger allotments dominated by established vegetation.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to construct a single storey Dwelling House on the site. The Dwelling House would be located in the west of the site and within an existing cleared area accessed off Maple Road. The dwelling would be setback 10 metres from the northern side boundary and approximately 14 metres from the road frontage with Maple Road.

The Dwelling House would have a total floor area of 176.4m², including a deck to the front of 43,2m² and a deck to the rear of 18m² and would comprise two bedrooms, living/dining/ kitchen and utility room.

Access to the Dwelling would be via the existing access off Maple Road.

Proposal Plans are attached at [Appendix 2](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	10,100m ²
Frontage:	<ul style="list-style-type: none">• Cape Tribulation Road – 80m• Maple Road 226m
Height:	3.5 metres
Floor Area:	176.4m ²
Site Cover:	Approx. 0.009%
Setbacks:	<ul style="list-style-type: none">• 10 metres to the northern side boundary;• > 25 metres to the Cape Tribulation Road Boundary;• Apporximatley 14 Metres to the Maple Road boundary; and• > 10 metresto the wetsren rear boundary.
Access:	Via existing driveway from Silky Oak Road
Car Parking Spaces:	Available area within the existing cleared space to accommodate the required car parking spaces.

5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

5.1 Planning Act 2016

5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the Planning Regulations 2017
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is the Douglas Shire Council.

5.1.3 Level of Assessment

The table below identifies the level of assessment and the categorising section of the Cairns Regional Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Dwelling House	Table 5.6.c	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning benchmarks.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at [Appendix 3](#).

5.1.5 State Planning Policy

The application site has the following State Planning Policy designations/classifications:

- Economic Growth – Agricultural Land Classification - class A and B.
- Environment and Heritage –
 - MSES Wildlife Habitat, in part;
 - MSES -Regulated Vegetation (Category B), in part;

- MSES Regulated Vegetation (Essential Habitat), in part.

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme, the site is identified within the Environmental Management Zone, the Cape Tribulation/Daintree Coast Local Plan, precinct 2 low impact residential, and is affected by the Acid Sulfate Soils, Bushfire Hazard, Landscape Values and Natural Areas Overlays.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Conservation Zone Code	Applies	Detailed consideration is required to be given to the proposed siting and setbacks, refer below.
Cape Tribulation/Daintree Coast Local Plan Code	Applies	Complies with all Acceptable Outcomes
Landscape Values Overlay	Not Applicable	Not identified as an Assessment Benchmark
Transport Network Overlay Code	Applies	Complies with all applicable Acceptable Outcomes
Natural Areas Overlay Code	Applies	Complies with all Acceptable Outcomes
Dwelling House Code	Applies	Complies with All Applicable Acceptable Outcomes
Access and Parking Code	Applies	Complies with all Acceptable Outcomes
Filling and Excavation Code	Not Applicable	No excavation or filling is proposed.
Landscaping Code	Not Applicable	No landscaping is proposed
Vegetation Management Code	Not Applicable	No vegetation is proposed to be removed to facilitate the development.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Dwelling House Siting

Performance Outcome PO3 of the Conservation Zone Code requires development to be setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area. The associated Acceptable Outcome, AO3, encourages buildings and structures to be setback not less than:

- (a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;
- (b) 25 metres from Cape Tribulation Road frontage;
- (c) 20 metres from any other road frontage
- (d) 10 metres from side and rear boundaries.

The proposed Dwelling House would be setback 10 metres from the side and rear boundaries and greater than 25 metres from the Cape Tribulation Road frontage. However, the proposed development would be setback approximately 14 metres from the Maple Street frontage, which is less than the accepted 25 meters setback.

Notwithstanding the non-compliance with the acceptable outcome, the proposed Dwelling House would be sited within an existing cleared area that is screened from view from Maple Street by established mature trees adjacent the Maple Street road frontage and would be a significant distance from any adjoining property on the opposite side of Maple Road.

It is considered that the proposed siting satisfies the requirements of Performance Outcome PO3.

6.1.1.2 Infrastructure

There are no infrastructure services for development on sites north of the Daintree River. Consequently, the proposed development would be serviced by onsite power generation, on-site waste water disposal and on-site water supply in the form of rainwater tanks. The proposed on-site infrastructure supply is considered sufficient to accommodate the demand generated by the proposed Dwelling House and is consistent with the infrastructure standards for the development on sites north of the Daintree River.

7.0 Summary and Conclusion

This report has been prepared in behalf of Troy and Sylvia Read in support of a Development Application to Douglas Shire Council for a Development Permit for a Dwelling House on land located at Cape Tribulation Road, Cow Bay and described as Lot 338 on RP738178.

The subject site is a single irregularly shaped allotment located at Cape Tribulation Road, Cow Bay. It contains an area of 10,100m² and has frontage to Cape Tribulation Road and Maple Road of approximately 80 metres and 226 metres, respectively. The site is currently vacant and contains a cleared area located approximately centrally on the site. The balance of the site is characterised by established vegetation with dense vegetation in the east of the site adjacent the frontage to Cape Tribulation Road. Access to the site is provided from Maple Street to the south, which provides the shortest and most direct route to the cleared area. The area containing the site is characterised by low density residential development on larger allotments dominated by established vegetation.

The application is identified as being Code Assessable and consideration is required to only be given to the assessment benchmarks contained within the Planning Scheme. The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable development on the site.

The application is submitted for approval, subject to reasonable and relevant conditions.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32060936

Search Date: 06/09/2019 10:46

Title Reference: 21190035

Date Created: 17/11/1982

Previous Title: 20876165

REGISTERED OWNER

Dealing No: 719015712 28/09/2018

TROY JOHN READ

SYLVIA JOY READ

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 338 REGISTERED PLAN 738178

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20103160 (POR 190)
2. MORTGAGE No 719015713 28/09/2018 at 09:52
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBALX TERRAIN

ΔΔΔ. 81-192

TRAVERSES, ETC.

LINE	BEARING	DIST.
20-37	127°30'30"	32.85
21-21 ^a	188°34'15"	20.266
124-124 ^a	271°36'30"	20.021
125-125 ^a	268°58'30"	20.0
125-134	178°58'30"	30.0
126-126 ^a	171°44'15"	22.141
127-127 ^a	236°20'	20.0
128-128 ^a	117°39'20"	22.797
129-129 ^a	253°10'	20.895
130-130 ^a	274°22'30"	20.058
131-131 ^a	278°45'	20.0

REFERENCE MARKS

STN	To	BEARING	DIST.	BRAND
4 ^x	OIR	269°02'	2.515	
20	"	63°45'	1.116	
"	ORT.	105°05'	4.003	
21	OIR	270°0'	1.0	
21 ^a	"	8°34'	"	
37	"	307°30'	"	
123	"	88°58'	"	
124	"	271°36'	"	
124 ^a	"	91°36'	"	
125	Pin	268°58'	"	
125 ^a	"	88°58'	"	
126	"	171°44'	"	
126 ^a	"	351°44'	"	
127	"	236°20'	"	
127 ^a	"	56°20'	"	
128	"	117°39'	"	
128 ^a	"	297°39'	"	
129	"	253°10'	"	
129 ^a	"	73°10'	"	
130	"	274°22'	"	
130 ^a	"	94°22'	"	
131	"	278°45'	"	
131 ^a	"	98°45'	"	

Area of New Road
 (124-125-134-125^a-124^a-124) 4.087 m²
 (20-37-126^a-132-132^a-127^a-131^a-135-131-127-126-20) 2.493 ha
 Total.....2.9017 ha

33003

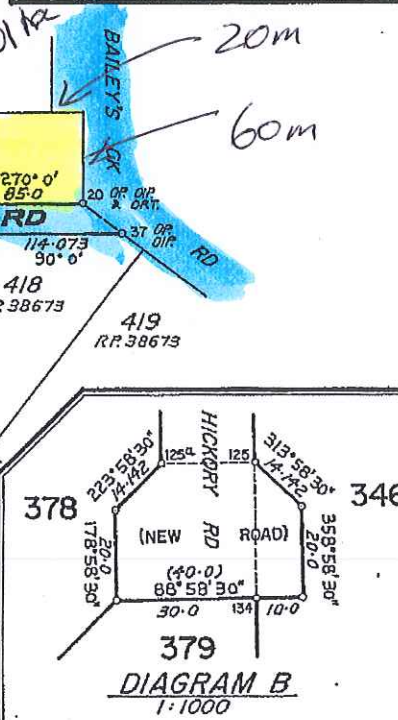
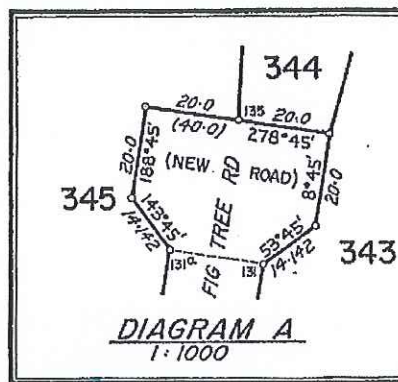
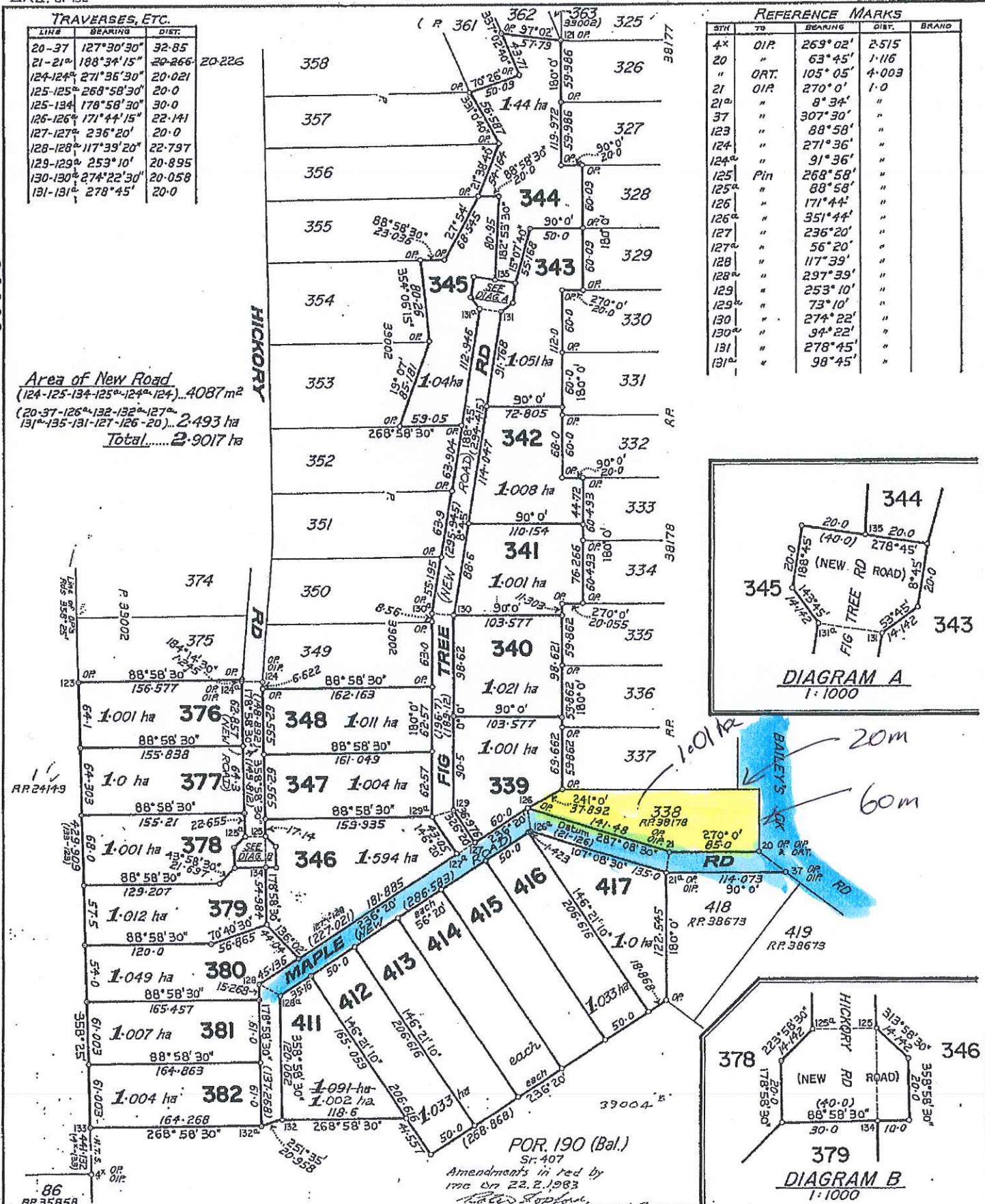
30066

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

39003

30066



POR. 190 (Bal.)
 Sr. 407
 Amendments in red by
 me on 22.2.1983
 Peter Stopford Licensed Surveyor

NO. FIELD NOTES LODGED	LINES NOT SURVEYED	STNS	CORNERS NOT MARKED	STNS
ORIGINAL PORTION 190	PLAN OF Lots 339 to 348, 376 to 382 & 411 to 417			TOWN
ORIGINAL GRANT N3258	Cancelling part of Por. 190 on plan Sr. 407			PARISH <u>ALEXANDRA</u>
MAP REF.	PROCLAIMED SURVEY AREA	SURVEYED BY <u>Peter Stopford</u>	MERIDIAN RR 38178	COUNTY <u>Solander</u>
		DATE <u>17.10.1982</u>	SCALE 1:3000	REGISTERED PLAN 739003



AAA: 81-192

TRAVERSES, ETC.

LINE	BEARING	DIST.
14-14 ^a	88° 58'	40-244
18-19	180° 0'	179-586
20-20 ^a	63° 44'	44-867
31-32	180° 0'	123-088
35-17	318° 17'	60-46
36-36 ^a	270° 0'	66-103 (Calc.)

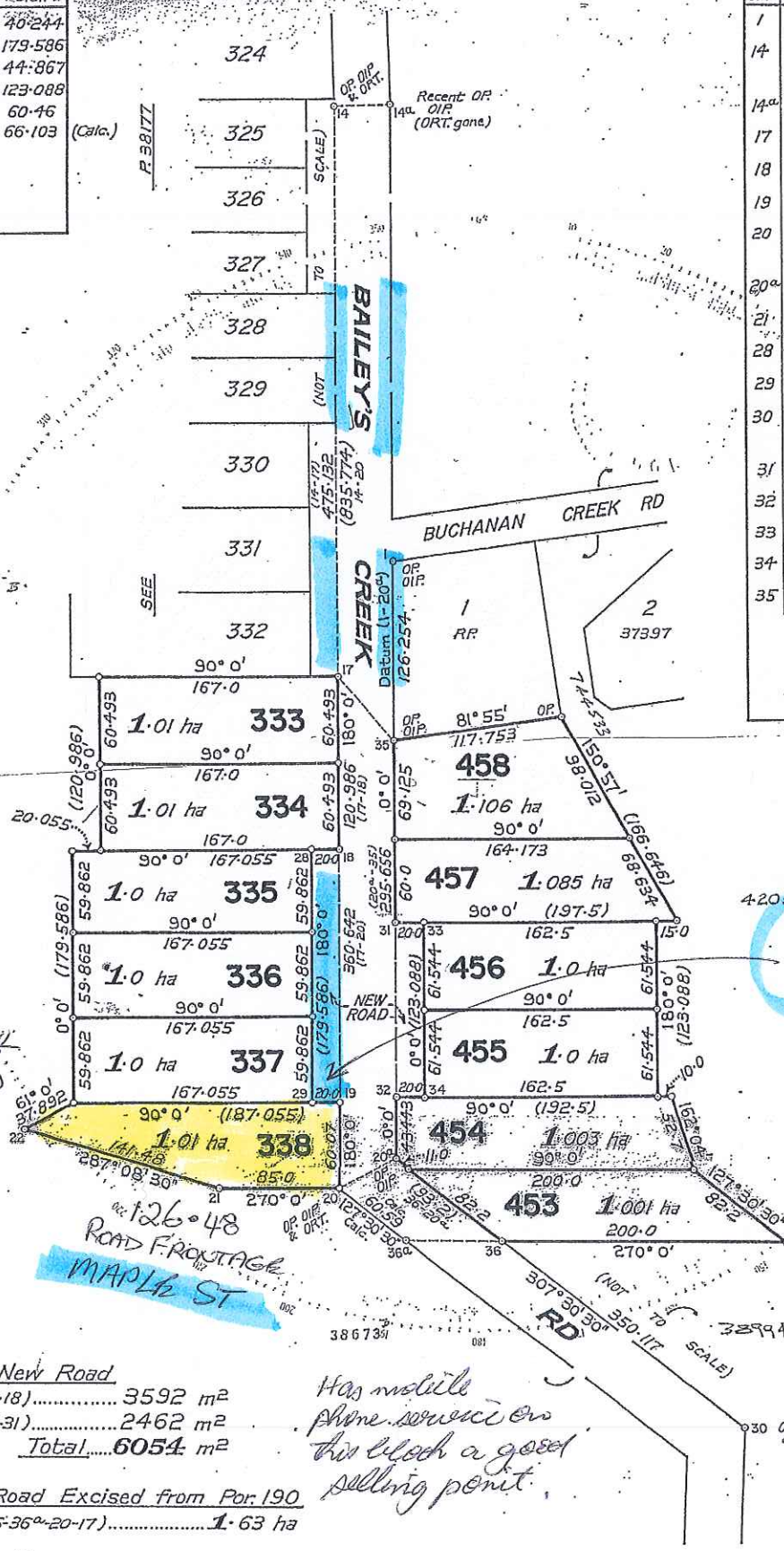
REFERENCE MARKS

STN	TO	BEARING	DIST.	BRAND
1	OIP	0° 0'	1-006	
14	OIP	88° 58'	1-006	
	ORT	60° 54'	3-158	
14 ^a	OIP	88° 58'	1-006	
17	Pin	270° 0'	1-0	
18	Pin	270° 0'	1-0	
19	Pin	270° 0'	1-0	
20	OIP	63° 45'	1-116	
	ORT	105° 05'	4-003	
20 ^a	OIP	0° 0'	1-006	
21	Pin	270° 0'	1-0	
28	Pin	180° 0'	1-0	
29	Pin	0° 0'	1-0	
30	OIP	244° 30'	2-334	
	ORT	261° 45'	7-242	
31	Pin	180° 0'	1-0	
32	Pin	0° 0'	1-0	
33	Pin	180° 0'	1-0	
34	Pin	0° 0'	1-0	
35	OIP	0° 0'	1-0	

304140

PLAN MUST BE DRAWN WITHIN BOUNDARIES

38178



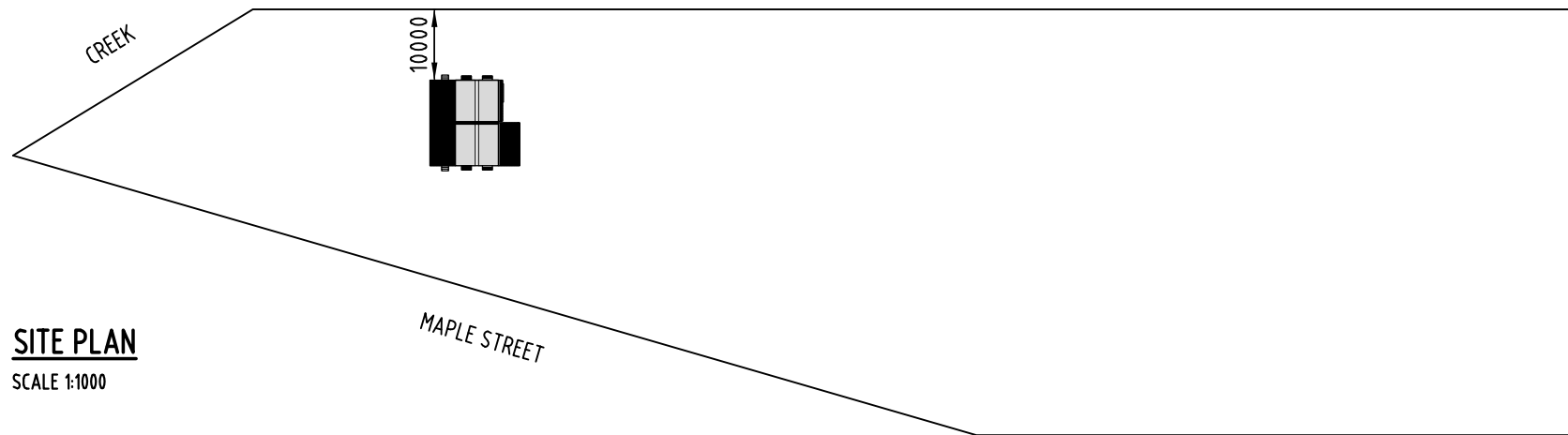
Area of New Road
 (18-19-29-28-18)..... 3592 m²
 (31-32-34-33-31)..... 2462 m²
 Total..... 6054 m²

Area of Road Excised from Por. 190
 (17-35-20^a-36-36^a-20-17)..... 1.63 ha

Has mobile phone connection this block a good selling point.

...NO. FIELD NOTES LOGGED		LINES NOT SURVEYED	STNS	CORNERS NOT MARKED	STNS 36 ^a
ORIGINAL PORTION 190		PLAN OF Lots 333 to 338 & 453 to 458			TOWN
ORIGINAL GRANT N3258		Cancelling part of Por. 190 on plan Sr. 407			PARISH ALEXANDRA
MAP REF.		SURVEYED BY Peter Stopford			COUNTY Solander
PROCLAIMED SURVEY AREA		MERIDIAN RP. 37397			REGISTERED PLAN 38178
		SCALE 1:3000			

PROPOSAL PLANS



SITE PLAN

1. EXCAVATE FOOTINGS TO THE REQUIRED SIZES AND DEPTHS. CONFIRM THAT BEARING CAPACITY IS ADEQUATE.
2. PROVIDE EVEN PLAN BEARING SURFACES FOR FOOTINGS STEPPED TO ACCOMMODATE CHANGES IN LEVELS. MAKE STEPS IN APPROPRIATE COURSES FOR BLOCKWORK.
3. INSTALL APPROVED SOIL EROSION BARRIERS AROUND SITE IN ACCORDANCE WITH E.P.A. AND LOCAL AUTHORITY REQUIREMENTS.

STORM WATER NOTES

1. DOWNPIPES TO DISCHARGE TO REAR EASEMENT WITH COUNCIL APPROVAL.
2. ENSURE STORMWATER RUNOFF IS DIRECTED AWAY FROM RESIDENCE AND ADJOINING PROPERTIES.
3. DOWNPIPE LOCATIONS TO VERIFIED ON SITE BY LICENSED PLUMBER IN ACCORDANCE WITH PART 3.5.2. B.C.A. REQUIREMENTS.

WET AREAS NOTE:

THE WALL / FLOOR JUNCTION OF THE ENTIRE ROOM ARE TO BE WATERPROOFED.
 THE FLASHING FOR THE WALL / FLOOR JUNCTION IS TO CONTINUE THROUGH THE DOORWAY OPENING.
 INSTALL A WET STOP ANGLE AT WET AREA DOORWAYS.
 FALL FLOOR TO FLOOR WASTE.
 CARRY OUT WATERPROOFING TO AS3740.

DRAINAGE NOTES

1. THE DRAINAGE LAYOUT SHOWN IS INDICATIVE ONLY. ALL WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.
2. PLUMBER TO CONFIRM EXISTING PLUMBING & VENTING ON SITE.
3. ALL NEW WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLUMBING & DRAINAGE ACT 2002. CAIRNS CITY REGULATIONS AND OTHER RELEVANT AUSTRALIAN STANDARDS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING SURFACE & INVERT LEVELS PRIOR TO CONSTRUCTION.
5. ALL DRAINAGE SHALL BE 100mmØ UPVC AT MIN. GRADE OF 1:60.
6. TERMINATE VENT PIPES IF REQUIRED IN ACCORDANCE WITH AS3500.

SMOKE ALARM NOTES

1. BE PHOTOELECTRIC (AS 3786-2014); AND
 2. NOT ALSO CONTAIN AN IONISATION SENSOR; AND
 3. BE HARDWIRED TO THE MAINS POWER SUPPLY WITH A SECONDARY POWER SOURCE (I.E. BATTERY); AND
 4. BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER.
- SMOKE ALARMS MUST BE INSTALLED ON EACH STOREY:
1. IN EACH BEDROOM; AND
 2. IN HALLWAYS WHICH CONNECT BEDROOMS AND THE REST OF THE DWELLING; OR
 3. IF THERE IS NO HALLWAY, BETWEEN THE BEDROOMS AND OTHER PARTS OF THE STOREY; AND
 4. IF THERE ARE NO BEDROOMS ON A STOREY AT LEAST ONE SMOKE ALARM MUST BE INSTALLED IN THE MOST LIKELY PATH OF TRAVEL TO EXIT THE DWELLING.

ELECTRICAL NOTES

ALL ELECTRICAL WIRING & ELECTRICAL INSTALLATIONS ARE TO COMPLY WITH AS/NZS3000:2007 WIRING RULES. EXHAUST FANS & RANGEHOODS ARE TO BE VENTED DIRECTLY OUTSIDE & NOT INTO THE ROOF CAVITY.
 NOTE: CEILING FANS TO BE INSTALLED SUCH THAT THE UNDERSIDE OF THE BLADES ARE AT 2400mm ABOVE FFL.
 ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH AS 3000. ALL LIGHTING AND SWITCHES IN TYPE AND LOCATION TO BE CONFIRMED WITH OWNER UNLESS SHOWN OTHERWISE.

REQUIREMENTS FOR SUSTAINABLE BUILDINGS ACCEPTABLE SOLUTIONS:

TAPWARE:
 SHOWER ROSES TO BE AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2004 OR A 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS).
 MINIMUM 3 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING FOR
 TAPS SERVING: LAUNDRY TUBS, KITCHEN SINKS AND BASINS
WATER SUPPLY:
 IN A SERVICE AREA FOR RETAIL WATER SERVICE UNDER THE WATER ACT 2000, THE WATER SUPPLIED TO A NEW CLASS 1 BUILDING DOES NOT EXCEED PRESSURE LEVELS SET OUT IN AS/NZ 3550.1:2003 AND IF THE MAIN WATER PRESSURE EXCEEDS OR COULD EXCEED 500 Kpa, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT THE OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500 Kpa.
VOLUME OF WATER USED IN TOILET:
 TOILET CISTERNS TO HAVE DUAL FLUSH CAPABILITY AND HAVE A MINIMUM 4 STAR WATER LABELLING AND STANDARDS RATING.
ENERGY EFFICIENT LIGHTING:
 A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

GENERAL NOTES

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS.
 FIGURED DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS.
 ALL CONSTRUCTION & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AUST. STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL COUNCIL REQUIREMENTS.
 PROVIDE SMOKE ALARMS IN COMPLIANCE WITH AS3786, TO BE CONNECTED TO CONSUMER MAINS SMOKE ALARMS ARE ALSO TO BE INTERCONNECTED AS PER NCC PAR 3.7.2.2.
 ALL PRIMARY BUILDING ELEMENTS TO BE TERMITE RESISTANT.
 ALL GLAZING INCLUDING SHOWER DOORS & SCREENS TO COMPLY WITH AS1288.
 MASONRY BLOCKWORK CONSTRUCTION TO AS3700.

WORKERS ARE TO DETERMINE SAFE MANUAL & MECHANICAL HANDLING, LIFTING & INSTALLATION OF ARCHITECTURAL FIXTURES & COMPONENTS WHILE FOLLOWING WHS INSTRUCTIONS ON MANUFACTURER'S DOCUMENTATION.
 ALL SPECIFIED & GENERIC BUILDING PRODUCTS & COMPONENTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & PROJECT DOCUMENTATION.
 WET AREA FLOORS TO HAVE SELECTED CERAMIC TILES & COMPATIBLE TILE ADHESIVE, WATERPROOFING MEMBRANE.
 OUTDOOR LIVING AREAS SHALL HAVE ROOF COVERING DOWNWARD MIN. INSULATING FACTOR OF R1.5

WINDOW/DOOR HARDWARE NOTES & FIXING

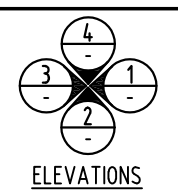
PROVIDE HARDWARE OF SUFFICIENT STRENGTH AND QUALITY TO PERFORM ITS FUNCTION, APPROPRIATE TO THE INTENDED CONDITIONS OF USE, SUITABLE FOR USE WITH ASSOCIATED HARDWARE AND FABRICATED WITH FIXED PARTS FIRMLY JOINED.
 ENSURE WORKING PARTS ARE ACCURATELY FITTED TO SMOOTH CLOSE BEARINGS, WITHOUT BINDING OR STICKING, FREE FROM RATTLE OR EXCESSIVE PLAY, LUBRICATED WHERE APPROPRIATE.
 INSTALL BUTT HINGES IN DOOR SETS IN HOUSINGS EQUAL IN DEPTH TO THE THICKNESS OF THE HINGE LEAF (EXCEPT FOR HINGES DESIGNED FOR MOUNTING WITHOUT HOUSING), AND FIX WITH COUNTERSUNK SCREWS.
 INSTALL DOOR STOPS BY FIXING ON FLOOR OR ON THE SKIRTING, AS APPROPRIATE, TO PREVENT THE DOOR FURNITURE STRIKING THE WALL OR OTHER SURFACE.

REV	DESCRIPTION	DATE
P3	ISSUED FOR REVIEW	30/08/2019

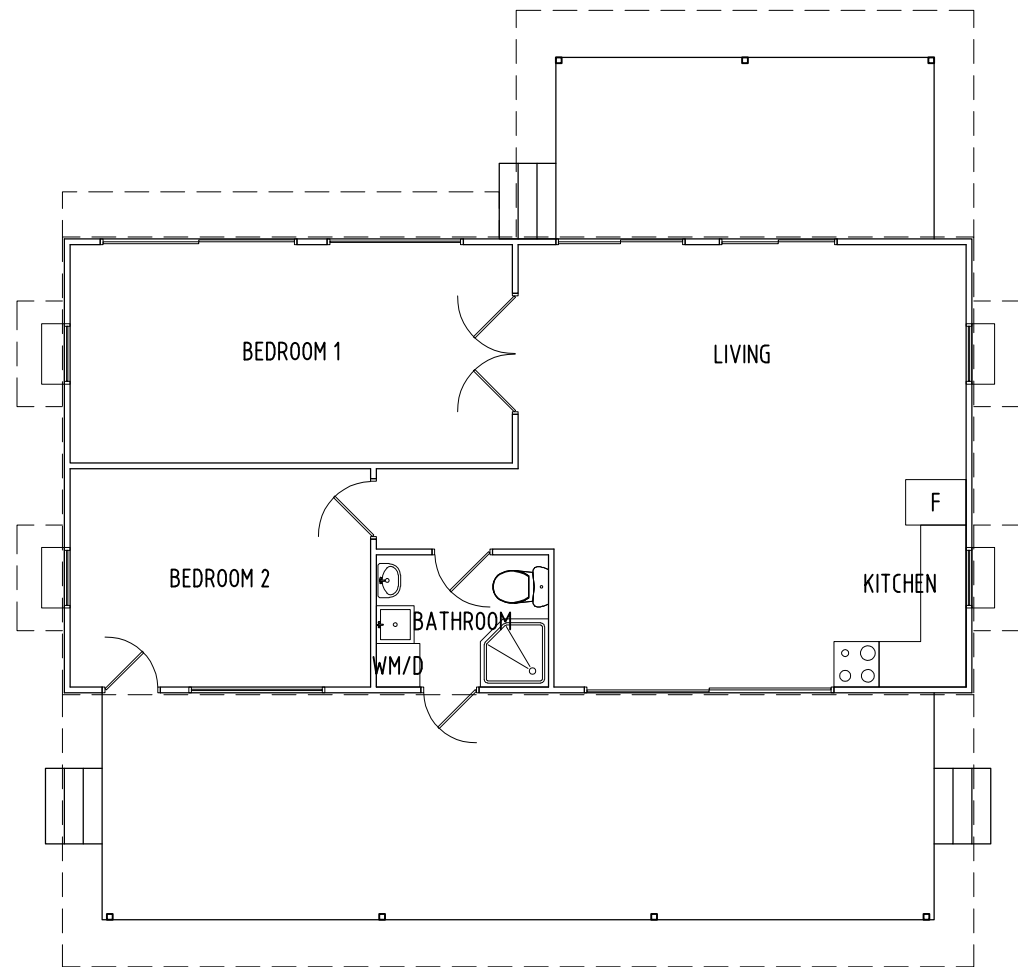
ROBERT F COLEFAX CONSULTING ENGINEER
 LOT 10 / 48 MASONS RD KURANDA, 4881 PHONE: 07 40938718 MOBILE: 0409 482 970
 bob@coifax.net RPEQ: 993

TROY READ
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT MY AUTHORITY. DO NOT SCALE FROM THIS DRAWING. THE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.

PROJECT: PROPOSED DWELLING at: LOT 338 MAPLE STREET, COWBAY
 TITLE: **SITE PLAN**

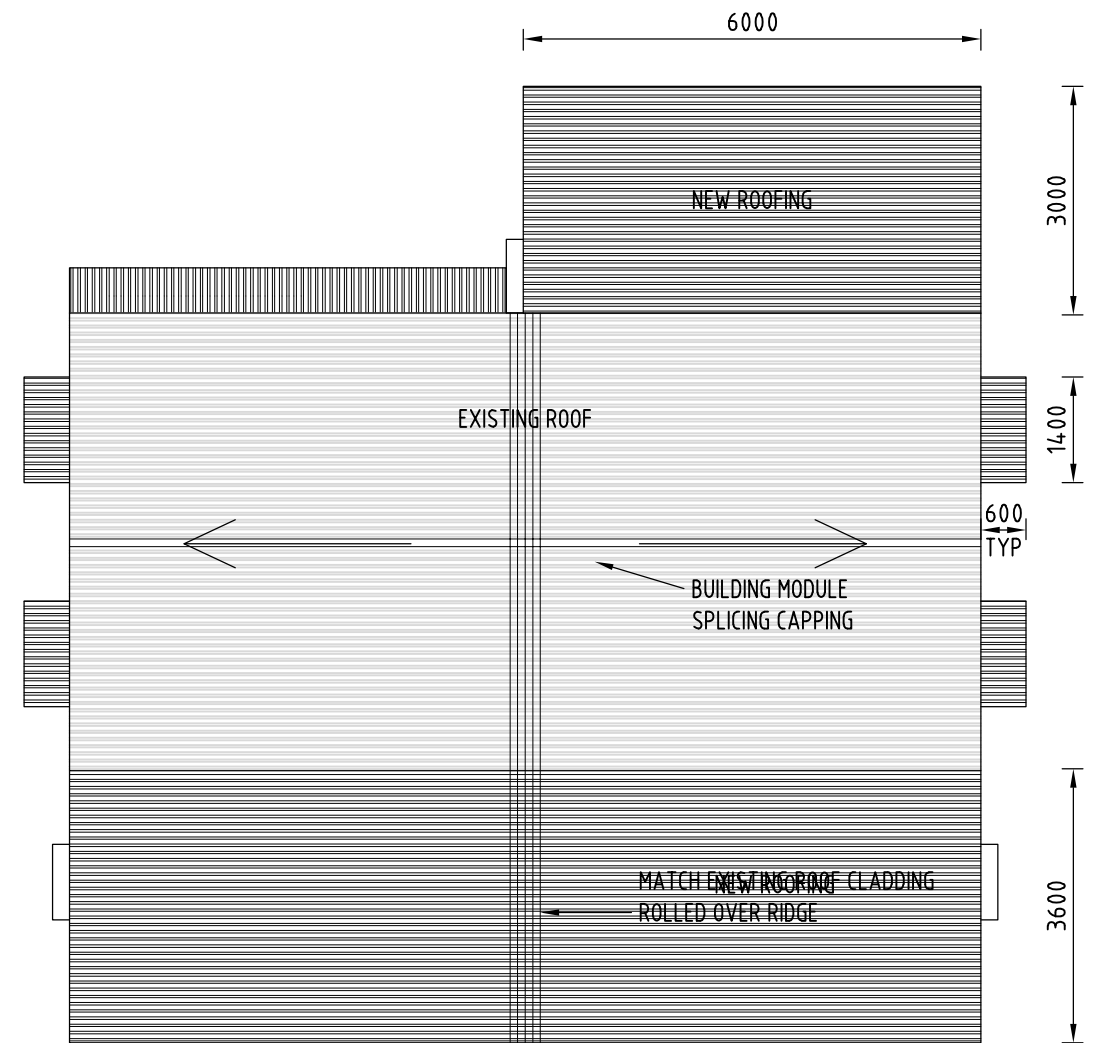


SCALE: AS NOTED	APPROVED:	
A3 TITLE	DGI NO: WD00	REV: P3
PROJECT NO: 19062		



FLOOR PLAN

SCALE 1:100



ROOF PLAN

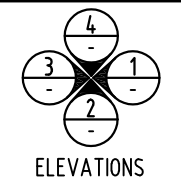
SCALE 1:100

REV	DESCRIPTION	DATE
P3	ISSUED FOR REVIEW	30/08/2019

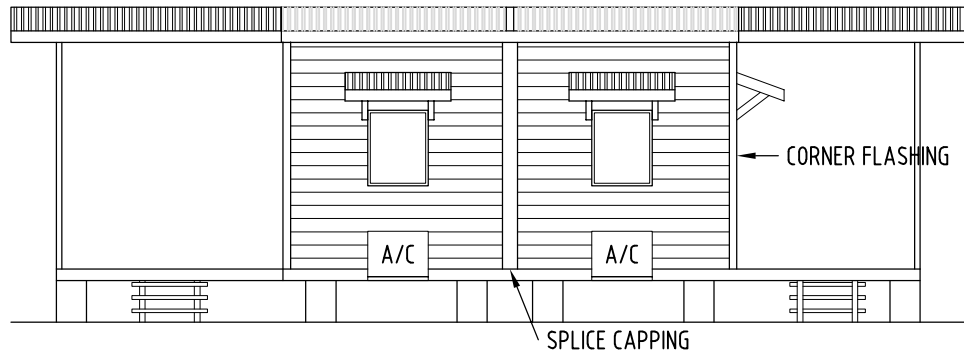
ROBERT F COLEFAX CONSULTING ENGINEER
 LOT 10 / 48 MASONS RD KURANDA, 4881
 PHONE: 07 40938718 MOBILE: 0409 482 970
 bob@colefax.net RPEQ: 993

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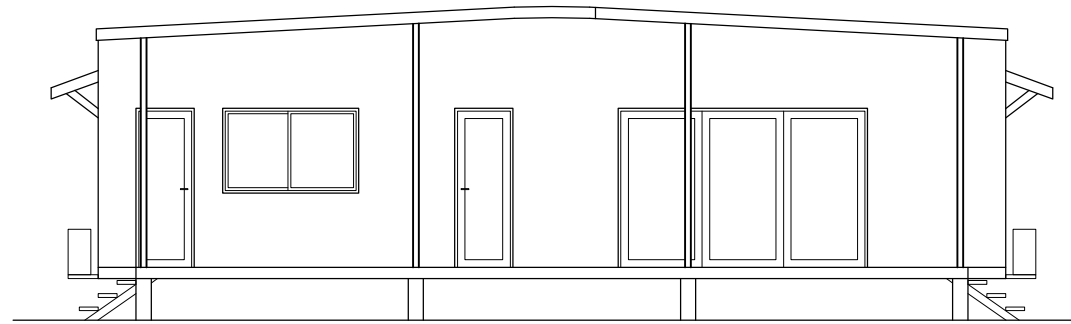
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 TITLE: **FLOOR PLAN & ROOF PLAN**



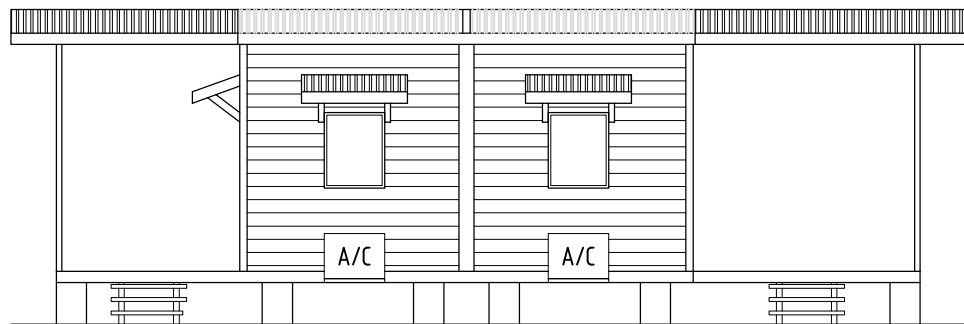
SCALE: AS NOTED	APPROVED:
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PROJECT NO: 19062	



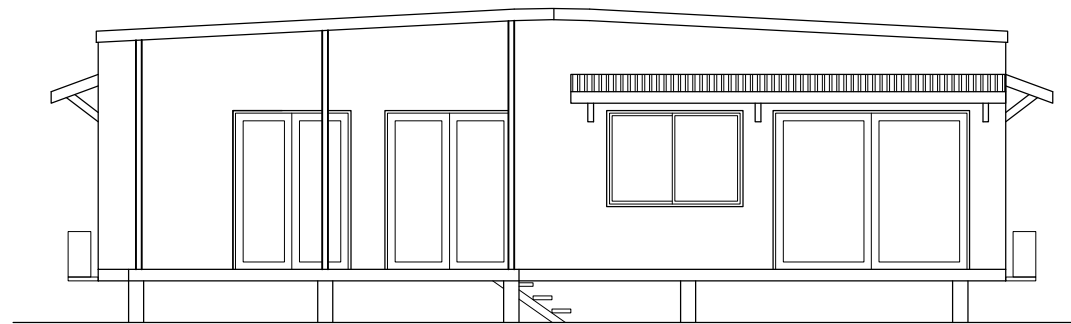
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ELEVATION 2
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ELEVATION 3
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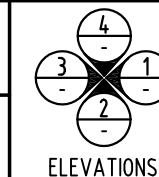
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REV	DESCRIPTION	DATE
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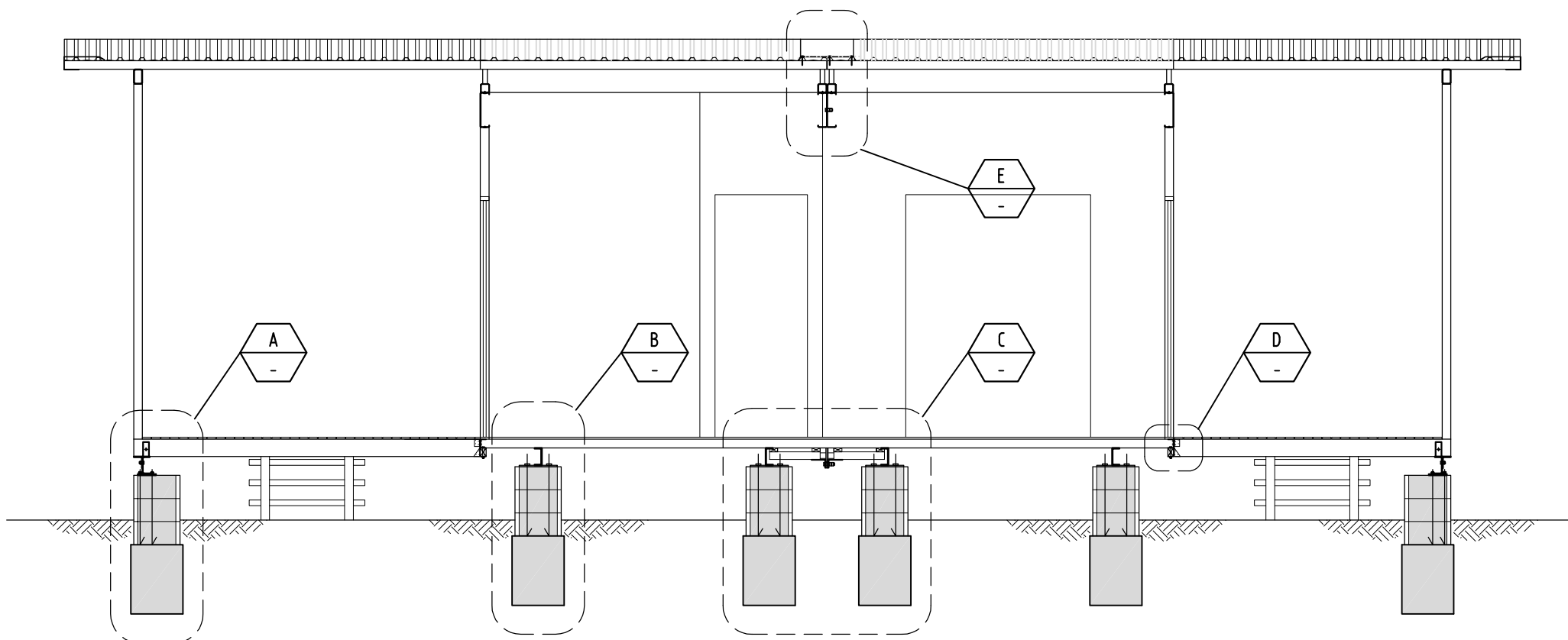
ROBERT F COLEFAX CONSULTING ENGINEER
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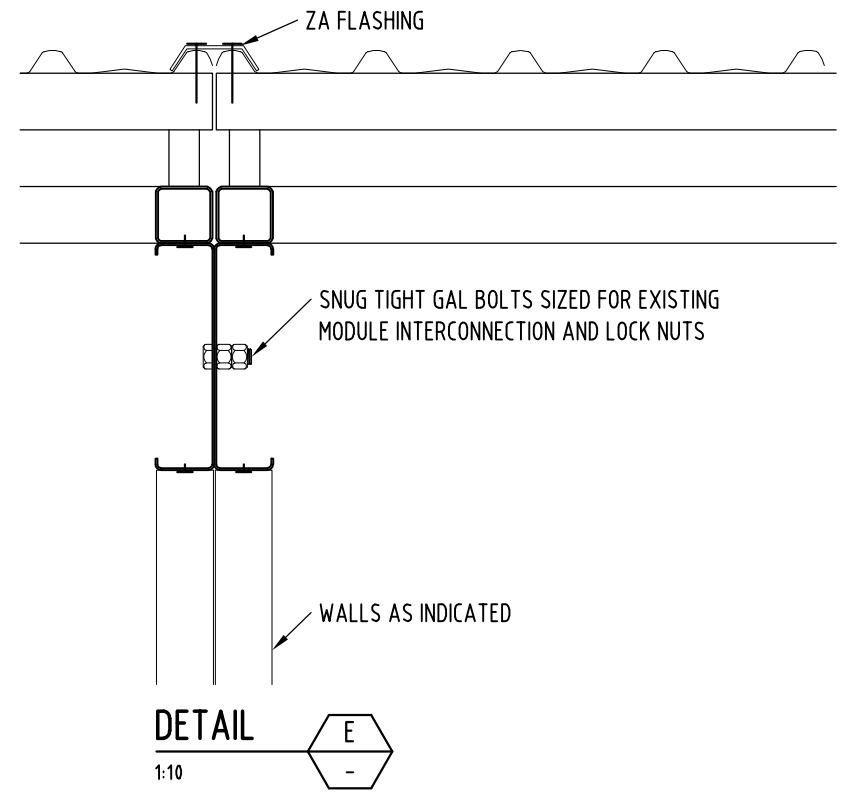
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 LOT 338 MAPLE STREET,
 COWBAY
 TITLE: **ELEVATIONS**



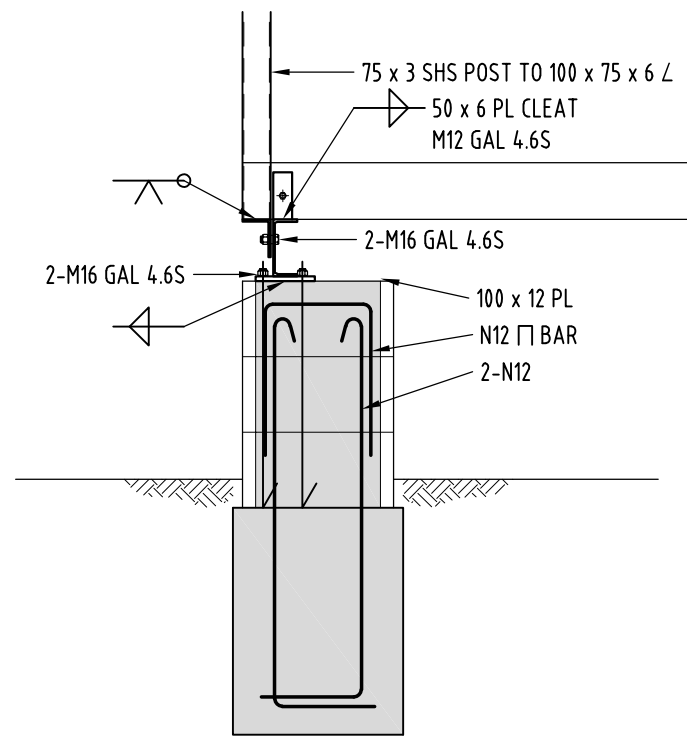
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PROJECT NO: 19062		



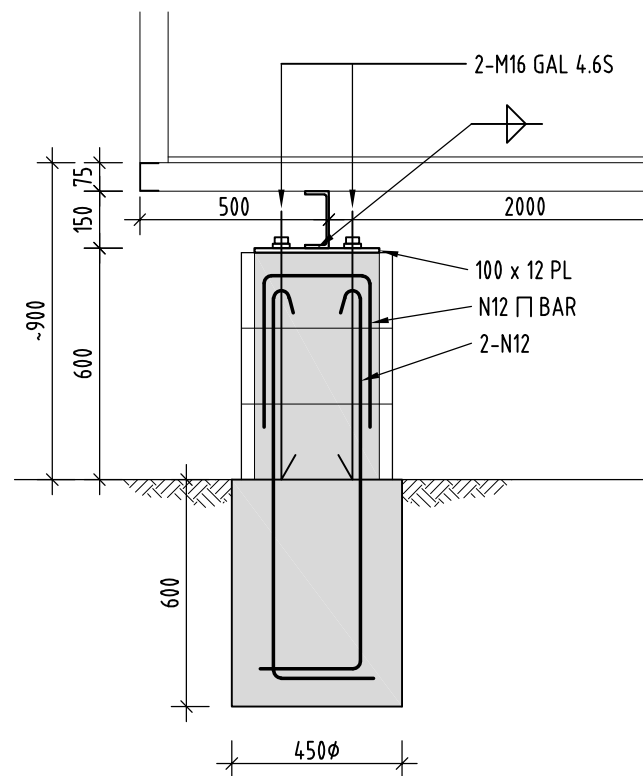
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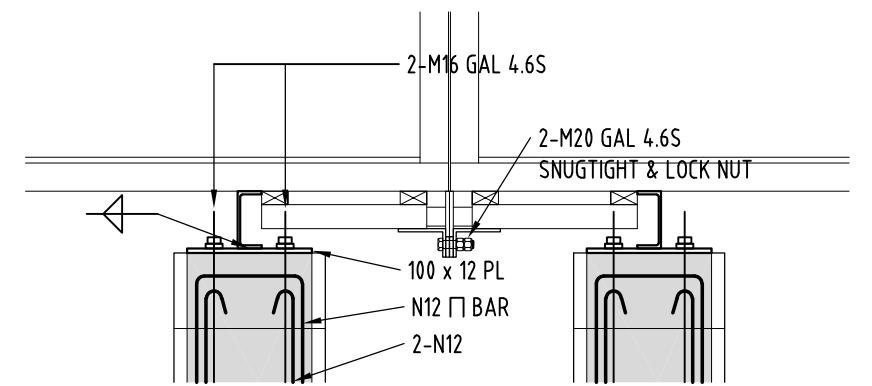
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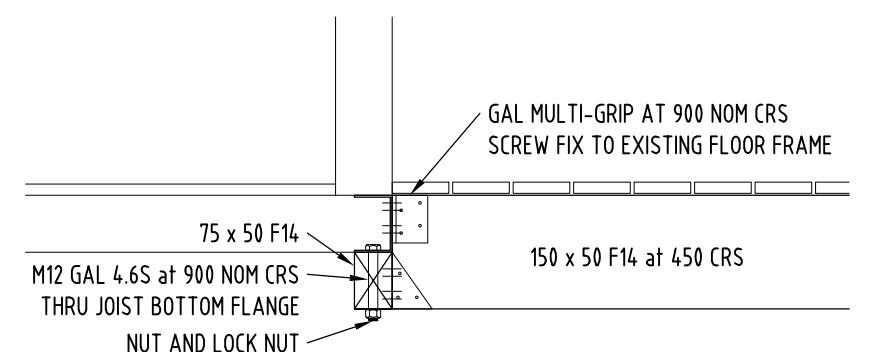
DETAIL A 1:10



DETAIL B 1:10



DETAIL C 1:10



DETAIL D 1:10

MEMBER SCHEDULE

- P1 75 x 4 SHS POST
- S 75 x 4 SHS STUMP
- CB BUILDING MODULE CHASSIS BEAM 150 PFC
- TB 75 x 50 F14 TRIMMER BEAM
- RB1 125 x 75 x 3 RHS
- RP 75C100
- B C10010
- BF BARGE FLASHING

REV	DESCRIPTION	DATE
P3	ISSUED FOR REVIEW	30/08/2019

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CLIENT:	TROY READ
PROJECT:	PROPOSED DWELLING at: LOT 338 MAPLE STREET, COWBAY
TITLE:	SECTION & DETAILS

DRAFTED:	DESIGNED:	SCALE:	REVIEWED:	APPROVED:
	RFC	AS NOTED	A3 TITLE	
			PROJECT NO: 19062	DWG NO: S02
				REV: P3

PLANNING BENCHMARK ASSESSMENT



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6.2.3 Conservation Zone Code

6.2.3.1 Application

- (1) This code applies to assessing development in the Conservation zone.
- (2) When using this code, reference should be made to Part 5.

6.2.3.2 Purpose

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.
 - (ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.
 - (iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.



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(b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Biological diversity, ecological integrity and scenic amenity are protected;

(b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;

(c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;

(d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided, they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.

(e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;

(f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.



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Table 6.2.31.3.a - Conservation zone – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses</p>	<p>AO1</p> <p>Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.</p>	<p>Complies with AO1</p> <p>The development of a Dwelling House is not identified as an inappropriate land use.</p>
<p>PO2</p> <p>The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p>	<p>AO2</p> <p>Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.</p>	<p>Complies with AO2</p> <p>The proposed Dwelling House would have a height of 3.5 metres.</p>
<p>PO3</p>	<p>AO3</p>	<p>Complies with PO3</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.</p>	<p>Buildings and structures are setback not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 25 metres from Cape Tribulation Road frontage; (c) 20 metres from any other road frontage (d) 10 metres from side and rear boundaries. 	<p>The proposed Dwelling House would be setback 10 metres from the side and rear boundaries and greater than 25 metres from the Cape Tribulation Road frontage. However, the proposed development would be setback approximately 14 metres from the Maple Street frontage, which is less than the accepted 25 meters setback.</p> <p>Notwithstanding the non-compliance with the acceptable outcome, the proposed Dwelling House would be sited within an existing cleared area that is screened from view from Maple Street by established mature trees adjacent the Maple Street road frontage and would be a significant distance from any adjoining property on the opposite side of Maple Road.</p> <p>It is considered that the proposed siting satisfies the requirements of Performance Outcome PO3.</p>




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Performance outcomes	Acceptable outcomes	Compliance
<p>PO4</p> <p>The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.</p>	<p>A04</p> <p>Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m² and is sited clear of the high bank of any watercourse.</p> <p>Note – The 700m² area of clearing does not include an access driveway.</p>	<p>Complies with A04</p> <p>The proposed Dwelling House would be located within an existing cleared area.</p>
<p>PO5</p> <p>Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p>A05</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO5</p> <p>The proposed Dwelling House would be within an existing cleared area and would not affect any environmental or ecological values.</p>
<p>PO6</p> <p>Development complements and is subservient to the surrounding environment and is in keeping</p>	<p>A06</p> <p>The exterior finishes and colours of all development are non-reflective and consist of</p>	<p>Complies with A06</p> <p>The external finishes of the proposed Dwelling House are yet to be determine; however, should</p>



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Performance outcomes	Acceptable outcomes	Compliance
with the ecological, landscape and scenic values of the area.	colours that blend easily with surrounding native vegetation and view-shed.	council consider it necessary they are invited to attach a condition to any approval granted to secure an appropriate external finish.
<p>PO7</p> <p>Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which:</p> <p>(a) is informal in character and complementary to the existing natural environment;</p> <p>(b) provides screening;</p> <p>(c) enhances the visual appearance of the development.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome</p>	<p>AO7.1</p> <p>For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.</p>	<p>Complies with AO7.1</p> <p>The proposed Dwelling House would be located in an existing cleared area and would not affect any existing vegetated setback areas.</p>
	<p>AO7.2</p> <p>Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>Not Applicable</p> <p>No landscaping is proposed.</p>

Performance outcomes	Acceptable outcomes	Compliance
<p>P08</p> <p>Development is complementary to the surrounding environment.</p>	<p>AO8.1</p> <p>Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p>	<p>Complies with AO8.1</p> <p>The proposed Dwelling House would be constructed on stumps and would not require any excavation or fill.</p>
	<p>AO8.2</p> <p>A driveway or parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Part 6: Page 10 Performance outcomes Acceptable outcomes (d) minimise vegetation clearing. 	<p>Able to comply with AO8.2</p> <p>Access would be via the existing driveway off Maple Road.</p> 



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO8.3</p> <p>Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or</p> <p>On land steeper than 1 in 6 (16.6%) gradient:</p> <ul style="list-style-type: none"> (a) A split level building form is utilised; (b) A single plane concrete slab is not utilised; (c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. and (d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works. 	<p>Complies with AO8.3</p> <p>The Dwelling House would be constructed on flat ground.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO8.4</p> <p>Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.</p>	<p>Complies with AO8.4</p> <p>The Dwelling House would not be located above any ridgeline and would not extend beyond the canopy.</p>
<p>PO9</p> <p>Development is located to:</p> <ul style="list-style-type: none"> (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; 	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO9</p> <p>The proposed Dwelling House would be located within an existing clearing and would not affect environmental or ecological values and would not require excavation or fill.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(f) provide buffers to cultural, historical or ecological features;</p> <p>(g) minimise visibility from external sites or public viewing points;</p> <p>(h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.</p>		
<p>PO10</p> <p>Development does not result in adverse impacts on:</p> <p>(a) ecological function or features;</p> <p>(b) on-site or surrounding waterways and wetlands.</p>	<p>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO10</p> <p>The proposed Dwelling House would be located within an existing cleared area and not adjacent any waterways or wetlands.</p>
<p>PO11</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed</p>	<p>Not Applicable</p> <p>No rehabilitation is required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.</p>		
<p>PO12 Fencing is designed to not impede the free movement of native fauna through the site.</p>	<p>AO12 No acceptable outcomes are prescribed.</p>	<p>Not Applicable No fencing is proposed.</p>
<p>PO13 New lots contain a minimum lot size of 200 hectares, unless: (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments); (b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: (i) Telecommunications facility; (ii) Utility installation;</p>	<p>AO13 No acceptable outcomes are prescribed.</p>	<p>Not Applicable No new lots are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p> <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.</p>		



Table 6.2.3.3.b — Inconsistent uses within the Conservation zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult Store • Agricultural supplies store • Air Services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car Wash • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping 	<ul style="list-style-type: none"> • Garden centre • Hardware and trade supplies • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility 	<ul style="list-style-type: none"> • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural activities (unless in accordance with the exceptions nominated in the Table of Assessment for the Conservation Zone in Part 5) • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Showroom • Special industry



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<ul style="list-style-type: none"> • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Extractive industry • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Parking station • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility 	<ul style="list-style-type: none"> • Substation • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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7.2.1 Cape Tribulation and Daintree Coast local plan code

7.2.1.1 Application

- (1) This code applies to assessing development within the Cape Tribulation and Daintree Coast local plan area as identified on the Cape Tribulation and Daintree Coast local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5

7.2.1.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Cape Tribulation and Daintree Coast local plan code.

The Cape Tribulation and Daintree Coast local plan area is located in the northern half of the Douglas Shire on land located predominantly to the north and east of the Daintree River. The local plan area contains land of extremely high biodiversity value and is where two World Heritage areas meet – the Wet Tropics World Heritage Area and the Great Barrier Reef World Heritage Area. The precinct is a biodiversity hotspot of international significance and predominantly consists of the Daintree National Park and other reserves. The local plan area provides significant habitat for the critically endangered Southern Cassowary, amongst many other species of fauna and flora and cultural and landscape heritage sites.

The natural environment, containing areas of the highest biodiversity value and flora and fauna unique to the area, are part of the immense drawcard to large numbers of domestic and international visitors. While such an economic resource is invaluable to the Shire, the area needs to be carefully managed to ensure these values are not diminished. However, a significant portion of the local plan area is privately owned freehold land and outside the boundaries of



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the Wet Tropics World Heritage Area, but is still equally important to the continued conservation of the biodiversity, environmental and scenic values of the area.

Prior to European settlement, the area formed part of the traditional land of the Eastern Kuku Yalanji people. In the late 1800s, limited European settlement commenced associated with timber getting and agriculture. From the 1920s onwards seasonal workers and miners also set up semi-permanent camps in the area. However such activity was restricted due to the relative isolation of the area. The settlement pattern in the area dramatically changed in the late 1970s to 1980s when approximately 950 residential lots were created. The 'rural residential style' allotments north of the Daintree River posed a risk of significant detrimental impacts on the ecology and landscape character of the area, particularly if fully developed. Such development would also result in a greater resident population leading to pressure for an increased level of service and extension of infrastructure, which in turn would lead to more development pressure. Such an outcome is contrary to the objectives of preserving the area's natural environment, landscape character and relative isolation to maintain the area's intrinsic attractiveness to tourists and residents.

Past successive planning regimes have progressively proceeded to rein in development rights within the area. Precincts were created and development was limited. In particular, decisive action was undertaken in 2004 to control and limit permanent residential development north of the Daintree River. This was necessary to ensure a critical population was not reached, and adverse effects from development were not felt on the water quality, biodiversity, scenic amenity and flora and fauna of the region.

Where development rights were extinguished, compensation was paid and / or land was bought as part of a buy-back scheme and retained for conservation purposes. The protection of the regional ecosystem and rare and threatened species is paramount in the limitation of development opportunities within the region



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7.2.1.3 Purpose

- (1) The purpose of the Daintree River - Bloomfield River local plan is to retain the attraction of the area as a very low-key, largely undeveloped nature-based recreation environment, based on the exploration and appreciation of the natural environment and to ensure that any development that does occur is appropriate and does not place additional pressures in the values of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas within the local plan are appropriately managed to protect biological diversity, water catchment quality, ecological functioning, beach protection and coastal management, scenic amenity, and historical and cultural values;
 - (b) the natural character of the locality is protected, and where degraded, restored or enhanced;
 - (c) new development does not occur, with the exception of development located within, and consistent with the respective precinct intents for:
 - (i) Precinct 1 – Conservation precinct
 - (ii) Precinct 2 – Low impact residential precinct;
 - (iii) Precinct 3 – Low impact commercial precinct;
 - (iv) Precinct 4 – Low impact community purpose precinct;
 - (v) Precinct 5 – Low impact rural production and tourism enterprise precinct;
 - (vi) Precinct 6 – Low impact tourism accommodation precinct;
 - (d) where development occurs, it is:
 - (i) very low scale and remains within the limits imposed by the vehicular capacity of the Daintree River ferry crossing, the Alexandra Range road crossing and the local road network;
 - (ii) sensitive and sympathetic to its remote location in an area of unique biodiversity, ecological, conservation and scenic amenity value;
 - (iii) self-contained through the use of appropriate on-site or nearby rain water collection and storage, sewerage treatment and electricity generation;
 - (e) adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents are provided



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7.2.1.4 Precinct 1 – Conservation Precinct

- (1) The purpose of Precinct 1 as detailed on the Local Plan maps contained in Schedule 2 is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The overall outcomes sought for Precinct 1 are to:
 - (a) ensure the conservation, protection and restoration of biological diversity and ecological integrity values of land, and to maintain scenic amenity values;
 - (b) ensure that further incompatible development, including houses, does not occur;
 - (c) ensure that where development does occur, it does not adversely affect environmental and scenic amenity values and is in keeping with the natural characteristics of the land.

7.2.1.5 Precinct 2 – Low Impact Residential Precinct

- (1) The purpose of Precinct 2 as detailed on the Local Plan maps contained in Schedule 2 is to allow for the construction of a single detached dwelling and necessarily associated infrastructure and outbuildings.
- (2) The overall outcomes sought for Precinct 2 are to:
 - (a) ensure development is for a single detached dwelling of limited scale and size and necessary outbuildings and infrastructure only;
 - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
 - (c) ensure development is visually non-obtrusive.



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7.2.1.6 Precinct 3 – Low Impact Commercial Precinct

- (1) The purpose of Precinct 3 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing commercial uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 3 are to:
 - (a) ensure that low impact commercial uses are appropriately located;
 - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
 - (c) carry out development in accordance with an Environmental Management Plan;
 - (d) ensure development is visually non-obtrusive

7.2.1.7 Precinct 4 – Low Impact Community Purposes Precinct

- (1) The purpose of Precinct 4 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing public purpose uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 4 are to:
 - (a) ensure the establishment and expansion of community and public purpose uses such as child care centre, community use, educational establishment, health care services, outdoor sport and recreation, utility installation on appropriate sites within the precinct;
 - (b) locate development within existing cleared areas or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible
 - (c) services are provided which are appropriate and adequately cater for the demand;
 - (d) carry out development in accordance with an Environmental Management Plan;



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- (e) ensure development is visually non-obtrusive.

7.2.1.8 Precinct 5 – Low Impact Rural Production Precinct

- (1) The purpose of Precinct 5 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing rural areas and permit their continued use, while encouraging low-impact tourism enterprise including bed and breakfast, short term accommodation (being farm stay accommodation) and nature based tourism (being forest stay accommodation) as an alternative land use, where significant restoration and/or rehabilitation measures are undertaken as an incentive.
- (2) The overall outcomes sought for Precinct 5 are to:
 - (a) provide for continued rural production activities where lawfully established and to permit low-key ancillary tourism enterprise such as farm attractions, roadside stalls in appropriate locations;
 - (b) provide for other tourism enterprise in the form of bed and breakfast, farm stay accommodation or forest stay accommodation as an alternative land use to primary production, where significant rehabilitation of habitat is achieved.
 - (c) facilitate other existing tourism enterprises based on the appreciation of the natural environment.
 - (d) ensure development, including waste treatment is limited to existing cleared areas;
 - (e) development, including primary production, is carried out in accordance with an Environmental Management Plan.

7.2.1.9 Precinct 6 – Low Impact Tourism Accommodation Precinct

- (1) The purpose of Precinct 6 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment and permit their continued use.
- (2) The overall outcomes sought for Precinct 6 are to:
 - (a) provide for continued small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment in appropriate locations;



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- (b) ensure development, including treatment of waste, is confined to existing cleared areas;
- (c) carry out development in accordance with an Environmental Management Plan;
- (d) ensure development is visually non-obtrusive.

7.2.1.10 Criteria for assessment

Table 7.2.1.10.a – Cape Tribulation and Daintree Coast local plan – assessable development

Performance outcomes	Acceptable outcomes	Compliance
All development in the Cape Tribulation and Daintree Coast Local Plan Area		
<p>PO1</p> <p>Development does not result in a demand which exceeds the capacity of:</p> <ul style="list-style-type: none"> (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network. 	<p>AO1</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with AO1</p> <p>The Dwelling House would not result in increased traffic above that anticipated for the development of the land.</p>
<p>PO2</p>	<p>AO2.1</p>	<p>Able to comply with AO2.1</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development provides a suitable standard of self-sufficient service for:</p> <ul style="list-style-type: none"> (a) potable water; (b) water for fire fighting purposes; (c) electricity supply 	<p>Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <ul style="list-style-type: none"> (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. 	<p>There is sufficient cleared land available in the site to accommodate the required water storage tanks, which would be installed prior to occupation.</p>
	<p>AO2.2</p> <p>Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p>	<p>Complies with AO2.2</p> <p>All water storage tanks would be fitted with screening.</p>
	<p>AO2.3</p> <p>An environmentally acceptable and energy efficient power supply is constructed, installed and</p>	<p>Complies with AO2.3</p> <p>Electricity is intended to be provided by a twelve volt system with solar panels and batteries that would be augmented by a small generator.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	connected prior to occupation and sited so as to be screened from the road.	
<p>PO3</p> <p>On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with AO3</p> <p>The site has been determined to be suitable for an 'All Waste' septic tank discharging into an 'advanced enviro-septic' bed.</p> <p>A site classification and wastewater management report is attached at Appendix 4.</p>
<p>PO4</p> <p>The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>AO4.1</p> <p>If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.</p>	<p>Not Applicable</p> <p>Water supply would be rainwater stored in tanks.</p>
	<p>AO4.2</p> <p>Surface water is to be used for domestic purposes only.</p>	<p>Complies with AO4.2</p> <p>Water supply would be provided from rainwater tanks.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO5</p> <p>Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.</p>	<p>AO5</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with AO5</p> <p>The proposed Dwelling House would be established within an existing cleared area.</p>
<p>PO6</p> <p>Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p>	<p>AO6.1</p> <p>The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed</p>	<p>Able to comply with AO6.1</p> <p>The exterior finishes of the proposed Dwelling House are yet to be determined; however, should Council consider it necessary they are invited to attach a condition to any approval granted to secure compliance.</p>
	<p>AO6.2</p> <p>The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres</p>	<p>Complies with AO6.2</p> <p>The generator would be a small generator that would not exceed the identified maximum noise level.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO6.3</p> <p>Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p>	<p>Not Applicable</p> <p>Less than 20 litres of fuel would be stored on site at any one time.</p>
<p>PO7</p> <p>Landscaping of the development ensures that the endemic character of the local area is dominant.</p>	<p>AO7.1</p> <p>Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p>	<p>Not applicable</p> <p>No landscaping is proposed.</p>
	<p>AO7.2</p> <p>All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.</p>	<p>Not applicable</p> <p>No landscaping is proposed.</p>
<p>PO8</p> <p>Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives</p>	<p>AO8.1</p> <p>Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC</p>	<p>Not applicable</p> <p>Access would be provided by the existing driveway.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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; r</p>	
	<p>AO8.2</p> <p>Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.</p>	<p>Not applicable</p> <p>Access would be provided by the existing driveway</p>
<p>PO9</p> <p>The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p>AO9.1</p> <p>Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed.</p>
	<p>AO9.2</p> <p>All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO9.3</p> <p>This is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed</p>
	<p>AO9.4</p> <ul style="list-style-type: none"> (a) On-site drainage and stormwater management maintains natural flow regimes; (b) minimises impervious surfaces; (c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.) 	<p>Complies with AO9.4</p> <p>The proposed Dwelling house would be modest in size and would be erected on stumps to maintain natural flow regimes and minimise impervious surfaces.</p>
General requirements – Dwelling house		
PO10	AO10.1	Complies with PO10



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p>	<p>The elements of development and access to the site are included in a Designated Development Area (DDA).</p>	<p>The proposed Dwelling House would be within an existing cleared area and no vegetation is required to be removed.</p>
	<p>AO10.2</p> <p>Development is sited in an existing cleared area or in an area approved for vegetation clearing.</p>	<p>Complies with PO10.2</p> <p>The proposed Dwelling House would be within an existing cleared area and no vegetation is required to be removed.</p>
	<p>AO10.3</p> <p>Any new clearing is limited to a maximum area of 700m² and is sited to be clear of the high bank of any watercourse.</p> <p>Note – The 700m² of clearing does not include an access driveway.</p>	<p>Not applicable</p> <p>No clearing is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO11</p> <p>All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO11</p> <p>The proposed Dwelling House would be located within an existing cleared area.</p>
<p>PO12</p> <p>Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.</p>	<p>AO12.1</p> <p>Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.</p>	<p>Not applicable</p> <p>No fencing is proposed.</p>
	<p>AO12.2</p> <p>External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.</p>	<p>Not applicable</p> <p>No external lighting is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO13</p> <p>House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.</p>	<p>AO13.1</p> <p>Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.</p>	<p>Complies with AO13.1</p> <p>Access would be via the existing access only.</p>
	<p>AO13.2</p> <p>Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p>	<p>Complies with AO13.2</p> <p>Access would be via the existing access only</p>
	<p>AO13.3</p> <p>Vehicular access is constructed prior to house construction.</p>	<p>Complies with AO13.3</p> <p>Access would be via the existing access only</p>
<p>Additional requirements for Nature based Tourism, being forest stay accommodation</p>		
<p>PO14</p>	<p>AO14</p>	<p>Not applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.</p>	<p>Forest stay accommodation:</p> <p>(a) is confined to:</p> <ul style="list-style-type: none"> (i) Precinct 2 – Low impact residential precinct; (ii) Precinct 5 – Low impact rural and tourism enterprise precinct; (iii) Precinct 6 – Low impact tourism accommodation precinct. <p>(b) does not occur above the 60 metre contour;</p> <p>(c) is located on lots of 10 hectares or greater.</p>	<p>The development is a Dwelling House only.</p>
<p>PO15</p> <p>Forest stay accommodation remains ancillary to the primary residential use and the natural values</p>	<p>AO15.1</p> <p>The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces);</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>of the land and the use is compatible with the character and amenity of the locality</p>	<p>Note – Staff includes permanent residents of the dwelling house involved in catering for the use.</p>	
	<p>AO15.2</p> <p>None of the accommodation, whether for guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site.</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>
	<p>AO15.3</p> <p>Forest stay accommodation is located on a site which has an existing cleared area.</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>
	<p>AO15.4</p> <p>The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>AO15.5</p> <p>If forest stay accommodation is provided in buildings which are separate from the dwelling:</p> <ul style="list-style-type: none"> (a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m² (inclusive of verandahs/patios etc.); or (b) a maximum of one communal bunkhouse is provided with a maximum area of 150m² to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.); or (c) a maximum of two communal bunkhouses are provided with a maximum area of 150m² each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc). 	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO15.6</p> <p>No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>
<p>PO16</p> <p>Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.</p>	<p>AO16</p> <p>Development involves guests staying a maximum of 14 consecutive nights.</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>
<p>PO17</p> <p>Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.</p>	<p>AO17</p> <p>Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.</p>	<p>Not applicable</p> <p>The development is a Dwelling House only.</p>
<p>Additional requirements for Precinct 1 – Conservation Precinct</p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO18</p> <p>The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct.</p>	<p>AO18</p> <p>No new development occurs whether on undeveloped or developed land except for:</p> <p>Undeveloped land that meets one or more of the following criteria:</p> <p>Land which has been previously been lawfully cleared and currently remains cleared;</p> <ul style="list-style-type: none"> (a) Land, which is the subject of a current Clearing Permit, but has yet to be cleared; (b) Land, which is subject of a current Operational Works Permit, can be developed for a house subject to compliance with all relevant codes. <p>In addition, minor extensions can be undertaken to an existing development, provided:</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme.</p> <p>or</p> <p>(b) The extent of extensions are determined on a site specific/use specific basis for other land uses,</p> <p>and</p> <p>(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.</p>	
Additional requirements for precinct 2 – Low impact Residential Precinct		
PO19	AO19.1	<p>Not Applicable</p> <p>The site is within precinct 3.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development is for;</p> <p>(a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure;</p> <p>(b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas;</p> <p>(c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code.</p>	<p>Development is limited to one dwelling house per lot.</p>	
	<p>AO19.2</p> <p>Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
	<p>AO19.3</p> <p>Bed and breakfast accommodation is limited to cleared areas on the land; or</p> <p>AO19.4</p> <p>Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use;</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
	<p>AO19.5</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Bed and breakfast accommodation occurs on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1 bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site.</p>	<p>The site is within precinct 3.</p>
	<p>AO19.6</p> <p>Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
<p>Additional requirements for Precinct 3 – Low Impact Commercial Precinct</p>		
<p>PO20</p> <p>Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.</p>	<p>AO20</p> <p>Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.</p>	<p>Not Applicable</p> <p>The development is a Dwelling House only.</p>
<p>PO21</p> <p>Development is small scale and provides a necessary service to the surrounding community</p>	<p>AO21</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The development is a Dwelling House only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO22</p> <p>Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p>AO22</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The development is a Dwelling House only.</p>
<p>Additional requirements for Precinct 4 – Low Impact community Purposes Precinct</p>		
<p>PO23</p> <p>Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community;</p> <p>or</p> <p>Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.</p>	<p>AO23</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO24</p> <p>Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p>AO24</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
<p>Additional Requirements for Precinct 5 – Low Impact Rural Production and Tourism Enterprise Precinct</p>		
<p>PO25</p> <p>Development complements, protects and enhances the environmental and scenic values of the site.</p>	<p>AO25.1</p> <p>One dwelling house establishes per lot.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
	<p>AO25.2</p> <p>Any other development is limited to existing cleared areas on the site.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
	<p>AO25.3</p> <p>No development is to occur above the 60 metre contour line.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO25.4</p> <p>Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
<p>PO26</p> <p>Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.</p>	<p>AO26</p> <p>Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
<p>PO27</p> <p>Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p>AO27</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>



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Performance outcomes	Acceptable outcomes	Compliance
Additional requirements for Precinct 6 – Low Impact Tourist Accommodation Precinct		
<p>PO28</p> <p>Development complements, protects and enhances the environmental and scenic values of the site.</p>	<p>AO28.1</p> <p>One dwelling house establishes per lot.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
	<p>AO28.2</p> <p>Any other development is limited to existing cleared areas on the site.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
	<p>AO28.3</p> <p>No development is to occur above the 60 metre contour line.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
<p>PO29</p> <p>Development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.</p>	<p>AO29</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The site is within precinct 3.</p>
<p>PO30</p>	<p>AO30</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy – Environmental management plans SC6.4 provides further guidance on meeting the performance outcome</p>	<p>No acceptable outcomes are prescribed.</p>	<p>The site is within precinct 3.</p>



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8.2.7 Natural areas overlay code

8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.

- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
 - (a) MSES – Protected area;
 - (b) MSES – Marine park;
 - (c) MSES – Wildlife habitat;
 - (d) MSES – Regulated vegetation;
 - (e) MSES – Regulated vegetation (intersecting a Watercourse);
 - (f) MSES – High ecological significance wetlands;
 - (g) MSES – High ecological value waters (wetlands);
 - (h) MSES – High ecological value waters (watercourse);
 - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.



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(3) When using this code, reference should be made to Part 5.

8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;

(ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is avoided within:

(i) areas containing matters of state environmental significance (MSES);

(ii) other natural areas;

(iii) wetlands and wetland buffers;

(iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

(i) protects and enhances areas containing matters of state environmental significance;

(ii) provides appropriate buffers;

(iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;



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- (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats;
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

8.2.7.3 Criteria for assessment

Table 8.2.7.3.a – Natural areas overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1	AO1.1	Complies with AO1.1



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development protects matters of environmental significance.</p>	<p>Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2</p> <p>A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.</p> <p>or</p> <p>AO1.3</p> <p>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water</p>	<p>The identified environmental value on the site is the regulated vegetation. The proposed Dwelling House would not involve the removal of any vegetation.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	quality, hydrology and biological processes.	
Management of impacts on matters of environmental significance		
<p>PO2</p> <p>Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2</p> <p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; 	<p>Complies with AO2</p> <p>The proposed Dwelling House would be accessed via the existing access and the development would be within an existing cleared area and no additional clearing would be required to facilitate the development or the associated services.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	
<p>PO3</p> <p>An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1</p> <p>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within Urban areas.</p> <p>or</p> <p>AO3.2</p> <p>A buffer for an area of state environmental significance is applied and maintained, the width of</p>	<p>Not Applicable</p> <p>There are not wetland protection areas within the vicinity of the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p>Not Applicable There are not wetland protection areas within the vicinity of the site.</p>
	<p>AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.</p>	<p>Not Applicable There are not wetland protection areas within the vicinity of the site.</p>
<p>PO5 Development avoids the introduction of non-native pest species (plant or animal) that pose a</p>	<p>AO5.1 Development avoids the introduction of non-native pest species.</p>	<p>Complies with AO5.1 There is no intention to introduce non-native pest species to the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
risk to ecological integrity.	<p>AO5.2</p> <p>The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	<p>Not Applicable</p> <p>There are no known pest species that reside on the site.</p>
Ecological connectivity		
<p>PO6</p> <p>Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1</p> <p>Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p>	<p>Complies with AO6.1</p> <p>No vegetation is required to be removed to facilitate the development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	
<p>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1</p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>Complies with AO7.1</p> <p>The proposed Dwelling House is low rise and would be located in an existing cleared area setback from any vegetation and any watercourse.</p>
<p>Waterways in an urban area</p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8</p> <p>Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	<p>AO8.1</p> <p>Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p>AO8.2</p> <p>Development does not occur on the part of the site affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within 8.</p>	<p>Not Applicable</p> <p>The site is not considered to be within an urban area.</p>
<p>Waterways in a non-urban area</p>		
<p>PO9</p> <p>Development is set back from waterways to</p>	<p>AO9</p> <p>Development does not occur on that part of the site</p>	<p>Not applicable</p> <p>The site does not contain a waterway corridor.</p>



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Performance outcomes	Acceptable outcomes	Compliance
protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	affected by a waterway corridor. Note – Waterway corridors are identified within table 8.2.7.3.b.	

8.2.7.3.a — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top



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	of the high bank.
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8.2.10 Transport network overlay code

8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.

- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:



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- (i) Principal route;
- (ii) Future principal route;
- (iii) District route;
- (iv) Neighbourhood route;
- (v) Strategic investigation route.

(3) When using this code, reference should be made to Part 5.

8.2.10.2 Purpose

(1) The purpose of the Transport network overlay code is to:

- (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
- (b) enable an assessment of whether development is suitable on land within the Transport network overlay.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development provides for transport infrastructure (including active transport infrastructure);
- (b) development contributes to a safe and efficient transport network;
- (c) development supports the existing and future role and function of the transport network;
- (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

8.2.10.3 Criteria for assessment



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Table 8.2.10.3.a – Transport network overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
<p>PO1</p> <p>Development supports the road hierarchy for the region.</p> <p>Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO1.1</p> <p>Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p>	<p>Complies with AO1.1</p> <p>The principle of the establishment of a Dwelling House in the site is accepted by the Planning Scheme.</p>
	<p>AO1.2</p> <p>Development does not compromise the safety and efficiency of the transport network.</p>	<p>Complies with AO1.2</p> <p>The proposed development would be accessed by an existing access that is established in the land and would not affect the functioning of the road network.</p>
	<p>AO1.3</p>	<p>Complies with AO1.3</p>



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	Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Access would be from Maple Road, being the lower order road.
<p>PO2</p> <p>Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2</p> <p>Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2;</p> <p>(a) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p>Not Applicable</p> <p>No upgrades are identified as being required.</p>
<p>PO3</p> <p>Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p>Not Applicable</p> <p>The site is not identified within a major transport corridor buffer.</p>



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<p>adverse impacts on amenity for the sensitive land use.</p>		
<p>PO4</p> <p>Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO4.1</p> <p>Development is compatible with the role and function (including the future role and function) of major transport corridors.</p>	<p>Complies with AO4.1</p> <p>The principle of the development of a Dwelling House is accepted by the Planning Scheme.</p>
	<p>AO4.2</p> <p>Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p>Complies with AO4.2</p> <p>Access would be provided by the existing access off Maple Road.</p>
	<p>AO4.3</p> <p>Intersection and access points associated with major transport corridors are located in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; and</p>	<p>Not Applicable</p> <p>No new intersections or access points with major transport corridors are proposed.</p>



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	(b) any relevant Local Plan.	
	<p>AO4.4</p> <p>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>Not Applicable</p> <p>No new intersections or access points with major transport corridors are proposed.</p>
<p>PO5</p> <p>Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO5</p> <p>All existing vegetation would be retained.</p>
<p>Pedestrian and cycle network</p>		
<p>PO6</p> <p>Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to</p>	<p>AO6.1</p> <p>Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement</p>	<p>Not Applicable</p> <p>The development of a Dwelling House would not affect any pedestrian or cycle routes.</p>



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<p>achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p>	
	<p>AO6.2</p> <p>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p>Not Applicable</p> <p>No pedestrian or cycle route is required to be constructed.</p>



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9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment;
or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where it does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;



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- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
- (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Secondary dwellings:</p> <ul style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties. 	<p>AO1</p> <p>The secondary dwelling:</p> <ul style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	<p>Not Applicable</p> <p>No secondary dwelling is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Resident’s vehicles are accommodated on- site.</p>	<p>AO2</p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <p>(a) 2 car parking spaces which may be in tandem for the dwelling house;</p> <p>(b) 1 car parking space for any secondary dwelling on the same site.</p>	<p>Complies with AO2</p> <p>Sufficient cleared area is available on site to accommodate the required car parking spaces.</p>
<p>PO3</p> <p>Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create an overbearing development for adjoining dwelling houses and their private open space;</p>	<p>AO3</p> <p>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	<p>Complies with AO3</p> <p>Refer to the assessment against the Conservation Zone code.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.		



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do



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not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table 9.4.1.3.a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in 9.4.1.3.b for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies with AO1.1</p> <p>Sufficient cleared area exists onsite to accommodate the required car parking.</p>
	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used</p>	<p>Complies with AO1.2</p> <p>The existing car parking spaces would be freely available for the parking of vehicles.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>for external storage purposes, the display of products or rented/sub-leased.</p>	
	<p>AO1.3</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p>	<p>Not Applicable</p>
	<p>AO1.4</p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>Not Applicable</p>
<p>PO2</p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2</p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p>	<p>Complies with AO2</p> <p>The car parking spaces would satisfy the relevant Australian Standards.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Complies with AO3.1 Access to the site would be via the existing single access. Complies with AO3.2 Access to the site would be via the existing single access.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p>	<p>Complies with AO3.3</p> <p>Access to the site would be via the existing single access.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p>AO3.4</p>	<p>Complies with AO3.4</p>



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Performance outcomes	Acceptable outcomes	Compliance
	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.	Access to the site would be via the existing single access.
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Not Applicable</p>
<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Not Applicable</p>
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.3.1.b</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>A07.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	<p>Not Applicable</p>
	<p>A07.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Not Applicable</p>
	<p>A07.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not Applicable</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p>	<p>A08</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The existing access driveways is considered to satisfy the relevant Australian Standards.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>Not Applicable</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; 	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not Applicable

Table 9.4.1.3.a – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car	n/a	n/a	VAN



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>spaces to be provided for set down and collection; plus 1 space per employee.</p> <p>Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.</p>			
Club	<p>Unlicensed clubrooms: 1 space per 45m² of GFA.</p> <p>Licensed clubrooms: 1 space per 15m² of GFA.</p>	1 space per 4 employees.	n/a	<p>Licensed and equal or greater than 1500m²: RCV</p> <p>Other: VAN</p>
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools:	Primary school or secondary schools:	Required for all educational establishments with a	RCV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students.</p> <p>Tertiary and further education:</p> <p>1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.</p>	<p>1 space per 5 students over year 4.</p> <p>Tertiary and further education:</p> <p>2 spaces per 50 full time students.</p>	<p>GFA greater than 2000m².</p>	
<p>Food and drink outlet</p>	<p>1 space per 25m² GFA and outdoor dining area.</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan:</p> <p>1 space per 50m² of GFA, and outdoor dining area.</p>	<p>1 space per 100m² of GFA, and outdoor dining area.</p>	<p>n/a</p>	<p>See Table 9.4.1.3.d</p>



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle	1 space per 100m ² of GFA.	n/a	LRV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>shop is provided, queuing lane/s on site for 12 vehicles.</p> <p>Note - Use standard for any Short Term Accommodation for hotel accommodation use.</p>			
Indoor sport and recreation	<p>Squash court or another court game: 4 spaces per court.</p> <p>Basketball, netball, soccer, cricket: 25 spaces per court / pitch.</p> <p>Ten pin bowling: 3 spaces per bowling lane.</p> <p>Gymnasium: 1 space per 15m² of GFA.</p>	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p>	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	<p>1 space per 25m² of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5:</p>	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.d



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA			
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	<p>Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p>	<p>Football: 5 space per field.</p> <p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p>	n/a	RCV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Note - Use standard for Club for clubhouse component.	Golf course: 1 space per 15m ² of GFA for clubhouse component.		
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Resort complex	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	n/a	RCV
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space	n/a	n/a	LRV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	per 2 staff members; plus 1 car parking space for ambulance parking.			
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table 9.4.3.1.d



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table9.4.3.1.d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.	1 space per 10 rooms	n/a	SRV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be interchangeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	Indoor: 1 space per 15m ² of GFA. Outdoor cinema: 1 space per 5m ² of designated viewing area, plus 1 car space per 2 employees.	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number		To be determined



20193012 – Cape Tribulation Road, Cow Bay

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		of vehicles likely to be parked at any one time.		

Table 9.4.1.3.b – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle



20193012 – Cape Tribulation Road, Cow Bay

AV	19 metre articulated vehicle from AUSTRROADS
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Table 9.4.3.1.c – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1



20193012 – Cape Tribulation Road, Cow Bay

3600 and over	To be determined via a parking study.
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Table 9.4.3.1.d – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			

SITE CLASSIFICATION AND WASTEWATER MANAGEMENT REPORT, EARTHTEST



Site Classification

And

Wastewater Management System

For

Troy Read

At

Lot 338 Cape Tribulation Road

Cow Bay

INTRODUCTION:

Earth Test has been engaged by Troy Read to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 338 Cape Tribulation Road, Cow Bay.

Real Property Description:-

Lot 338, on RP 738178

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in July 2019.

SITE FACTORS:

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

The Lot has an area of 10100 square metres and is a clearing in the rainforest.

The water supply to the site is onsite roof rainwater with the ability to pump from the creek

No rock outcrops were noted at the site. An intermittent watercourse as shown on the site plan.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, one borehole BH1 and one constant head soil permeability test P1 as shown on the site plan.

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



BH1 being sampled at Lot 338 Cape Tribulation Road, Cow Bay



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Troy Read.		DATE SAMPLED: 29/07/2019
PROJECT: Lot 338 Cape Tribulation Road, Cow Bay.		Sampled by: G. Negri
REPORT DATE: 02/08/19		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.8	Brown Silty-Clay with Gravel	Disturbed sample 0.6- 0.9m.
1.8	Rock	Watertable not encountered



ATTERBERG LIMITS TEST REPORT

CLIENT: Troy Read

SAMPLE No: SI 306-19

PROJECT: Lot 338 Cape Tribulation Road, Cow Bay

DATE SAMPLED: 29/07/2019

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 02/08/19

Tested By: P. Weigand

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	41%
Plastic Limit: AS 1289.3.2.1	27%
Plasticity Index: AS 1289.3.3.1	14%
Linear Shrinkage: AS 1289.3.4.1	7.5%
Length Of Mould:	250.0mm
Cracking, Crumbling, Curling, Number Of Breaks:	Three Breaks
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	17.4%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Troy Read

SAMPLE No: SI 306-19

PROJECT: Lot 338 Cape Tribulation Road, Cow Bay.

DATE SAMPLED: 29/07/2019

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

Tested By: G. Negri

REPORT DATE: 02/08/19

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	2	2
0.1 – 0.2	2	3
0.2 – 0.3	3	3
0.3 – 0.4	3	3
0.4 – 0.5	2	2
0.5 – 0.6	3	3
0.6 – 0.7	3	5
0.7 – 0.8	3	5
0.8 – 0.9	5	6
0.9 – 1.0	5	7
1.0 – 1.1	4	6
1.1 – 1.2	4	5
1.2 – 1.3	3	4
1.3 – 1.4		
1.4 – 1.5		
1.5 – 1.6		
1.6 – 1.7		
1.7 – 1.8		
1.8 – 1.9		
1.9 – 2.0		



SITE CLASSIFICATION

Lot 338 Cape Tribulation Road, Cow Bay.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a moderately reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $20 < y_s \leq 40$ mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"M"**.

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.

A handwritten signature in black ink, appearing to read "Gavin Negri". The signature is written in a cursive style.

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

Lot 338 Cape Tribulation Road, Cow Bay.

The site and soil evaluation carried out on 29/07/2019 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	1 to 4 to 25 degrees
Shape	Linear-Planar
Aspect	West
Exposure	Moderate – Clearing in rainforest.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Nil
Vegetation	Clearing in rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not noted during investigation.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Nil

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	15%
Measured Permeability Ksat (m/d)	P1= 1.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20



WASTEWATER MANAGEMENT SYSTEM

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

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

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

SYSTEM SIZING FACTORS.

A population equivalent of four (4) persons has been chosen for the proposed two bedroom dwelling.

The residence will be connected to an onsite roof rain water supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

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

Note: - Garbage grinders are not permitted.

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

The daily flow for the dwelling (4 persons @ 150 L/person/day) will be 600 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$L = 600 / (20 \times 2.38) \\ = 12.6\text{m.}$$

Use one 12.6m long by 2.38m wide Advanced Enviro-Septic bed.

See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² be applied to the scarified base before laying the sand

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.

AS Sieve Size (mm)	Percent Passing %
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.

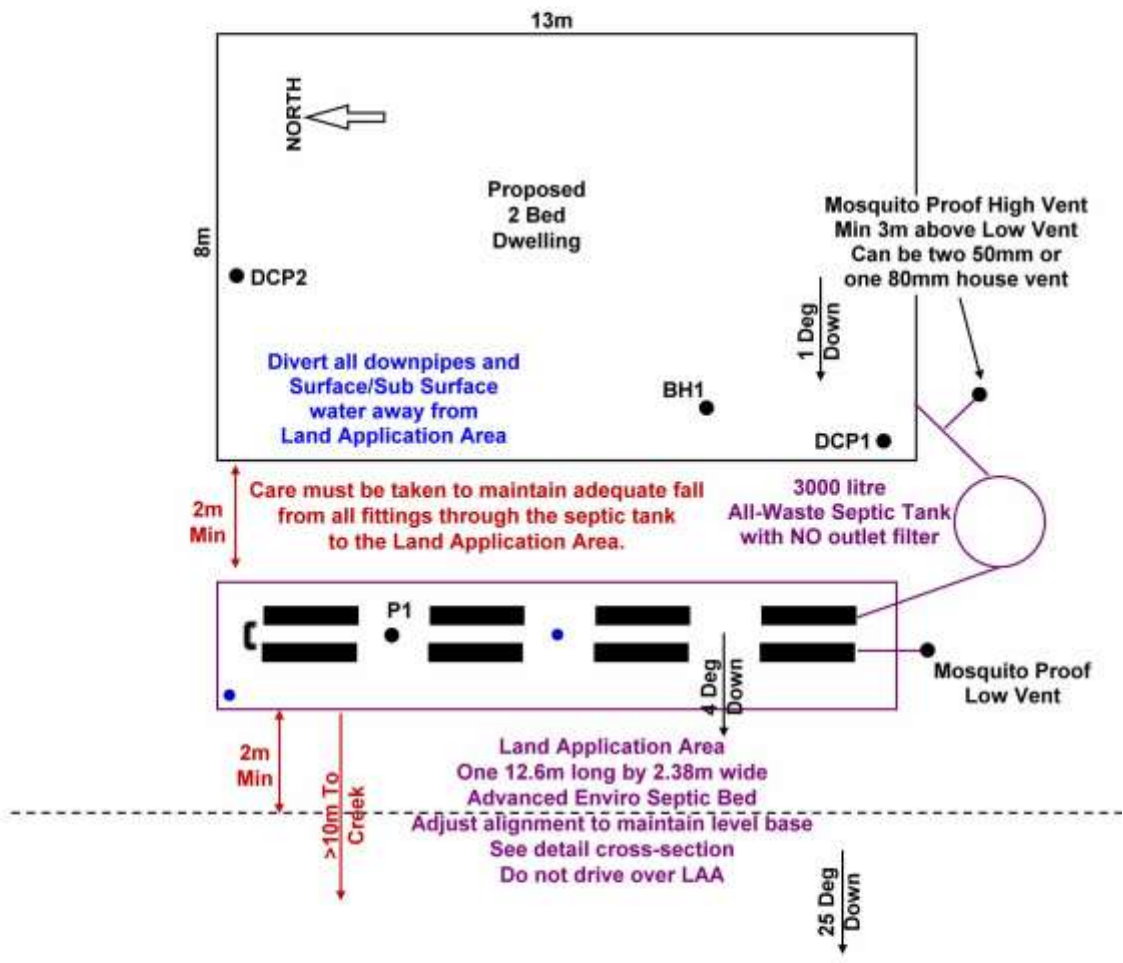
Operation and Maintenance

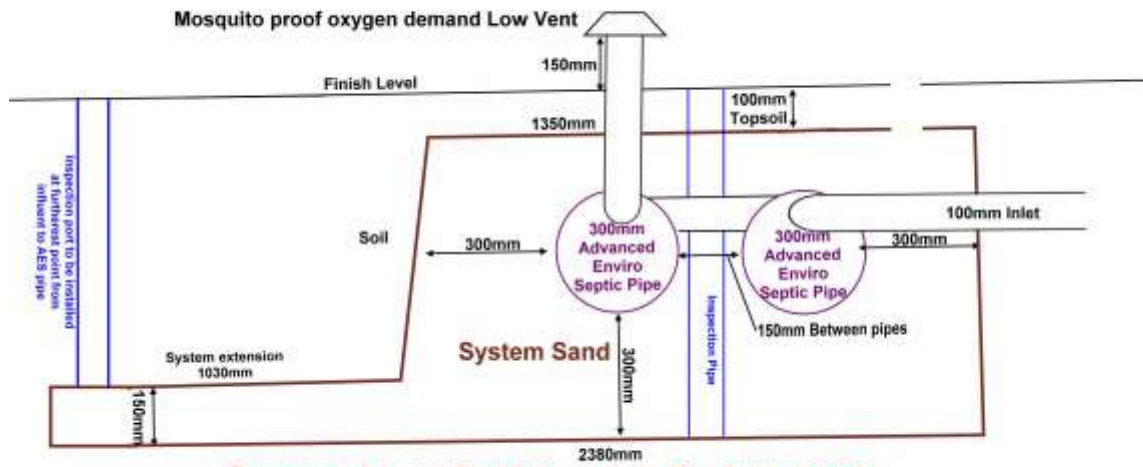
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri
Earth Test



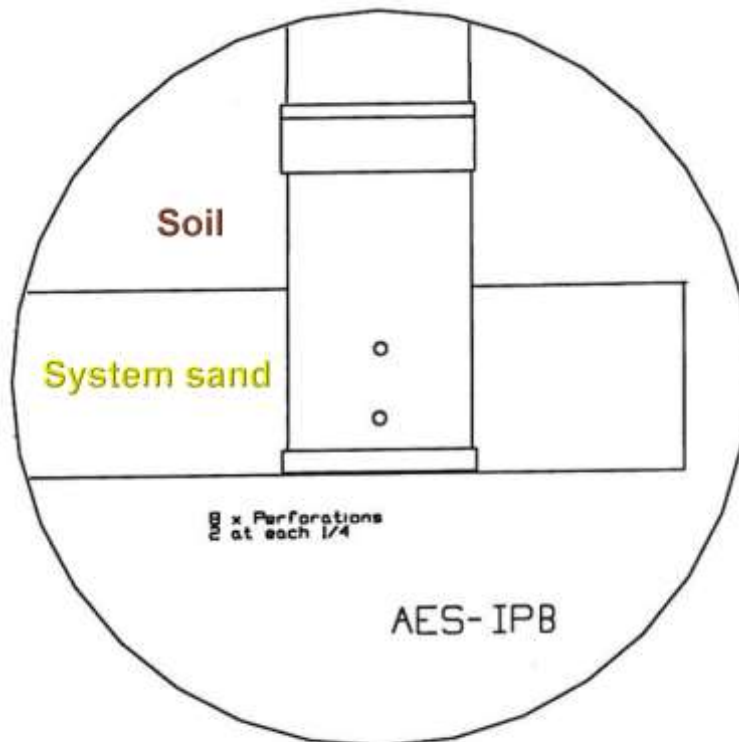
SITE PLAN
Lot 338 Cape Tribulation Road, Cow Bay.
NOT TO SCALE



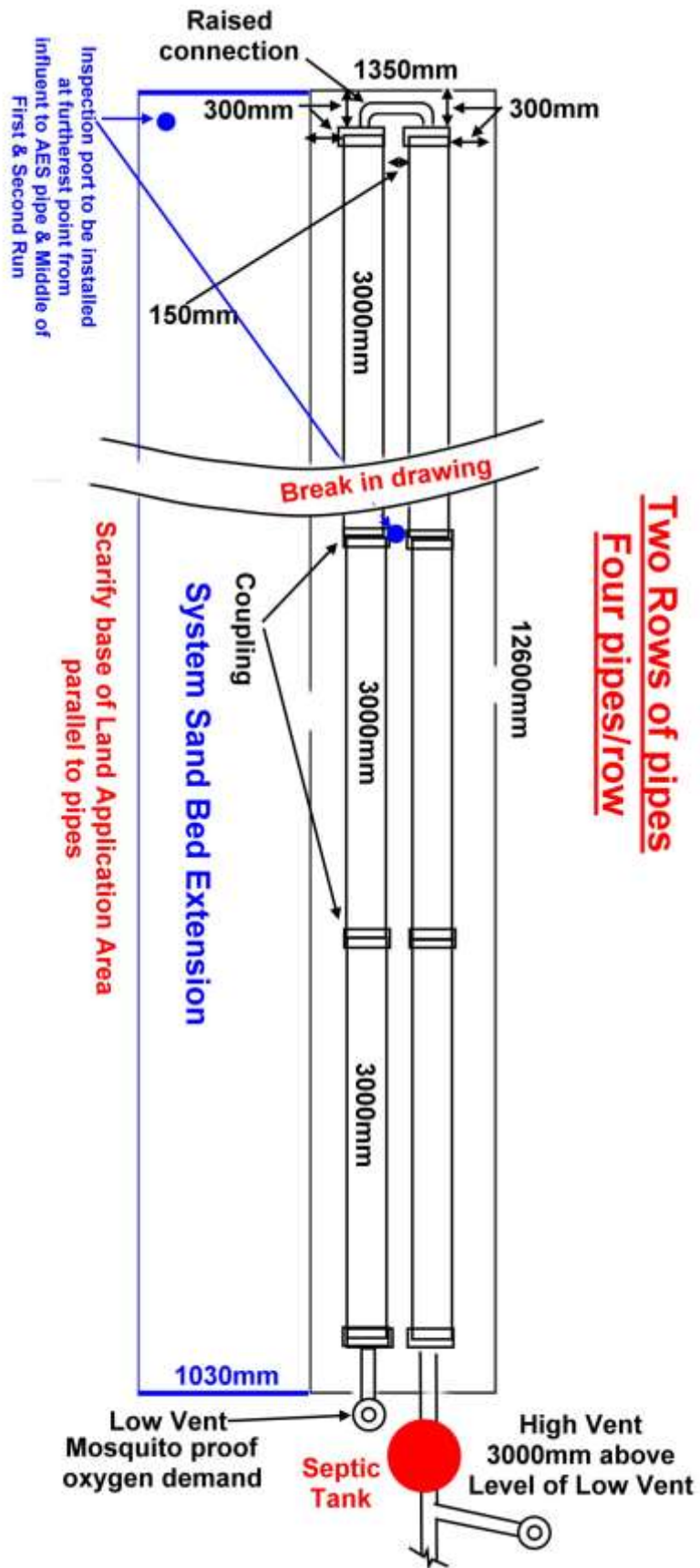


Base must be scarrified 200mm deep. Parallel to AES Pipes

**2380mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section**



AES Inspection point detail



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

Site Address	Lot 338 Cape Tribulation Road, Cow Bay	State	QLD	Post Code	4873
Client Name	Troy Read				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (see QRCC)	15092731
Plumber Name		Plumber Ph Number		Plumb / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number		Date	30/7/19

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	
meter loading rate, "30" for Advanced Secondary or "38" Secondary	30	>> This design is for an ADVANCED SECONDARY system	
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents	
Number of person	4	a septic tank outlet filter is NOT RECOMMENDED	
Daily Design Flow Allowance Litre/Person/Day	150		
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters	
Surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Category may require design considerations. Ref AS1547	
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.	
Bore log depth below system Basal area	1400	>> Min depth below basal area is 600 mm to establish water table or re	
Enter System footprint Slope in % for standard AES systems to calculate	7	>> Consideration required for Sloping sites. Ref AS1547. refer comment	
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system	
PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES			

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

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.
- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	600	l/d			
Min Length of AES pipe rows to treat loading	10.0	lm	Lth m : (L)	12.6	12.6
Number of FULL AES Pipe lengths per row	4	lths	Width m:(W)	1.35	1.03
Total Capacity of AES System pipe in Litres	1696	ltr.	Sand Depth :	0.75	0.15
			Area m2	17.0	13.0

DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)

IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"

Enter Custom Width in metre

AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$	Length	Width	Minimum AES foot print required .
<i>for this Basic Serial design is</i>	12.6	x 2.38	= 30.0 m2 total

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

PLEASE email your AES CALC and Drawings to
DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU



Digitally signed by Steve Dennis
DN: cn=Steve Dennis, o=Chankar Environmental, ou=Resign Review, email=designreview@enviro-septic.com.au, c=AU
Date: 2019.07.30 15:20:35 +10'00'
Designreview@enviro-septic.com.au

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

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

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



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