

# DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	BENCK MARKETING SERVICE P/L T/A PATIO WORLD
Contact name (only applicable for companies)	CATHY HEARD
Postal address (PO Box or street address)	39 CANNON STREET,
Suburb	MANUNDA
State	QLD
Postcode	4870
Country	AUSTRALIA
Contact number	(07) 4032 1166
Email address (non-mandatory)	<a href="mailto:cathy@patioworld.com.au">cathy@patioworld.com.au</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	H5225

## PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)			
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <i>DA Forms Guide: Relevant plans</i> .			
2.1) Street address and lot on plan			
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>			
<input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).			
Unit No.	Street No.	Street Name and Type	Suburb

	125	ALCHERA DRIVE	MOSSMAN QLD
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	1	RP734027	DOUGLAS SHIRE COUNCIL

## 2.2) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☐ Not required

## 3) Are there any existing easements over the premises?

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

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

# PART 3 – FURTHER DETAILS

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

- ☒ Yes – proceed to 8)
- ☐ No

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

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

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

## 7) Information request under Part 3 of the DA Rules

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

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

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

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

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

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

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

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

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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## PART 4 – REFERRAL DETAILS

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

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

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

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

Referral requirement	Referral agency	Date referral response

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

## PART 5 – BUILDING WORK DETAILS

14) Owner's details

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

Name(s) (individual or company full name)	MICHAEL GAGHAN
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	125 ALCHERA DRIVE
Suburb	MOSSMAN
State	QLD

Postcode	4873
Country	AUSTRALIA
Contact number	0404 427 849
Email address (non-mandatory)	<a href="mailto:michaelgagham@gmail.com">michaelgagham@gmail.com</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

#### 15) Builder's details

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

Name(s) (individual or company full name)	BENCK MARKETING SERVICE P/L T/A PATIO WORLD
Contact name (applicable for companies)	CATHY HEARD
QBCC licence or owner – builder number	56714
Postal address (P.O. Box or street address)	39 CANNON STREET
Suburb	MANUNDA
State	QLD
Postcode	4870
Contact number	(07) 4032 1166
Email address (non-mandatory)	<a href="mailto:cathy@patioworld.com.au">cathy@patioworld.com.au</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

#### 16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit  
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment  
☐ Impact assessment (requires public notification)

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

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

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

NEW CARPORT

e) Proposed construction materials

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

f) Existing building use/classification? (if applicable)

Dwelling 1a

g) New building use/classification? (if applicable)
10a
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$23,955

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input checked="" type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$357.60	27/01/22	014375387

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</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 (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) 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><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>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</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

### For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

### 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	

### Additional information required by the local government

Confirm proposed construction materials:

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

### Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)	
New building use/classification?	
Site area (m <sup>2</sup> )	Floor area (m <sup>2</sup> )

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**CAIRNS**

**P:** 07 4041 0111 **E:** admincns@gmcert.com.au

**310 Gatton Street, Manunda, Qld, 4870**

P.O. Box 2760, Nerang Qld 4211



19 February 2022

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Application for Building Works Assessable Against a Planning Scheme  
125 Alchera Drive, Mossman (Lot 1/RP734027)**

GMA Certification Group has been engaged to assess an application for a carport as illustrated on the enclosed plans. The allotment is zoned Industry and is affected by the following local plans and overlays:

- Local Plans – Mossman, Precinct 8
- Acid Sulfate Soils

The proposed setbacks do not comply with the Acceptable Solutions of the Industry Zone Code. Accordingly, an application for Building Works Assessable Against a Planning Scheme is enclosed for council's consideration which includes:

- DA Form 2
- Assessment against the relevant codes
- 1 x copy of plans

[www.gmacert.com.au](http://www.gmacert.com.au)

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BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

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## Assessment under Douglas Shire Planning Scheme 2018 version 1.0

The following table represents an assessment of the proposal with respect to Industry Zone Code.

Industry Zone Code		
Performance Outcome	Acceptable Outcome	Conclusion
PO1 The height of buildings and structures is consistent with those of nearby buildings.	AO1 Buildings and structures are not more than 10 metres in height.	<b>Complies</b> The proposed carport has a total height of less than 3m
PO2 Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.	<p>AO2.1 Buildings, structures, display and storage areas are set back a minimum of:</p> <p>(a) 8 metres to a State-controlled road</p> <p>(b) 6 metres from any other road frontage(s)</p> <p>AO2.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either:</p> <p>(a) 0 metres from the side and rear boundaries; or</p> <p>(b) 2.5 metres or <math>\frac{1}{4}</math> of the height of the building, whichever is the greater; and</p> <p>(c) not any distance between 0 metres and 2.5 metres.</p> <p>Note – Building Code requirements must be satisfied.</p> <p>AO2.3 Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or <math>\frac{1}{4}</math> of the height of the building, whichever is the greater from the common boundary.</p>	<p>The carport is proposed to be 2.9m from the Berzinki Street frontage in lieu of the required 6m.</p> <p>The carport is proposed to be in line with the existing dwelling building line.</p> <p>The proposal is a light weight structure and is unenclosed on three sides. It would not add any significant height or bulk to that of the existing dwelling or block fence to the side and front boundary and would not result in any significantly greater enclosure of the street by built form than the existing enclosure provided by the established boundary wall/fence.</p> <p>Given the existing boundary treatment and the minor nature of the development, it would similarly not affect the outlook or views of neighbouring residents or adversely affect the safety of the public.</p> <p>Side boundary setbacks comply.</p>
PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.	AO3 The site coverage of buildings does not exceed 60%.	<b>Complies</b> Total site cover is equal to 28%



<p>PO4 Development provides a quality workplace.</p>	<p>AO4.1 Pedestrian entrances to buildings are: (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p> <p>AO4.2 Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).</p> <p>AO4.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p> <p>AO4.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p> <p>AO4.5 Car parking surfaces are constructed or coated with glare-reducing materials</p>	<p><b>Not Applicable</b> Development is of existing residential dwelling use</p>
<p>PO5 The appearance and amenity of development is enhanced through landscaping works.</p>	<p>AO5.1 A minimum of 20% of the site is provided with space available for landscape planting.</p> <p>AO5.2 A 2 metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.</p> <p>AO5.3 Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.</p>	<p><b>Complies</b> Development is of existing residential construction with existing landscaping work. The carport is proposed to be constructed over the existing driveway. No significant decrease to landscaping is proposed.</p>

	AO5.4 Landscape planting consists of hardy tropical species suited to Douglas Shire's climatic conditions.	
PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.	AO6 All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.	<b>Not applicable</b> Development is of existing residential dwelling use.
PO7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.	AO7 No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway	<b>Complies</b> Development is of existing residential dwelling use. No advertising is proposed
PO7 The movement of traffic on roads is not compromised by access and egress to the site	AO7.1 Site access for vehicles is limited to one point per road frontage. or  AO7.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.  AO7.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.	<b>Complies</b> Existing site access is to remain. No changes are proposed.
PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.	AO8.1 Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.  AO8.2 Roof and storm water are directed away from areas of potential contamination.  AO8.3 Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.	<b>Complies</b> Development is of existing residential dwelling use. No potential contaminants are existing or proposed.  Stormwater is to be directed to the street.
PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone and protects the zone from the intrusion of inconsistent uses.	AO9 Uses identified in Table 6.2.5.3.b are not established in the Industry zone.	<b>Complies</b> The existing use is inconsistent with Table 6.2.5.3.b however, the use is an established and approved use. No changes or increase in use are proposed.
PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated	AO10 No acceptable outcomes are prescribed	<b>Complies</b> The existing use is inconsistent with Table 6.2.5.3.b however, the use is an established and approved use. No changes or increase in use are proposed that

with the: (a) the Accommodation activity group, located outside the Industry zone; (b) the Sensitive land use activity group, located outside the Industry zone.		would affect the current standards or amenity in terms of noise, air, odour, electrical interference or vibrations.
PO11 New lots contain a minimum area of 1000m <sup>2</sup> .	AO11 No acceptable outcomes are prescribed.	<b>Not applicable</b>
PO12 New lots have a minimum road frontage of 20 metres	AO12 No acceptable outcomes are prescribed.	<b>Not applicable</b>
PO13 New lots contain a 20 metre x 40 metre rectangle	AO13 No acceptable outcomes are prescribed.	<b>Not applicable</b>

The following table represents an assessment of the proposal with respect to Mossman Local Plan.

Mossman Local Plan		
Performance Outcome	Acceptable Outcome	Conclusion
PO1 Building and structures complement the height of surrounding development.	AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	<b>Complies</b> The proposed carport has a total height of less than 3m
PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	<p>AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxtan Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site.</p> <p>AO1.2 Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular: (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley.</p>	<b>Complies</b> No changes to existing landscaping is proposed.

	AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to: (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road	
PO2 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	AO2 Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	<b>Complies</b> Development is not adjacent to gateways and key intersections
PO3 Landscaping of development sites complements the existing tropical character of Mossman.	AO3 Landscaping incorporates the requirements of Planning scheme policy SC 6.2-Landscaping.	<b>Complies</b> No changes to existing landscaping is proposed.
P04 Development does not compromise the safety and efficiency of the State-controlled road network.	AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	<b>Complies</b> No direct access is existing or proposed.
PO21 Low impact industry uses are the predominant form of industry	AO21 Development for industrial purposes consists of service industry or low impact industry uses	<b>Complies</b> Land use is an approved and established residential dwelling house.
PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	AO22 Office or retail uses: (a) are ancillary to an industrial use; or (b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive	<b>Complies</b> Land use is an approved and established residential dwelling house.
PO23 Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	<b>Complies</b> Land use is an approved and established residential dwelling house and will not affect the amenity of adjacent and nearby residential land uses as detailed above and below.

The following table represents an assessment of the proposal with respect to Acid Sulphate Overlay Code.

Acid Sulphate Overlay Code		
Performance Outcome	Acceptable Outcome	Conclusion
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or  AO1.2 An acid sulfate soils investigation is undertaken.	<b>Complies</b> No excavation of filling is proposed

<p>PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated.</p> <p>Or</p> <p>AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p>	
<p>PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p><b>Complies</b> No excavation of filling is proposed</p>

The following table represents an assessment of the proposal with respect to Access and Parking Code.

Access and Parking Code		
Performance Outcome	Acceptable Outcome	Conclusion
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having</p>	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note -</p>	<p><b>Complies</b> A minimum of 2 carparking spaces are existing on-site. The proposed carport is the provide</p>

<p>particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>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>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>shading and weather protection only.</p>
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p><b>Not applicable</b></p>
<p>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; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3 Driveways are: (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><b>Complies</b> The proposed carport development will utilise the existing driveway crossover. No additional crossovers are proposed.</p>



	<p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (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; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>Not applicable</b>
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard	<b>Not applicable</b>
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>Not applicable</b>
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (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; (c) is easily and safely accessible from outside the site.	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement</p>	<b>Not applicable</b>

PO8 Development provides walking and cycle routes through the site which: (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; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.  AO9.2 Service and loading areas are contained fully within the site.  AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement	<b>Not applicable</b>
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough 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.	<b>Not applicable</b>

The following table represents an assessment of the proposal with respect to Environmental Performance Code.

Environmental Performance Code		
Performance Outcome	Acceptable Outcome	Conclusion
PO1 Lighting incorporated within development does not cause an	AO1.1 Technical parameters, design, installation, operation	<b>Complies</b>



adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	<p>and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p> <p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights</p>	No additional lighting is proposed.
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or</p> <p>AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping.</p>	<p><b>Complies</b></p> <p>The proposed development will not involve activities that would cause noise related environmental harm or nuisance. No change or increase of use is proposed.</p>
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated; or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p>	<p><b>Complies</b></p> <p>The proposed development will not involve activities that would cause an increase in airborne particles or emissions generated. No change or increase of use is proposed.</p>
PO4 Potential odour causing activities associated with the development are avoided	AO4.1 The development does not involve activities that create odorous emissions; or	<p><b>Complies</b></p> <p>The proposed development will not involve activities that would</p>

through design, location and operation of the activity.	AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	cause odour emissions. No change or increase of use is proposed.
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p>	<p><b>Complies</b></p> <p>The existing use of a dwelling house is to be maintained with no increase of use. Existing means of residential waste and recycling is to be maintained.</p>
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or</p> <p>AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance</p>	<p><b>Complies</b></p> <p>The existing use of a dwelling house is to be maintained with no increase of use.</p>
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site	<p>AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p><b>Complies</b></p> <p>Stormwater from the new carport roof will be directed to the lawful point of discharge.</p> <p>Sediment control measured will be put in place during construction, however, minimal sediment disturbance is to be expected.</p>

disturbance; (d) site management and control measures	AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.	
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The following table represents an assessment of the proposal with respect to Infrastructure Works Code

Infrastructure Works Code		
Performance Outcome	Acceptable Outcome	Conclusion
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<p>AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p> <p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p> <p>AO1.5 Decks, verandahs, stairs, posts and other structures</p>	<p><b>Complies</b></p> <p>Development is within property boundaries only. No Council infrastructure is to be altered.</p>

	located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges	
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.	<p>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p> <p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p><b>Complies</b></p> <p>Development is within property boundaries only. No Council infrastructure is to be altered</p>
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	<p>AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or</p> <p>AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	<p><b>Complies</b></p> <p>Development is within property boundaries only. No Council infrastructure is to be altered. The existing construction is connected to Council infrastructure.</p>
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	<p>AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed</p>	<p><b>Complies</b></p> <p>Development is within property boundaries only. No Council infrastructure is to be altered. The existing construction is connected to Council infrastructure.</p>

	disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).	
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	<p>AO5.1 A connection is provided from the premises to Council's drainage system; or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.</p> <p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p>	<p><b>Complies</b></p> <p>All stormwater is to be directed to the lawful point of discharge via downpipes and surface drainage.</p> <p>Minimal levels of additional roof stormwater is to be expected from the 45m2 roof.</p> <p>Erosion and sediment control is to be in accordance with the Building Code of Australia. The site will not see increased levels of erosion or sediment issues from the proposed carport development.</p>
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use	AO6.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not	<b>Not applicable</b>

<p>constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.</p>	<p>affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included.</p> <p>AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</p> <p>AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of &gt;0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.</p> <p>AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.</p> <p>AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p>AO6.7 Aquatic weeds are managed to achieve a low</p>	
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	percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	<p>AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.</p> <p>AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p> <p>AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed</p>	<p><b>Complies</b> No wastewater is proposed.</p>

	and disposed of through trade waste or another lawful method.	
PO8 Development is provided with a source of power that will meet its energy needs.	<p>AO8.1 A connection is provided from the premises to the electricity distribution network; or</p> <p>AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – F</p>	<p><b>Complies</b></p> <p>The main dwelling house is connected to electricity and will be maintained. The carport construction will not affect the dwelling house use or connected to the electricity network.</p>
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	<p>AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.</p> <p>AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p>	<p><b>Complies</b></p> <p>Existing electrical connections will be maintained and undisturbed.</p>
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority	<p><b>Complies</b></p> <p>Existing telecommunications infrastructure will be maintained and undisturbed.</p>
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<p><b>Complies</b></p> <p>Existing conduits will be maintained and undisturbed.</p>
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	<p>AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.</p> <p>AO12.2 There is existing road, kerb and channel for the full road frontage of the site.</p> <p>AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p><b>Complies</b></p> <p>The existing road, kerb and channel is to be maintained and undisturbed.</p>
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection	<p><b>Complies</b></p> <p>Existing connects will not be affected.</p>



	to existing infrastructure networks.	
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	<p>AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or</p> <p>AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p><b>Complies</b> Existing infrastructure will not be altered, repaired or disturbed by the proposed carport construction.</p>
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	<p><b>Complies</b> The minor building work will not affect the existing vegetation or landscaping. Minimal ground disturbance is expected due to the carport being proposed over the existing driveway.</p>
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<p><b>Complies</b> Existing infrastructure will be maintained and undisturbed.</p>
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	<p><b>Complies</b> Existing infrastructure will be maintained and undisturbed.</p>
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	<p><b>Complies</b> No trade waste is proposed.</p>
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each	<p><b>Complies</b> Existing infrastructure will be maintained and undisturbed.</p>

	<p>intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	
PO20 Hydrants are suitable identified so that fire services can locate them at all hours.	AO20 No acceptable outcomes are prescribed	<b>Complies</b> Existing infrastructure will be maintained and undisturbed.

The following table represents an assessment of the proposal with respect to Landscaping Code

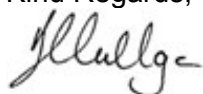
Landscaping Code		
Performance Outcome	Acceptable Outcome	Conclusion
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation	AO1 Development provides landscaping: (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.

and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	AO2.1 No acceptable outcomes are specified.  AO2.2 Tropical urbanism is incorporated into building design.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.  AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.  AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.  AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.  AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO7 Podium planting is provided with appropriate species for long	AO7.1 Podium planting beds are provided with irrigation and are	<b>Complies</b>

term survival and ease of maintenance, with beds capable of proper drainage.	connected to stormwater infrastructure to permit flush out.  AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	The minor building work will not affect the existing established vegetation and landscaping.
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies</b> The minor building work will not affect the existing established vegetation and landscaping.

Should you require any further information or wish to discuss the application, please contact me on 4041 0111 or by email [admin@macert.com.au](mailto:admin@macert.com.au)

Kind Regards,



Rebekah Mulligan  
GMA Certification Group







## SITE PHOTOS:

Image 1: Street View of Proposed Carport Location



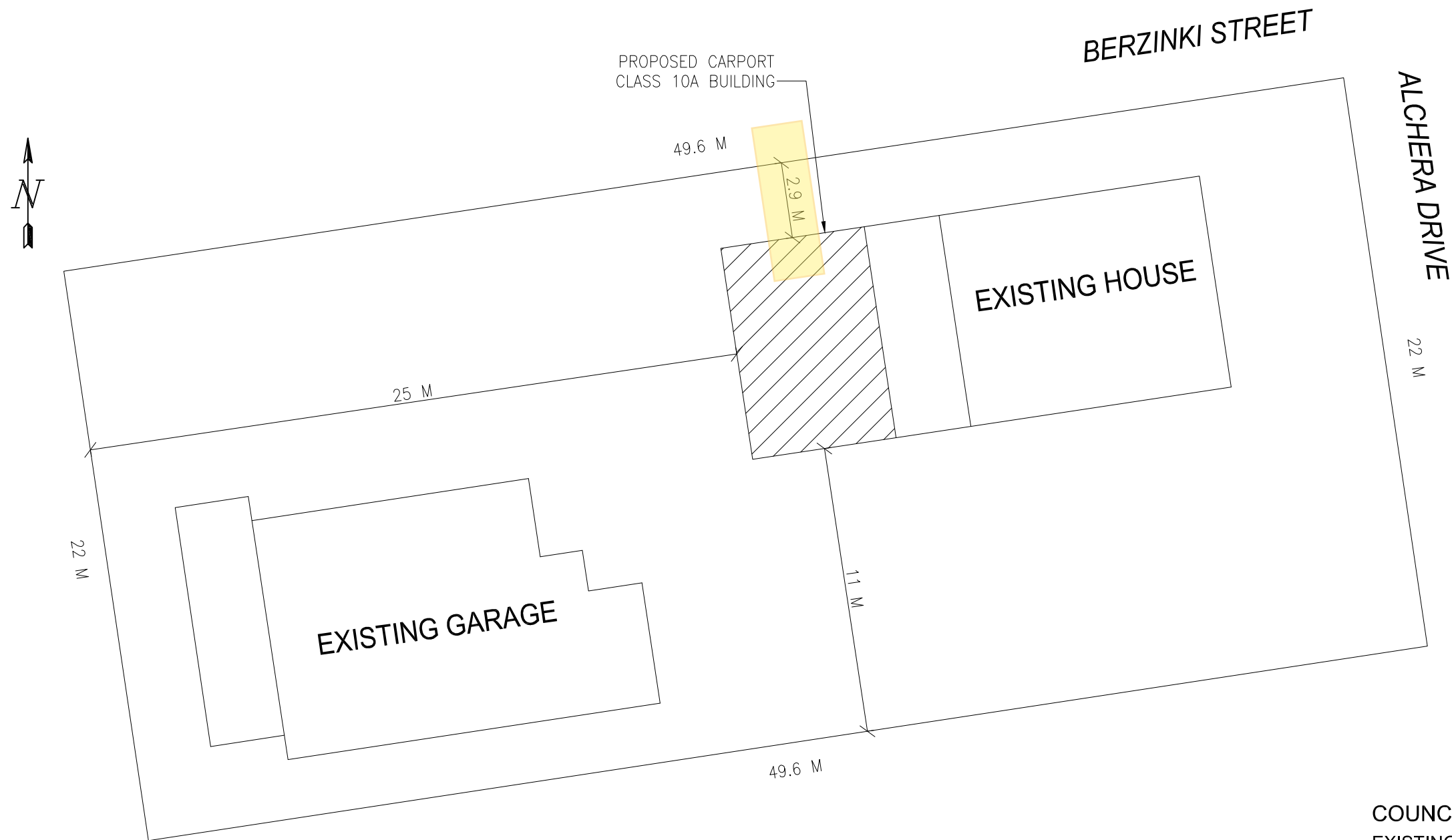
Image 2 & 3: Internal Side View of Proposed Carport Location











**SITE PLAN**  
1:200

COUNCIL DISPENSATION REQUIRED.		
EXISTING HOUSE	:	115 SQ.M.
EXISTING GARAGE	:	145 SQ.M.
PROPOSED CARPORT	:	45 SQ.M.
TOTAL	:	305 SQ.M.
LAND AREA	:	1113 SQ.M.
SITE COVER PERCENTAGE	:	28%

IMPORTANT:  
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.

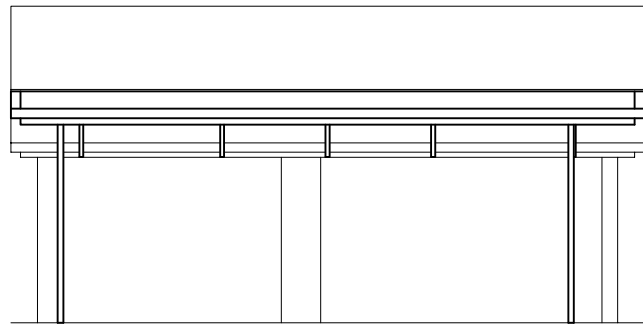


**PATIO WORLD**

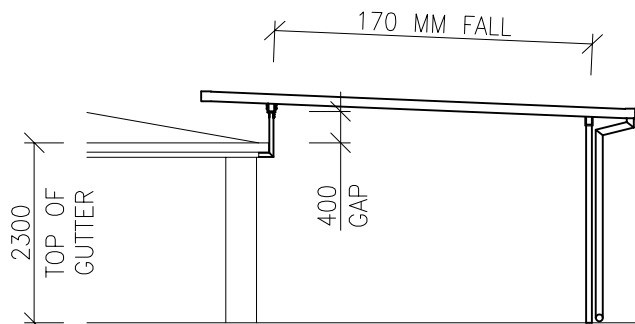
QBCC No: 56714

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Patio World Head Office: 39 Cannon St, Cairns, Qld 4870 Ph (07) 40321166		PROPOSED CARPORT FOR MICHAEL GAGHAN 125 ALCHERA DRIVE MOSSMAN QLD 4873			
SCALE AT A3: 1:100 (unless otherwise shown)		DESIGN WIND SPEED: C2			
CONSULTANT:	GL	LOT No. 1		DATE: 09/02/2022	JOB NO.: H5225
DRAWN BY:	EP	PLAN NO: RP734027		REV. DATE: -	REV. -
SHEET:	1 of 3				



ELEVATION - A  
1:100



ELEVATION - D  
1:100

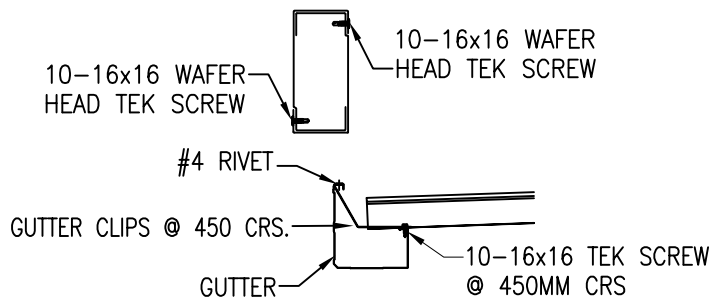
- APOLLO ROOF: 45 SQ. M. COVER.  
18 SHEETS @ 4475 MM LENGTH.
- C1: 70x70x5 AL. POST  
HIGHEST POST LOAD: 17.2 KN.
- B1: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.18
- BR1: A1345 BUILD-OVER-ROOF RAFTER BRACKETS + ANGLE  
@ EVERY SECOND TRUSS.  
LOCATION AND QUANTITY SHOWN AS INDICATIVE ONLY.
- BR2: A1344 BEAM END BRACKET.

GENERAL NOTE:

ALL MEMBERS AND FIXINGS PROTECTED AGAINST CORROSION  
I.E. GALVANISED, COATED OR WRAPPED IN PLASTIC MEMBRANE  
IF CAST INTO CONCRETE UNLESS OTHERWISE SPECIFIED.

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR GREATER  
SHALL BE PROPPED UP IN THE CENTRE OF BEAM SPAN TO  
CREATE A MINIMUM OF A 10 MM CAMBER OR MORE. ANY BEAM  
DEFLECTION CAUSING GUTTER TO HOLD WATER SHOULD BE  
COMPENSATED FOR WITH FALL ON BEAM AND GUTTER TOWARDS  
DOWN PIPE.

APOLLO BEAMS TO BE STITCHED @ 400 CRS WITH 10-16x16  
WAFER HEAD TEK SCREWS.



BACK CHANNEL AS SIDE BARGE (IF APPLICABLE) FIXED TO ROOF  
SHEET @ 500 CRS. WITH 10-16x16 WAFER HEAD TEK SCREWS.

FIX END CAP TO BEAM END WITH 2/10-16x16 WAFER HEAD TEK  
SCREWS EACH SIDE

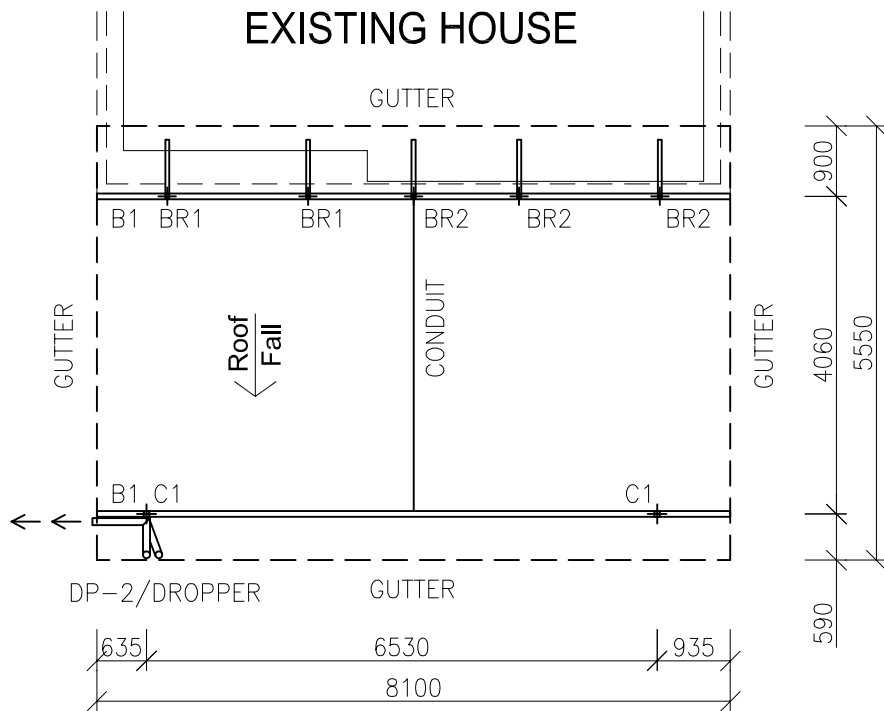
SHEETING, BEAMS AND FIXINGS IN ACCORDANCE WITH AS1170.2 &  
LOW-HIGH-LOW (LHL) REGIMEN TESTED MARCH 2008 – REPORT  
TS689.

TERMITE RISK MANAGEMENT:  
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS ARE USED OR  
EXISTING TERMITE BARRIERS ARE BREACHED NEW TERMITE BARRIER  
SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3660.

STORM WATER IN ACCORDANCE WITH AS3500.3.

EXISTING FOOTINGS AND TIE-DOWN CONNECTIONS TO BE ASSESSED  
AND UPGRADED IF DEEMED INADEQUATE.

WARNING:  
DO NOT WALK DIRECTLY ON ROOFING SHEETS. USE A TEMPORARY  
WALKWAY FOR MAINTENANCE ACCESS. USE A 250x38 MM PLANK  
BETWEEN ANY TWO ROOF PANEL SUPPORT MEMBERS. DO NOT  
LOCATE PLANK MORE THAN 1 METRE FROM A SUPPORT MEMBER.



PLAN VIEW  
1:100



QBCC No: 56714

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39 Cannon St,  
Cairns, Qld 4870  
Ph (07) 40321166

SCALE AT A3: 1:100  
(unless otherwise shown)

CONSULTANT: GL

DRAWN BY: EP

SHEET: 2 of 3

PROPOSED CARPORT FOR  
MICHAEL GAGHAN  
125 ALCHERA DRIVE  
MOSSMAN QLD 4873

DESIGN WIND SPEED: C2

LOT No. 1

PLAN NO: RP734027

DATE: 09/02/2022

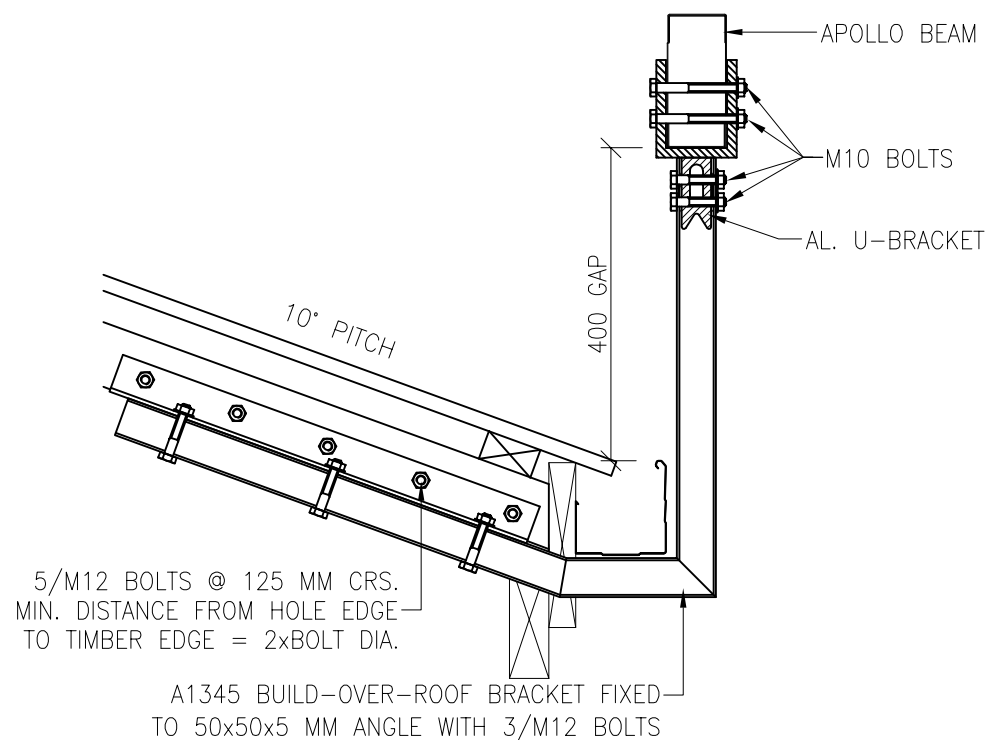
REV. DATE: -

JOB NO.:

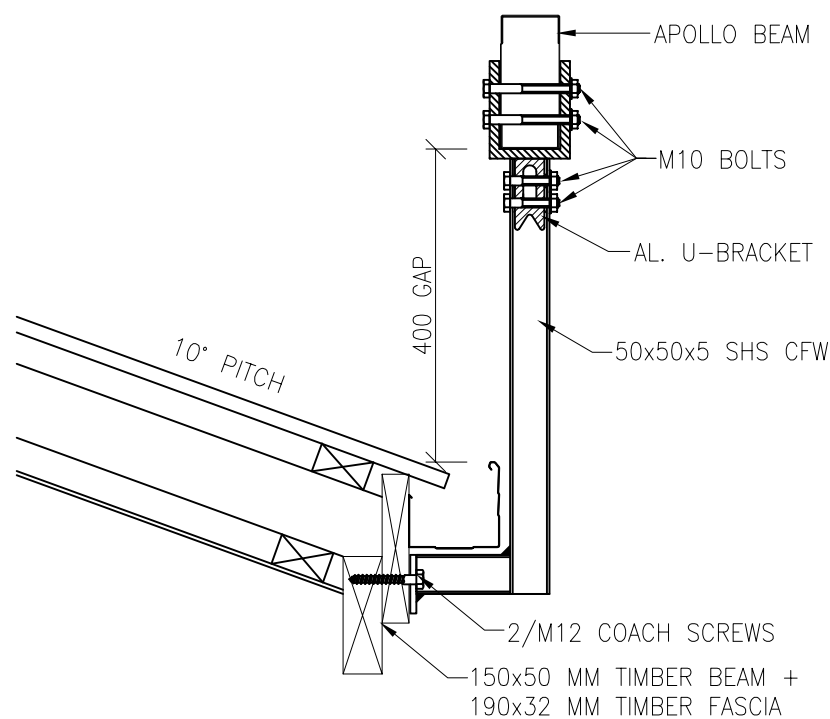
H5225

REV.

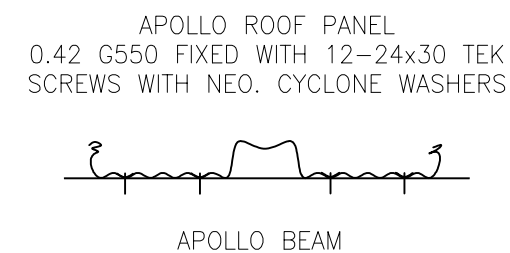
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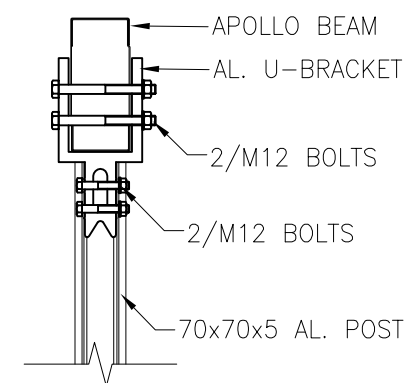
**BR1: A1345 BRACKET DETAIL**  
NTS



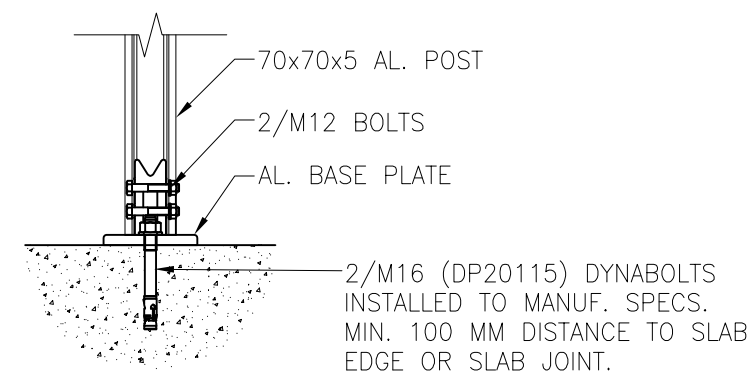
**BR2: BUILD-OVER-ROOF BRACKET**  
NTS



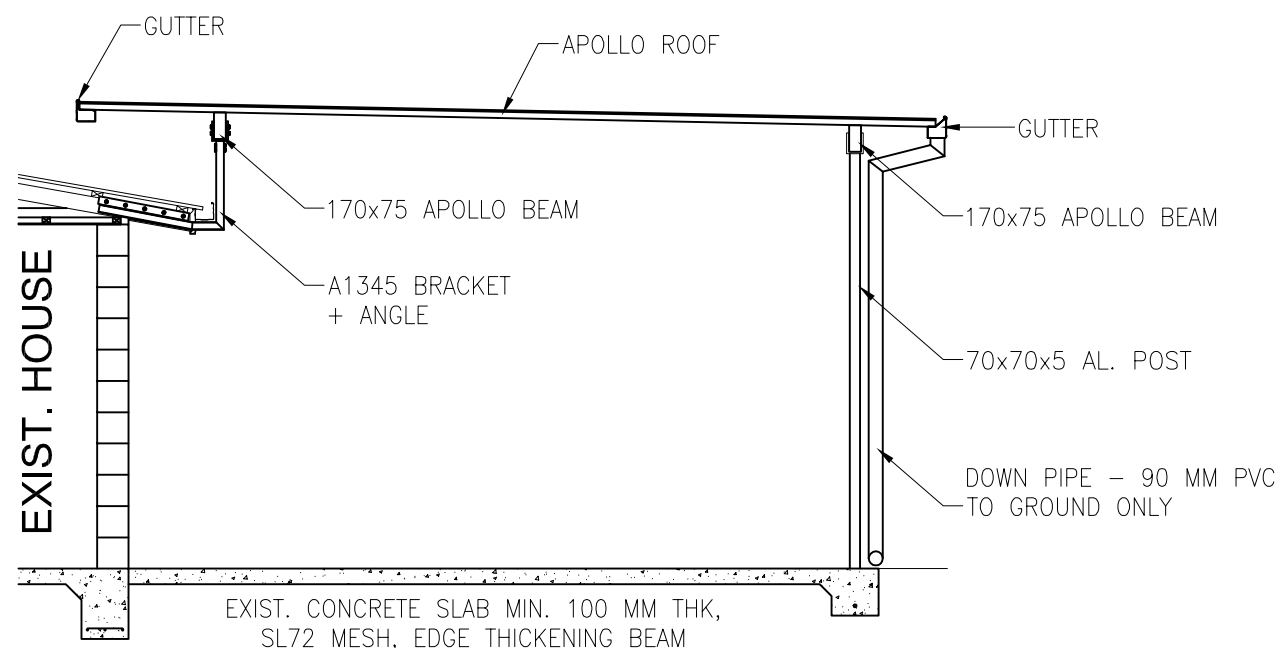
**ROOF FIXING DETAIL**  
NTS



**C1: POST TO BEAM DETAIL**  
NTS



**C1: BASE PLATE DETAIL**  
NTS



**TYPICAL SECTION**  
1:50



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SCALE AT A3: 1:100  
(unless otherwise shown)

CONSULTANT: GL

DRAWN BY: EP

SHEET: 3 of 3

**PROPOSED CARPORT FOR  
MICHAEL GAGHAN  
125 ALCHERA DRIVE  
MOSSMAN QLD 4873**

DESIGN WIND SPEED: C2

LOT No. 1

PLAN NO: RP734027

DATE: 09/02/2022

REV. DATE: -

JOB NO.:

H5225

REV.

-