

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PORT DOUGLAS

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28 August 2023

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Application for Minor Change
Proposed Development; Dwelling, Attached Amenities Block and Detached Bedroom Cabin
Site Address; 116R Hickory Road, Cow Bay**

GMA Certification Group has been engaged to assess an application for a dwelling, attached amenities block and detached bedroom cabin as illustrated on the enclosed plans. The allotment is zoned Conservation and is affected by the following overlays:

- Natural Areas

An Development Approval for a Material Change of Use for a Dwelling Use was issued by Douglas Shire Council in 2021. The application for a detached bedroom cabin is identified as being Code Assessable and consideration is required to be given to the assessment benchmarks only. Accordingly, an application for a Minor Change to the existing Development Approval is enclosed for council's consideration which includes:

- Change Application Form (Planning Act Form 5)
- DA Form 2
- Assessment against the relevant codes and provisions as detailed above including;
 - Planning Statement
 - Certificate of Title
 - Registered Survey Plan
 - Proposed Architectural Plans
 - Proposed Engineered Structural Plans

The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable development of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the development without adverse impact on the amenity of the area.

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Should you require any further information or wish to discuss the application, please contact GMA Certification on 4041 0111 or by email adminpd@macert.com.au

Kind regards,

A handwritten signature in dark ink, appearing to read 'R Mulligan', with a stylized flourish at the end.

Rebekah Mulligan
Building Certifier / Associate
GMA Certification Group

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)	Craig and Amanda Pickard
Contact name (only applicable for companies)	Co- GMA Certification
Postal address (PO Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	4041 0111
Email address (non-mandatory)	rebekah@gmacert.com.au
Mobile number (non-mandatory)	0488 187 771
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20205046

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), OR	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	116R	Hickory Rd	COW BAY
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	376	RP 739003	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 checked="" type="checkbox"/> Approval	MCUC 2011-4205/2	13/12/21	Douglas Shire Council
<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

<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 (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? <input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No
--

11) Identify any of the following further legislative requirements that apply to any aspect of this development application			
<input type="checkbox"/> 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 about the requirements in relation to the development of a Queensland heritage place			
Name of the heritage place:		Place ID:	

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements? <input type="checkbox"/> Yes – the Referral checklist for building work is attached to this development application <input checked="" type="checkbox"/> No – proceed to Part 5
--

13) 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 type="checkbox"/> No		
Referral requirement	Referral agency	Date referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable)		

PART 5 – BUILDING WORK DETAILS

14) Owner's details <input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.	
Name(s) (individual or company full name)	Craig and Amanda Pickard
Contact name (applicable for companies)	C/- GMA Certification
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Contact number	4041 0111
Email address (non-mandatory)	rebekah@gmacert.com.au
Mobile number (non-mandatory)	0488 187 771
Fax number (non-mandatory)	

15) Builder's details	
<input type="checkbox"/> Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.	
Name(s) <i>(individual or company full name)</i>	Craig and Amanda Pickard
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	NA <\$11,000.00
Postal address <i>(P.O. Box or street address)</i>	116 Hickory Rd
Suburb	Cow Bay
State	QLD
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	troowala@outlook.com
Mobile number <i>(non-mandatory)</i>	0407 215 902
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work	
a) What type of approvals is being sought?	
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	
b) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>	
c) Nature of the proposed building work (tick all applicable boxes)	
<input type="checkbox"/> New building or structure <input checked="" type="checkbox"/> Change of building classification <i>(involving building work)</i> <input type="checkbox"/> Demolition	
<input checked="" type="checkbox"/> Repairs, alterations or additions <input type="checkbox"/> Swimming pool and/or pool fence <input type="checkbox"/> Relocation or removal	
d) Provide a description of the work below or in an attached schedule.	
Change of Classification of Shed to Dwelling - 1 Storey New Attached Amenities Block New Detached Bedroom Cabin	
e) Proposed construction materials	
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete
	<input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Timber <input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Aluminium
Floor	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium
	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? <i>(if applicable)</i>	
10a	

g) New building use/classification? (if applicable)		
1a, 10a and 10a		
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .		
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application		
17) What is the monetary value of the proposed building work?		
10,000.00		
18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

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 Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
20) Applicant declaration	
<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> Note: It is unlawful to intentionally provide false or misleading information.	
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

PART 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

1a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
		OB

Notification of engagement of alternate chosen assessment manager

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

Additional information required by the local government

Confirm proposed construction materials:

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

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 ²)	Floor area (m ²)

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Craig and Amanda Pickard
Contact name (only applicable for companies)	GMA Certification Group, Hannah Dayes
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Email address (non-mandatory)	Rebekah@gmacert.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20205046

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☐ Yes – the written consent of the owner(s) is attached to this change application
- ☒ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or				
<input type="checkbox"/> 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
		116	Hickory Road	Cow Bay
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	376	RP739003	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.

☐ 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 the original development approval and the details of these premises have been attached in a schedule to this application
- ☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUC 2011_4205/2	13 December 2021	Douglas Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a development approval to change the location of the existing dwelling and include a Detached Dwelling and

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No

☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☐ No

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

☐ No

☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this change application

☐ I do not agree to accept an information request for this change application

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

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change 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: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes
Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

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

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

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

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

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

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			



GMA Certification
Group

*Leaders in
Building Certification Services*



PLANNING STATEMENT

For: Craig and Amanda Pickard
Development: Minor Change – Dwelling House, Toilet
Block Extension and Detached Bedroom Extension
At: 116 Hickory Road, Cow Bay (Lot 376 RP739003)
Prepared by: GMA Certification Group
File Ref: 20205046
Revision: A

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1.0 Introduction

This report has been prepared on behalf of Craig and Amanda Pickard in support of a Development Application to Douglas Shire Council for approval of a minor change to an existing Development Permit for a Dwelling located at 116 Hickory Road, Cow Bay, and described as Lot 376 on RP739003. The minor change is required to provide for an amendment of a condition of approval to allow the dwelling to be located within 10m of the Southern side boundary and the addition of a detached bedroom extension.

The site benefits from an extant Town Planning Approval for a House, granted 13 December 2021, Reference MCUC 2011_4205/2. The existing dwelling development is contained within a slab on ground building with an open patio and ancillary laundry and bathroom. The detached bedroom development is a new building with a suspended slab and natural timber exterior. A copy of the development approval is attached at [Appendix 2](#).

The change would not result in any significant changes to the external appearance of the development site, or access arrangements and would retain the existing landscaping. All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.

The development is serviced by an existing on-site effluents disposal system and an on-site water tank supply.

The application is considered to be a minor change to the existing development approval granted. It would not result in a substantially different development and would not result in the inclusion of prohibited development or additional referrals.

In assessing the change application, pursuant to s81 of the *Planning Act 2016*, the Council are required to have regard to all matters that would be considered if the application were a development application.

The development is considered to satisfy the relevant Assessment Benchmarks contained in the Planning Scheme that would be considered if the application were a development application and the application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	116 Hickory Road, Cow Bay
Real Property Description:	Lot 376 RP739003
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 1.001 hectares Frontage: 64 metres to Hickory Road
Registered Owner:	Craig and Amanda Pickard
Proposal:	Change Application – Dwelling House and Detached Bedroom
Approval Sought:	Minor Change
State Interests – State Planning Policy	<ul style="list-style-type: none"> • Economic Growth – Agricultural Land Classification – Class A and B; • Environment and Heritage: <ul style="list-style-type: none"> ○ MSES - Wildlife habitat (endangered or vulnerable); ⊖ MSES - Regulated vegetation (category B) & (essential habitat).
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; ○ Category A or B area containing of concern and least concern regional ecosystems; and, ⊖ Essential habitat.
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Regional Landscape and Rural Production Area
Zone:	Conservation Zone

Local Plan:

Cape Tribulation and Daintree Coast Local
Plan, Diwan – Cow Bay, Precinct 1.

Overlays:

- Landscape Values Overlay – High Landscape Values;
 - Natural Areas Overlay:
 - MSES – Regulated Vegetation (Intersecting a Watercourse);
 - MSES – Wildlife Habitat; and,
 - ⊖ MSES – Regulated Vegetation.
-

3.0 Site and Locality

The subject site is a single regularly shaped allotment located at 116R Hickory Road, Cow Bay and described as Lot 376 on RP739003. The site has an area of 1.001 hectares and has frontage to Hickory Road of in the order of 64 metres. The site is improved with an existing dwelling and stormwater tank. An area has been cleared of vegetation and is located centrally and to the rear of the site. The existing development is located within this cleared area. The balance of the site is covered with mature vegetation, excluding the access, which is provided from Hickory Road.

The site has the benefit of an existing approval for the development which was approved on 6 June 2011 and approved for the use of a dwelling on 23 December 2021.

The locality surrounding the site contains a mix of rural lifestyle allotments improved with single detached Dwelling Houses and domestic outbuildings towards the east of the site. To the immediate north and south are government buy backs and to the west is National Park land.

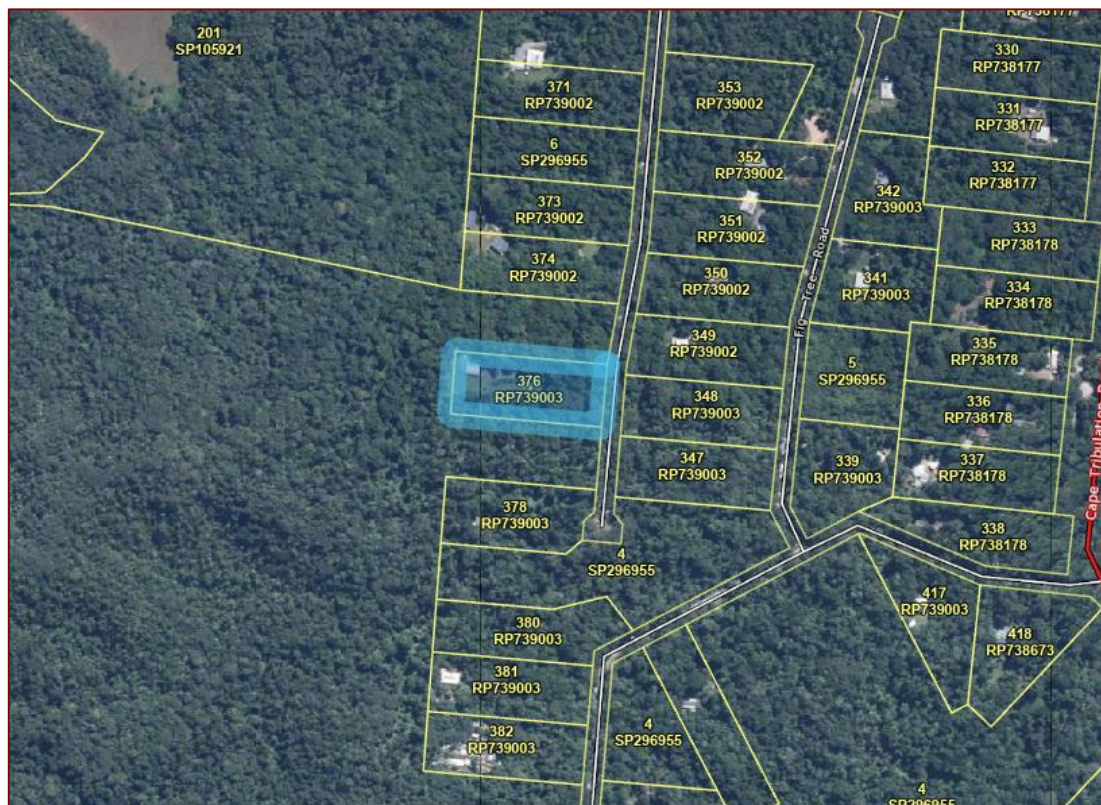


Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to extend the dwelling to include a detached bedroom. The detached bedrooms would not significantly change any of the external features of the existing dwelling and would retain the existing landscaping.

The change would not result in any significant changes to the external appearance of the development site, or access arrangements and would retain the existing landscaping. All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.

The development is serviced by an existing on-site effluents disposal system and an on-site water tank supply.

Proposal plans are attached at [Appendix 3](#).

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 Change

The *Planning Act 2016* differentiates between a minor change and other changes. The proposal is considered to constitute a minor change. For the purpose of a development approval, a minor change is defined in schedule 2 of the Act as a change that:

- (i) would not result in substantially different development; and*
- (ii) if a development application for the development, including the change, were made when the change application is made would not cause—*
 - (A) the inclusion of prohibited development in the application; or*
 - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies, other than to the chief executive; or*
 - (D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*

The proposed change is considered to satisfy the requirements of a minor change. It would not result in a substantially different development than that approved and it does not result in the inclusion of a prohibited development and does not trigger additional referrals.

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 Statutory Considerations for Assessment of a Minor Change Application

As the application is a minor change application, in deciding the application pursuant to s81 of the *Planning Act 2016*, the Council, as Assessment Manager, must consider:

- The information included in the application;
- Any properly made submissions about the development application;
- All matters that would or may have been considered if the change application were a development application; and,
- The matters that were considered at the time of the original development application.

This assessment is further discussed in Section 6.0 of this report.

5.1.4 Referral Agencies

There were no referral agencies to the original application and consequently, pursuant to section 80 of the *Planning Act 2016* there is no requirement to refer the application or notify any affected entity.

6.0 Planning Assessment

6.1 Assessment of Minor Change Application (*Planning Act 2016* s81)

6.1.1 Properly Made Submissions

The original development was not the subject of public notification.

6.1.2 Matters that would be considered if the change application were a development application.

This assessment is twofold. The Act requires Council to consider the Planning Scheme that was in effect when the original development application was properly made and, in addition, Council may consider the Planning Scheme that is in effect when the change application is made.

The original approval was granted in 2011 prior to the commencement of the current planning scheme on 1 July 2018. It is considered more relevant to the assessment of this application to consider the proposed change against the current planning scheme rather than the planning scheme provisions that were in place at the time of approval.

6.1.3 Douglas Shire Council Planning Scheme (Version 1.0)

Within the Douglas Shire Council Planning Scheme, the site is identified within the Conservation Zone and Precinct 1 of the Cape Tribulation and Daintree Coast Local Plan and is affected by the following overlays:

- Landscape Values Overlay; and,
- Natural Areas Overlay.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme that are relevant to the proposed change. A detailed assessment against the relevant Assessment Benchmarks are provided at [Appendix 4](#).

Assessment Benchmark	Applicability	Compliance
Conservation Zone Code	Applies	Generally complies with applicable Acceptable Outcomes. Further consideration is made in Appendix 4.
Cape Tribulation and Daintree Coast Local Plan	Applies	Complies with applicable Acceptable Outcomes.
Landscape Values Overlay Code	Not applicable	Not an identified Assessment Benchmark

Natural Areas Overlay Code	Applies	Complies with applicable Acceptable Outcomes.
Dwelling House Code	Applies	Complies with applicable Acceptable Outcomes.
Access Parking and Services Code	Applies	Complies with applicable Acceptable Outcomes.
Filling and Excavation Code	Not applicable	No filling or excavation is proposed.
Landscaping Code	Not applicable	The existing landscaping and vegetation retention has previously been accepted by Council and no new planting or vegetation removal is proposed.
Vegetation Management Code	Not applicable	No vegetation is proposed to be removed as part of this development.

7.0 Summary and Conclusion

This report has been prepared on behalf of Craig and Amanda Pickard in support of a Development Application to Douglas Shire Council for approval of a minor change to an existing Development Permit for a Dwelling located at 116 Hickory Road, Cow Bay, and described as Lot 376 on RP739003. The minor change is required to provide for an amendment of a condition of approval to include a detached bedroom.

The site benefits from an extant Town Planning Approval for a House, granted 13 December 2021, Reference MCUC 2011_4205/2. The existing dwelling development is contained within a slab on ground building with an open patio and ancillary laundry and bathroom. The detached bedroom development is a new building with a suspended slab and natural timber exterior. A copy of the development approval is attached at [Appendix 2](#).

The change would not result in any significant changes to the external appearance of the development site, or access arrangements and would retain the existing landscaping. All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.

The development is serviced by an existing on-site effluents disposal system and an on-site water tank supply.

The application is considered to be a minor change to the existing development approval granted. It would not result in a substantially different development and would not result in the inclusion of prohibited development or additional referrals.

In assessing the change application, pursuant to s81 of the *Planning Act 2016*, the Council are required to have regard to all matters that would be considered if the application were a development application.

The development is considered to satisfy the relevant Assessment Benchmarks contained in the Planning Scheme that would be considered if the application were a development application and the application is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35602378

Search Date: 24/11/2020 11:18

Title Reference: 21204017

Date Created: 23/03/1983

Previous Title: 20876165

REGISTERED OWNER

Dealing No: 720392916 12/11/2020

TROOWALA LIFETIME SUPER FUND CT PTY LTD

A.C.N. 614 560 851 TRUSTEE

UNDER INSTRUMENT NO. 720392916

ESTATE AND LAND

Estate in Fee Simple

LOT 376 REGISTERED PLAN 739003

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20103160 (POR 190)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]

Requested By: D-ENQ GLOBALX

30003

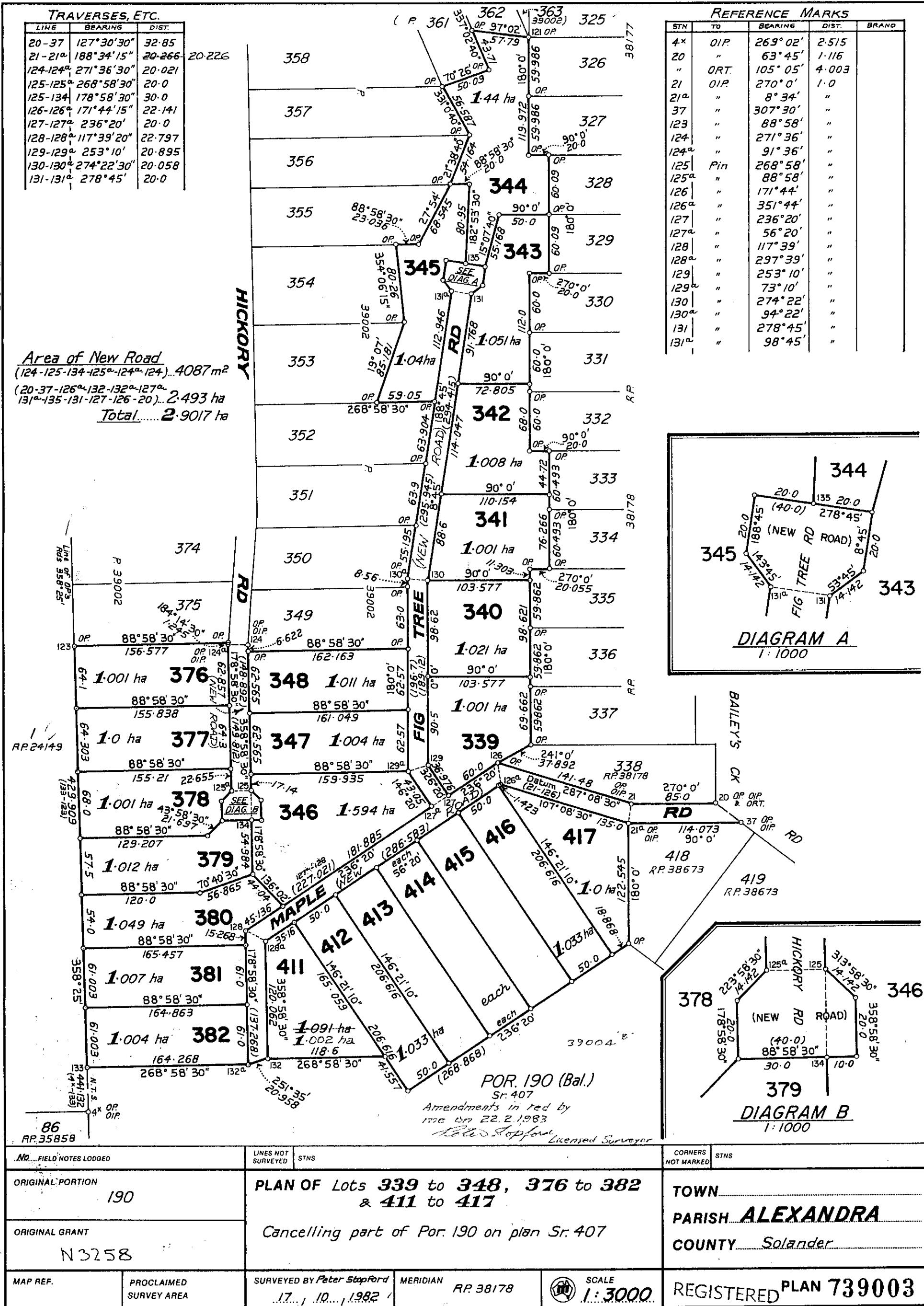
PLAN MUST BE DRAWN WITHIN BLUE LINES

30003

30003

PLAN MUST BE DRAWN WITHIN BLUE LINES

30003



N^o 766677

CERTIFICATE

I, Peter Stopford
 hereby certify that I have surveyed the land comprised in this plan
personally
 that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 17.10.1982

Date 17.11.1982

Signature of Licensed Surveyor.

Council of the Shire of Douglas certifies
 that all the requirements of this Council, the Local Government Acts of 1936 to 1982 and all By-Laws
 have been complied with and approves this Plan of Subdivision.

Dated this 6th day of December 1982Mayor or
ChairmanTreasurer
Shire Clerk

I/we SOUTHERN - DAINTRIE PASTORAL CO. PTY. LTD.
 (Names in full) as proprietor/s
 of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of
Proprietor/s

George Gaud (Treasurer) as duly constituted
 ATTORNEY FOR SOUTHERN - DAINTRIE PASTORAL CO. PTY. LTD.

FOR TITLES OFFICE USE ONLY

Previous Title

D.G. Vol. N. 876 Fol. 145 Per. 1982 on D.M.S. Plan. Sr. 497

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
335	N1204	7
340	-	8
341	-	9
342	-	10
343	-	11
344	-	12
345	-	13
346	-	14
347	-	15
348	-	16
376	N1204	17
377	-	18
378	-	19
379	-	20
380	-	21
381	-	22
382	-	23

New C.T. Ref.

(Re) Sub.	Vol.	Fol.
411	N1204	24
412	-	25
413	-	26
414	-	27
415	-	28
416	-	29
417	-	30

24 NEW TITLES
 Vol. _____ Fol. _____

Lodged by

I. SCIACCA
 SOLICITOR
 P.O. BOX 5119
 CAIRNS

Fees Payable

24-00 Postal fee and Postage
189-00 Lodgt, Exam. & Ass.
456-00 Entd. on Docs.
8-00 New Title
6-00 Entd. on Deeds
6-00 Photo Fee
683-00 Total
 Short Fees Paid.....

Received

Registrar of Titles

Journal No. 74517

Receipt No.

67861

Calc. Bk. No. 143/31
 Examined 18/1/83
 Passed 28/2/83
 Charted 1/1
 Map Ref. _____

D.M.

14 MAR 1983
 N.P.D.

Particulars entered in Register Book
 Vol. N876 Folio 165

at 11.11.82

- 9 MAR 1983

REGISTRAR OF TITLES

DEPT. OF NORTHERN DISTRICT

\$2.50 Reqn. Fee and
 Postage
 see No. 13062
 1 FEB 1983

JAN 5 12 45 PM '83
 RECEIVED

REGISTERED PLAN 739003

A Memo has been sent to the Surveyor
 The plan is returned here with the fee for his
 attention.

17/11/82

Appendix 2.

EXISTING DEVELOPMENT APPROVALS

DEVELOPMENT APPROVAL 8/7/2226

DATED 6 JUNE 2011

DEVELOPMENT APPROVAL MCUC 2011_4205/2

DATED 13 DECEMBER 2021

13 December 2021

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2011_4205/2 (Doc ID 1055144)
Your Ref: 20205046

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Troowala Lifetime Super Fund CT Pty Ltd
C-/ GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

Email: Hannah.D@gmacert.com.au

Attention Ms Hannah Dayes

Dear Madam

**Development Application for Request for Minor Change to the material change use
For a dwelling house (shed) (8/7/2226)
At 116 Hickory Road Cow Bay
On Land Described as Lot 376 on RP739003**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUC 2011_4205/2 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under sections 81, 81A & 83 of the Planning Act 2016

Applicant Details

Name: Troowala Lifetime Super Fund CT Pty Ltd (Tte)
Postal Address: C-/ GMA Certification Group Pty Ltd
PO Box 831
Port Douglas Qld 4877
Email: Hannah.D@gmacer.com.au

Property Details

Street Address: 116 Hickory Road Cow Bay
Real Property Description: Lot: 376 on RP739003
Local Government Area: Douglas Shire Council

Details of Proposed Development

Application for Minor Change for Development Permit (8/7/2226 AKA MCUC 2011_4205) for Material Change of Use for the use of the shed as a dwelling house.

Decision

Date of Decision: 13 December 2021
Decision Details: Approved whereby:

1. The approved plans are amended as follows:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan	Drawing prepared by Steve Grogan (Council Ref No 3117656)	31 Mar 2011
Floor Plan	Drawing prepared by McSheds (Council Ref No 3138956)	23 Dec 2010

Elevations	Drawing prepared by McSheds (Council Ref No 3138956)	23 Dec 2010
<u>Site plan</u>	<u>Drawing prepared by applicant and provide to council on 26 November 2021 (Council document 1052572).</u>	<u>26 November 2021</u>
<u>Floor plan</u>	<u>Drawing prepared by applicant and provide to council on 26 November 2021 (Council document 1052572).</u>	<u>26 November 2021</u>
<u>FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access</u>		
<u>Rural Allotment Access</u>	<u>Standard Drawing S1105 Issue E</u>	<u>27 August 2020</u>

2. Conditions 8 and 10 are deleted as follows:

- ~~8. The Use of the Shed shall be for purposes ancillary to the residential use of the land.~~
- ~~10. This approval does not authorise the construction of a 'Dwelling Unit' on the site.~~

3. Include the following additional conditions:

Vehicle Access

- 11. Construct a rural allotment access in accordance with the FNQROC Development Manual Standard Drawing S1105 Rev F.
- 12. The Applicant must achieve a change of classification for the shed from a Class 10 to a Class 1A prior to the Commencement of Use.

4. The Advice 6 is deleted and replaced with the new advice as detailed below.

- ~~6. For information relating to the *Sustainable Planning Act 2009* log on to www.dgip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.~~

- 6. For information relating to the *Planning Act 2016* log on to www.dsdmip.qld.gov.au. To access the *FNQROC Regional Development Manual*, Local Laws, the Douglas Shire Planning Scheme and other applicable Policies log on to www.douglas.qld.gov.au

5. All other conditions of the respective approvals remain unchanged.

Additional Approved Drawing(s) and/or Document(s)

Refer to Attachment 1.

Existing Approval

Refer to Attachment 2.

Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights of Appeal

The rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Attachment 1 Additional Approved Drawing(s) and/or Document(s)

PLANNING STATEMENT : 116 Hickory Road, Cow Bay



Site Plan

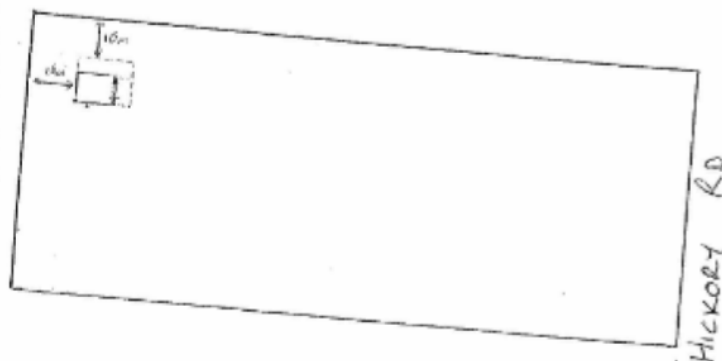


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Client Name:	STEVE GREGAN		
Postal Address:	PO BOX 379 CLIFTON BEACH 4879		
Phone:	0434 128 999	Fax:	
Site Address:	116 HICKORY RD COW BAY		

Lot:	376	RP:	739003	Local Authority:	CLIFTON BEACH
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Please ensure Roller Door position is marked on site plan.



Signed by Client:

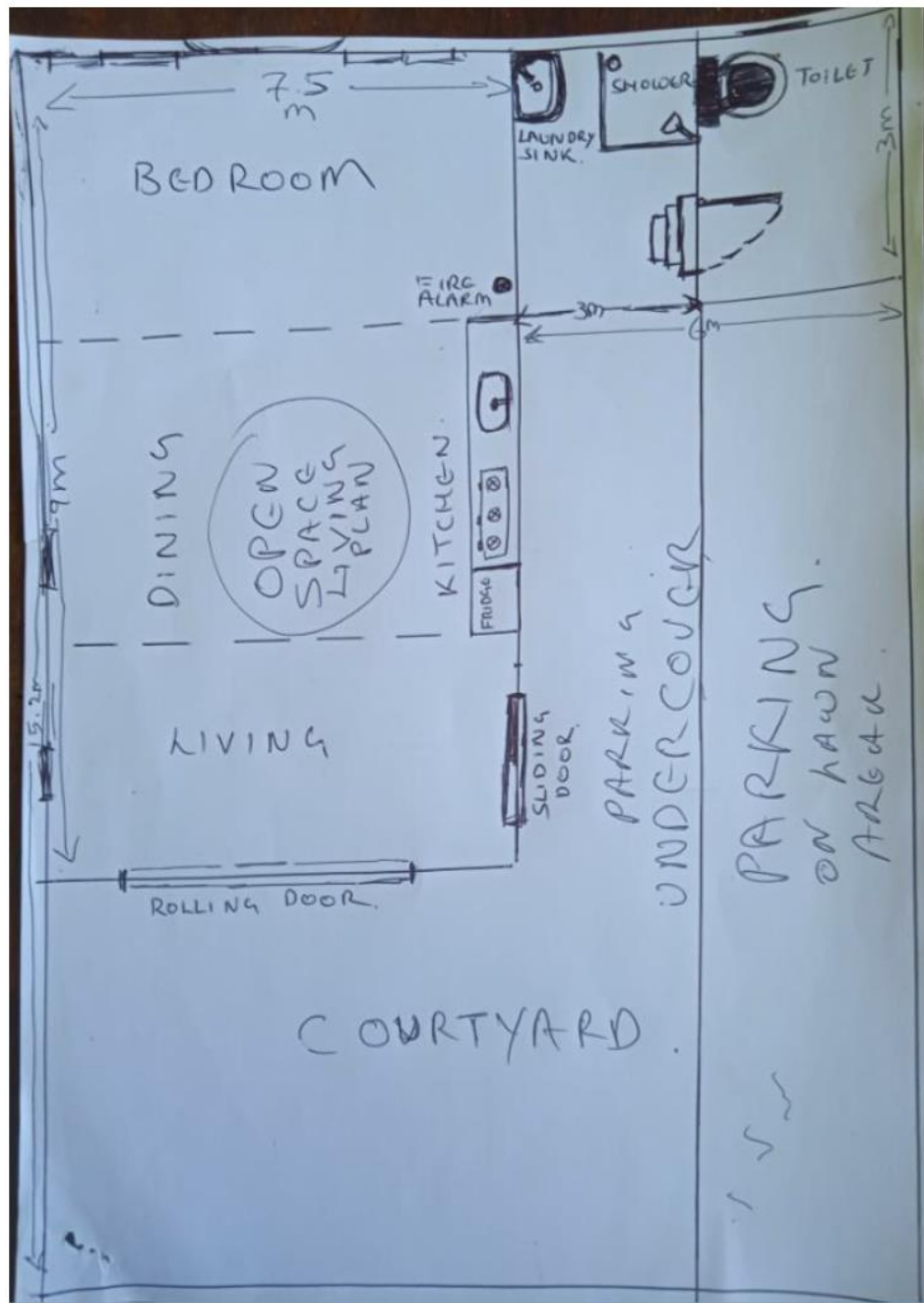
Date:

Signed on behalf of McSheds:

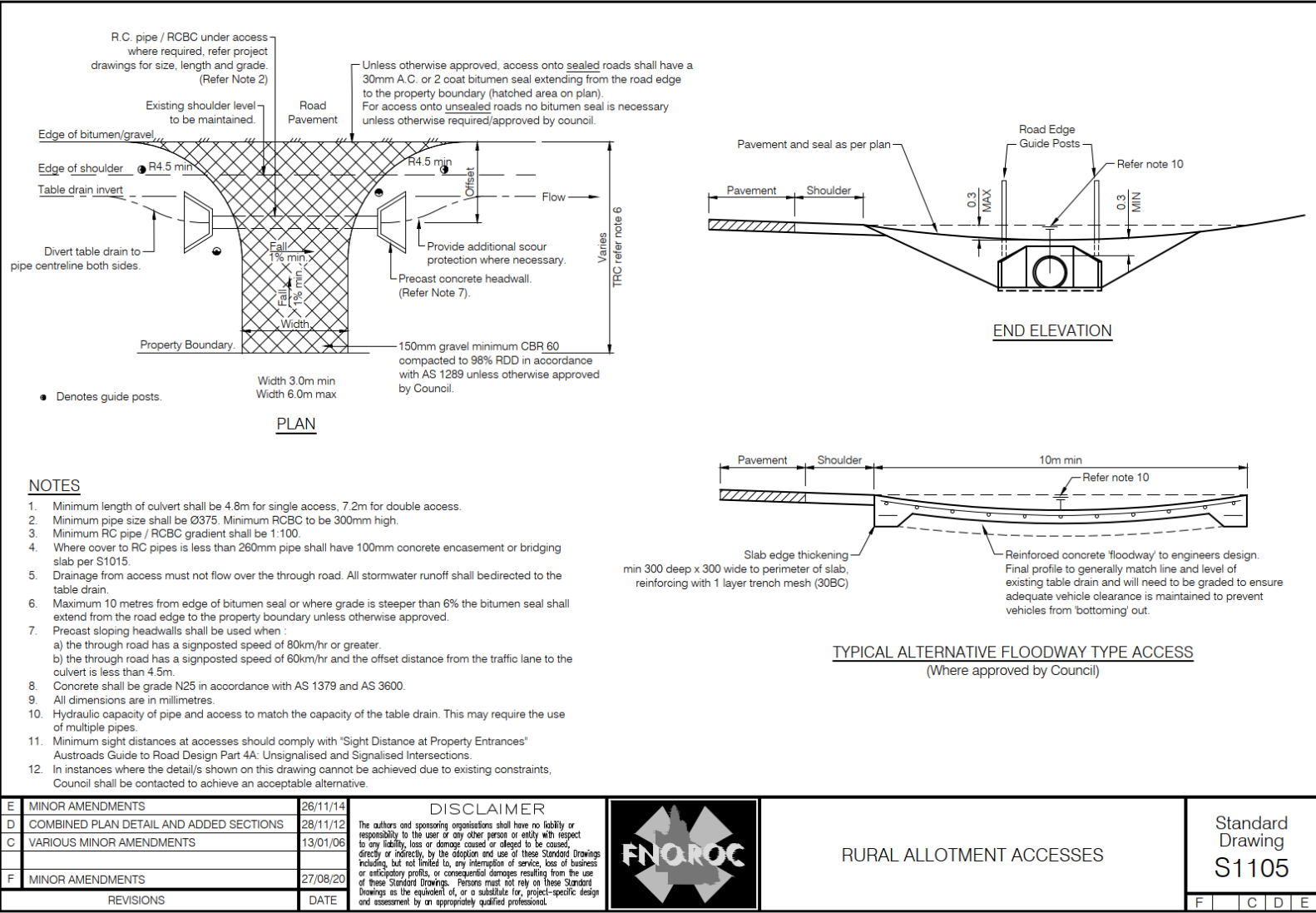
Date:

PRINTED SITE PLAN

Floor Plan



FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access



Attachment 2 – Existing Approval

ENQUIRIES: Michelle Henderson
PHONE: (07) 4099 9457
FAX: (07) 4044 3836
YOUR REF:
OUR REF: 8/7/2226 (3190784)

6 June 2011

Tamco Builders Pty Ltd
PO Box 468
TOLGA QLD 4882

Dear Sir/Madam

DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 116R HICKORY ROAD COW BAY

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was determined under Instrument of Delegation on 6 June 2011.

The notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquires in relation to this Decision Notice, please contact Michelle Henderson of Council's Development Assessment Team on telephone number (07) 4099 9457.

Yours faithfully

Kelly Reaston
Manager Development Assessment

Att.

40.2011.4205
1/8

APPLICANT DETAILS

Tamco Builders Pty Ltd
PO Box 468
TOLGA QLD 4882

ADDRESS

116R Hickory Road Cow Bay

REAL PROPERTY DESCRIPTION

Lot 376 on RP739003

PROPOSAL

House (Shed)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

6 June 2011

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

40.2011.4205
2/8

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Site Plan	Drawing prepared by Steve Grogan (Council Ref No 3117656)	31 Mar 2011
Floor Plan	Drawing prepared by McSheds (Council Ref No 3138956)	23 Dec 2010
Elevations	Drawing prepared by McSheds (Council Ref No 3138956)	23 Dec 2010

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual; and

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Lawful Point of Discharge

3. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.

40.2011.4205
3/8

Vegetation Clearing

4. Existing vegetation on the subject land must be retained in all areas except those affected by the construction of access driveways, the installation of services as detailed on the approved plans. Any further clearing requires a Permit to Damage Protected Vegetation under Amendment 1 of 2006 Of Local Law No. 56 Vegetation Management.

Generators

5. Noise from; generators, air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment, must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994*.

Fuel Storage

6. All fuels must be stored in an undercover and secure location at all times.

Building Colours

7. The exterior finishes and colours of Buildings are non-reflective and blend with the natural colours of the surrounding environment. Roofs must be of moderately dark to darker shades of green, grey, blue and brown.

The following proposed building colours are approved for use:

Exterior Walls – Dune
Roof – Bushland

The applicant/owner must also ensure that the above Building Exterior requirements are made known in writing to all prospective purchasers.

Land Use (Shed)

8. The use of the shed shall be for purposes ancillary to the residential use of the land.

Landscaping

9. All landscaping to be installed must consist of native and endemic species only and planted in an irregular and random fashion to blend with existing vegetation. Exotic species are not permitted.

Exclusions

10. This approval does not authorise the construction of a "Dwelling unit" on the site.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.
2. The applicant/owner is advised that this approval does not approve the construction of the building works. The applicant will be required to obtain a Development Permit for Building Work in order for construction to commence.
3. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. The taking of water, or interfering with water from streams or groundwater sources will require a permit administered under the *Water Act 2000* and issued by the regional office of the Department of the Natural Resources and Water. Further information can be obtained from the Department of Natural Resources and Water on (07) 4039 8431 or at www.nrw.qld.gov.au.
6. For information relating to the *Sustainable Planning Act 2009* log on to www.dglp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

RIGHTS OF APPEAL

Attached

End of Decision Notice

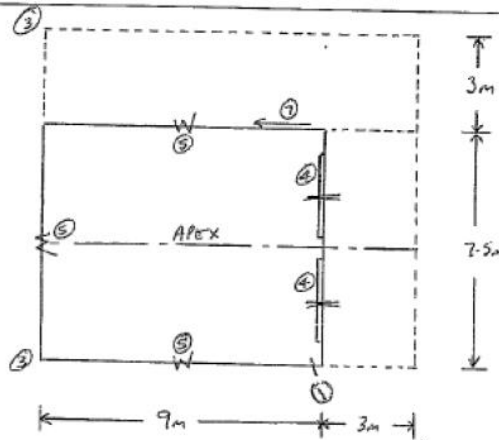
DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



SPECIFICATION SHEET

Client Name: STEVE GREGAN
 Postal Address: PO BOX 379 CLIFTON BEACH 4879
 Phone: 0434 128 999 Fax:
 Site Address: 116 HICKORY RD COW BAY

Building: 7.5 Span 12 Length 3 Height
 Awning: 3 Span 12 Length 12 Wind Rating



Legend

1	Electrical Conduct 32mm	5	Window - 900 x 1100				
2	PA Door	6	Window				
3	Downpipe Round <input checked="" type="checkbox"/> Square	7	SLIDING GLASS DOOR - 2100 x 1810				
4	Roller Door - 2700 x 2700	8					
Generator	Yes	No	Power on site	Yes	No	Distance to power	m
Aircell to Main Roof	Yes	No	m2	Aircell to Awning	Yes	No	m2
Anticon to Main Roof	Yes	No	m2	Anticon to Awning	Yes	No	m2
Anticon to Walls	Yes	No	m2	Aircell to Walls	Yes	No	m2
Sisalation Paper	Yes	No	m2	Support Mesh	Yes	No	m2

Signed by Client: Steve Gregan

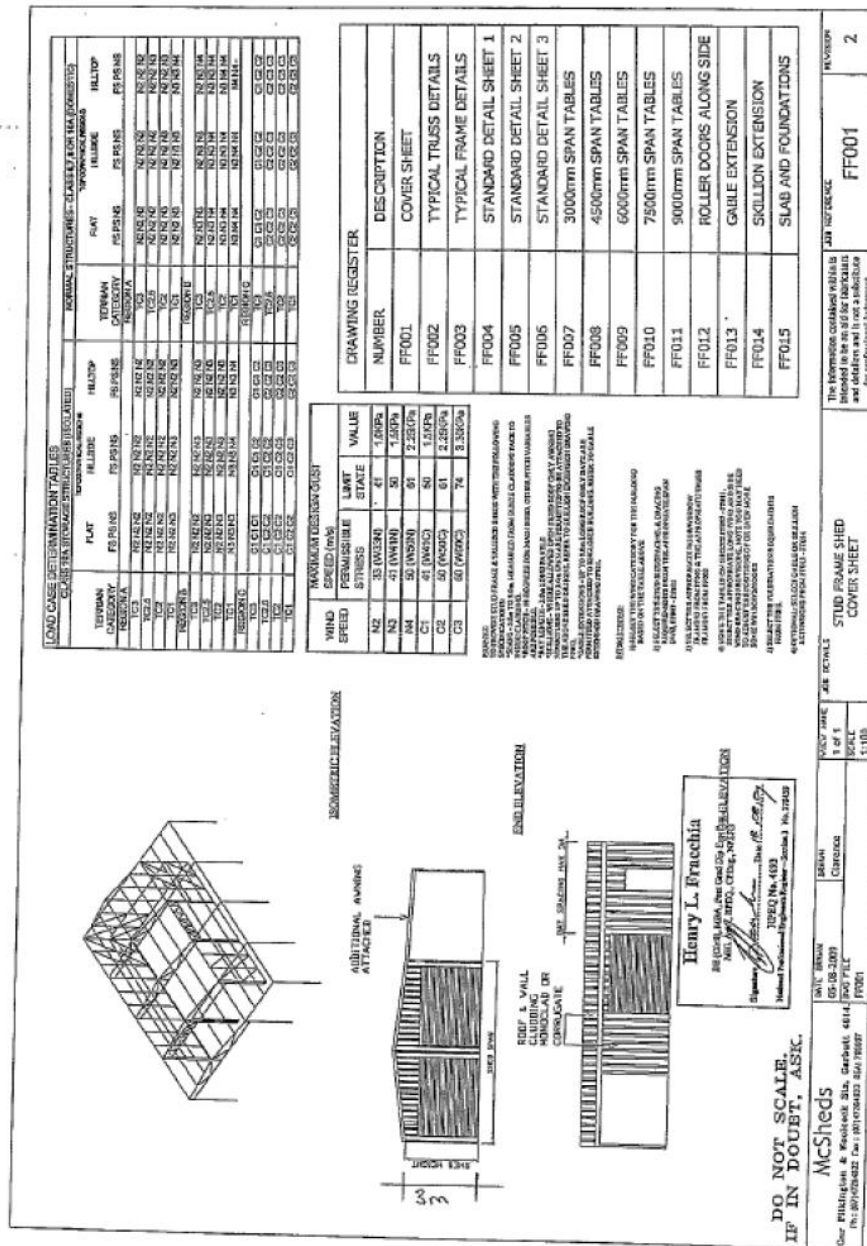
Date: 23/12/10

Signed on behalf of McSheds: [Signature]

Date: 23/12/10

SPEC SHEET

40.2011.4205
8/8



Reasons for Decision

The reasons for this decision are:

1. Sections 78, 78A, 79, 81, 81A and 83 of the *Planning Act 2016*:
 - a. to ensure the development satisfies the benchmarks of the 2006 Douglas Shire Planning Scheme (As Amended) and the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the application for a minor change was properly lodged to the Douglas Shire Council 26 November 2021 under section 78, 78A, 79 of the *Planning Act 2016* and Part 1 of the Development Assessment Rules;
 - b. The application is for a minor change, being a minor change consistent with Schedule 2 of the *Planning Act 2016*;
 - c. the application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy, the 2006 Douglas Shire Planning Scheme (As Amended) and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. the development was code assessable development under the 2006 Douglas Shire Planning Scheme (As Amended);
 - b. the development, where considered under the 2018 Douglas Shire Planning Scheme Version 1.0 is also code assessable development
 - c. Council undertook an assessment in accordance with the provisions of sections 81, 81A and 83 of the *Planning Act 2016*; and
 - d. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Non-Compliance with Assessment Benchmarks

Through the amended conditions the development complies with the planning scheme and no concerns are raised.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or

- (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and

- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

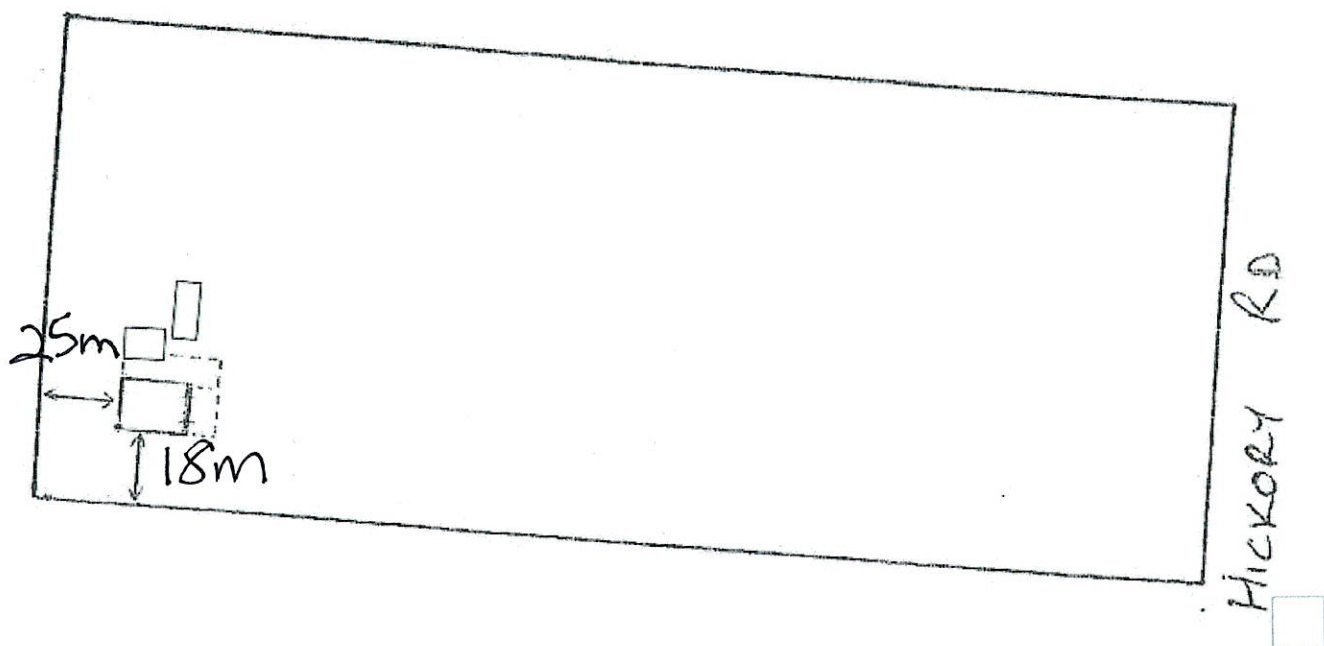
232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Appendix 3.

PROPOSAL PLANS

SITE PLAN
By Craig Pickard



PROPOSED PRE-FABRICATED LOG CABIN AT: 116 HICKORY ROAD, COW BAY

GENERAL NOTES:

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- G2. SETTING OUT DIMENSIONS AND SIZES OF MEMBERS OR ELEMENTS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.ALL DIMENSIONS SHOWN ON THE ENGINEERING DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE COMMENCEMENT OF FABRICATION OR SITE WORKS.
- G3. DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION. CONSTRUCTION LOADS MUST NOT EXCEED THE SAFE LOAD CAPACITY OF THE STRUCTURE AT ANY TIME DURING CONSTRUCTION. STABILITY OF EXCAVATION IN THE VICINITY OF NEIGHBORING BUILDINGS IS THE RESPONSIBILITY OF THE BUILDER. IF IN DOUBT ASK.
- G4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE THE REQUIREMENTS OF THE CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT SAA CODES OF PRACTICE AND NATIONAL CONSTRUCTION CODES NCC, EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE LOCAL GOVERNMENT AUTHORITY.
- G5. PERMANENT, IMPOSED AND OTHER LOADS (DEAD & LIVE) FOR THIS PROJECT HAVE BEEN DETERMINED IN ACCORDANCE WITH AS1170.1 - 2002
- G6. WIND LOADS FOR THIS PROJECT HAVE BEEN DETERMINED IN ACCORDANCE WITH AS4055 - 2021.

FOOTING NOTES:

- F1. ALL FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE MATERIAL AND WATER.
- F2. ALL FOOTINGS TO FOUND MATERIAL OF MINIMUM SAFE BEARING CAPACITY >100kPa.
- F3. WHERE SPECIFIED TARGET MATERIAL IS BELOW THE UNDERSIDE OF FOOTING PIER FURTHER EXCAVATION SHALL BE UNDERTAKEN AND BACKFILLED WITH LEAN MIX CONCRETE U.N.O.
- F4. IF EXCAVATIONS ARE TO BE CARRIED OUT ADJACENT TO AN EXISTING FOOTING THE EXACT LEVEL OF THE UNDERSIDE OF THE EXISTING FOOTING SHALL BE DETERMINED VIA TEST PIT EXCAVATION. UNDERPINNING AND SHORING OF THE EXISTING STRUCTURE SHALL BE CARRIED OUT AS REQUIRED AND THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.
- F5. BUILDER TO VERIFY LOCATIONS OF ALL EXISTING SERVICES ON SITE PRIOR TO UNDERTAKING SITE EXCAVATION WORKS.

SITE DRAINAGE NOTES:

- D1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS2870
- D2. DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING, THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1.0M. SURFACE OR SUBSURFACE DRAINS SHALL BE USED TO CHANNEL WATER AWAY AND CONNECT TO STORMWATER SYSTEM. ANY PAVING SHALL ALSO BE SUITABLY SLOPED.
- D3. EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION, FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT THE FOOTING WITH MOIST CLAY, COMPACTED BY HAND-RODDING/TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.
- D4. WATER RUN-OFF SHALL BE COLLECTED AND CHanneled AWAY FROM THE HOUSE DURING CONSTRUCTION.
- D5. CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTIONS.
- D6. ADDITIONAL PLUMBING REQUIREMENTS ARE NEEDED FOR MODERATELY, HEAVILY & EXTREMELY REACTIVE SITES IN ACCORDANCE WITH CLAUSE 6.6 (F) FROM AS 2870.
- D7. PLUMBING & DRAINAGE UNDER THE SLAB SHOULD BE AVOIDED WHERE PRACTICAL REFER AS 2870 CLAUSE 5.6.4 (D)
- D8. ALL PIPEWORK INCLUDING STORMWATER FITTINGS & ADAPTERS SHOULD BE PROTECTED FROM MECHANICAL DAMAGE.
- D9. PROVISIONS SHOULD BE MADE FOR THE CONNECTION OF OVERFLOW OR WATER DISCHARGE FROM FIXTURES SUCH AS HOT WATER SYSTEMS AND AIR CONDITIONERS TO A DRAIN AS REQUIRED BY THE RELEVANT LOCAL AUTHORITY.

REINFORCED CONCRETE NOTES:

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT CURRENT AUSTRALIAN STANDARD CODES (AS3600, AS2870 & AS1379), BUILDING BY-LAWS AND THE ORDINANCES OF THE RELEVANT LOCAL AUTHORITY
- C2. ALL CONCRETE SHALL BE VIBRATED IN TO PLACE.
- C3. NO CONCRETE TO BE POURED WHEN SITE TEMPERATURE EXCEEDS 35° C OR FALLS BELOW 5°C
- C4. CONCRETE FOOTING REINFORCEMENT SHALL BE INSPECTED BY LICENSED COMPETANT PERSON PRIOR TO CONCETE POUR.

STEELWORK NOTES:

- S1. ALL STEELWORK SHALL COMPLY WITH THE REQUIREMENTS OF:-
AS4100 - STEEL STRUCTURES
AS2312 - GUIDE TO THE PROTECTION OF IRON AND STEEL.
AS1214 - HOT DIP GALVANISING OF THREADED FASTENERS
- S2. PLATES, CLEATS, BRACES AND ALL OTHER HOT ROLLED SECTIONS SHALL BE GRADE 300 MATERIAL U.N.O. AND POWER BRUSHED TO ST2 AND PRIMED WITH AN APPROVED METAL PROTECTIVE COATING.
- S3. ALL EXTERNAL STEEL MEMBERS SHALL HOT DIP GALVANISED INCLUDING CLEATS, BOLTS & WASHERS U.N.O. VENT AND DRAINAGE HOLES SHALL BE PROVIDED IN ACCORDANCE WITH THE FABRICATORS RECOMMENDATIONS.
- S4. WHERE CORROSION COATINGS ARE DAMAGED OR INHIBITED AND SITE WELDS ARE UNDERTAKEN 2-COATS INC RICH PAINT SHALL BE APPLIED.
- S5. WELDS SHALL BE 6mm CONTINUOUS FILLETS FROM E48XX SP ELECTRODES U.N.O
- S6. ALL CLEATS AND GUSSETS SHALL BE 10mm THICK U.N.O
- S7. ALL BOLTS SHALL BE GRADE 8.8/S SNUG TIGHT U.N.O

TIMBER NOTES:

- T1. ALL DETAILS, INCLUDING FRAMING CONNECTIONS NOT SHOWN, TO BE IN ACCORDANCE WITH AS 1684: CLASSIFICATION C2 & 1720.1 AND SHALL BE HANDLED, ERECTED INSTALLED AND BRACED IN ACCORDANCE WITH AS 1860 AS 4440.
- T2. ALL SEASONED TIMBER TO BE JOINT GROUP JD4 MINIMUM.
- T3. THE CONTRACTOR SHALL PROVIDE PROTECTION OF THE CONSTRUCTION AGAINST TERMITE ATTACK IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND AS 3660.1 AND QMBA TECHNICAL CIRCULAR: TECH01 12/2004.
- T4. ALL FRAMING AND STRUCTURAL MEMBERS HAS BEEN DESIGNED USING: DESIGN IN HYNÉ 7.5 OR STRUCTURAL TOOLKIT. DESIGN PARAMETERS AND LIMITATIONS HAVE BEEN USED BASED ON ENGINEERING PRINCIPLES AND GOOD DESIGN PRACTICES. ANY SUBSTITUTION OR DESIGN MODIFICATIONS TO MEMBERS SPECIFIED HEREIN, NOT UNDERTAKEN BY STRUCTURALINC CONSULTING ENGINEERS SHALL TRANSFER THE RESPONSIBILITY FOR THE MEMBER CHANGED OVER TO THE PERSON OR BUSINESS WHO HAS MADE THE CHANGE.
- T5. ALL BOLTS TO TIMBER WORK GRADE 4.6/S U.N.O. BOLTS, NUTS AND WASHERS SHALL BEHOT DIP GALVANISED.
- T6. BOLT HOLES IN STEEL PLATES SHALL PROVIDE A SNUG FIT I.E. NOT GREATER THAN 0.5mm LARGER THAN BOLT DIAMETER.
- T7. ALL BOLTS TO BE INSTALLED WITH ONE HARDENED WASHER UNDER THE TURNED PART.
- T8. ALL TIMBER MATERIALS, FASTENERS ETC. TO BE IN ACCORDANCE WITH AS1720.1 - 2011



SITE LOCATION PLAN NTS


NOTE: REFER TO NICK STELLING BUILDING DESIGN SITE PLAN: RHF-03D FOR SCALED SITING ARRANGEMENTS.

GEOTECHNICAL:	
REPORT BY:	EARTH TEST
REPORT NO:	SI 219-23Report
DATED:	23/04/2023
SITE CLASS:	'M' MODERATELY REACTIVE
RELATIVE REACTIVITY	'M' 20-40mm YS
THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE ABOVE REPORT.	

PROPERTY DESCRIPTION
LOT 376
ON: RP 739003
DOUGLAS SHIRE COUNCIL

WIND CLASSIFICATION:	
AS4055 -2021- WIND LOADS FOR HOUSING	
REGION:	'C'
TERRAIN CATAGORY:	2.5
TOPOGRAPHY:	T0
SHEILDING:	NS
SITE WIND CLASS:	C2

STRUCTURE LIVE LOADINGS:	
AS1170.1 - STRUCTURAL DESIGN ACTIONS	
A1 - SELF CONTAINED DWELLINGS	
GENERAL FLOORS:	Qlive = 1.5 kPa & 1.8kN
BALCONIES:	Qlive = 2.0 kPa & 1.8kN
ROOFS:	Qlive = 0.25 kPa
GARAGE:	Qlive = 2.5 kPa & 13kN

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS		DRAWING SCALE		StructuralLinc Consulting Engineers Lincoln Roberts - CPEng, NER, RPEQ: 17393 www.structuralinc.com ph: 0478 009468 e: structuralinc@outlook.com <i>L.J. Roberts</i>	PROPOSED PRE-FABRICATED LOG CABIN 'PALM BEACH' AT: 116 HICKORY ROAD, COW BAY QLD FOR: MR CRAIG PICKARD		PROJECT No: 23-011	
A	22-05-2023	FOR CONSTRUCTION	LR	KA	DESIGN	LR	<div>This drawing is not to be copied or amended without written permission from StructuralLinc Consulting Engineers</div>			1 of 4			
					DRAWN	LR				DWG No: 01	REV A		
					CHECK BY	KA							
					DATE	MAY 2023							
					FOR CONSTRUCTION								



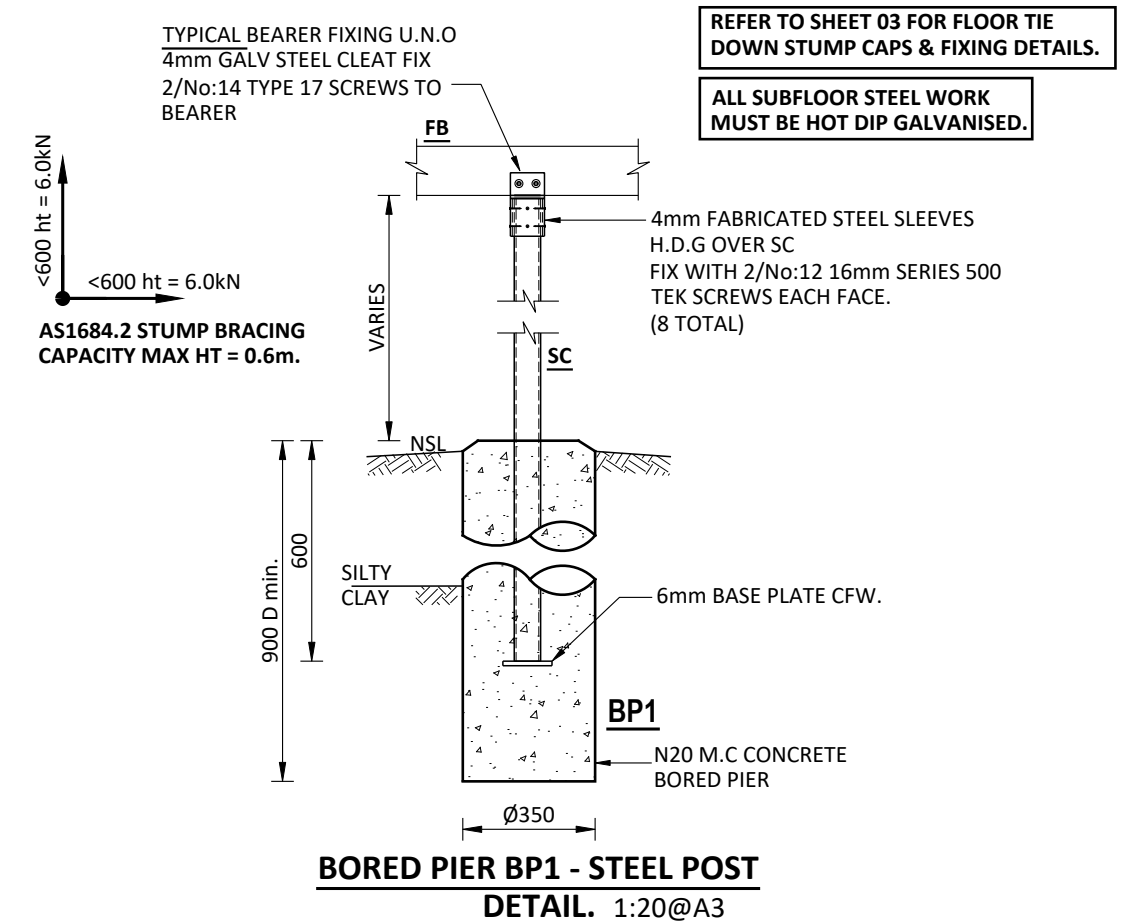
CABIN FOOTING SITE NOTES:

- FOOTING LEGEND:

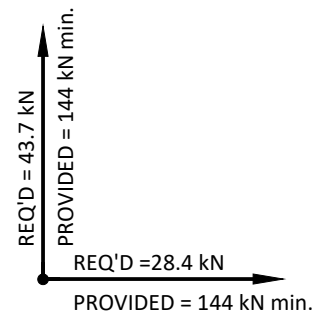
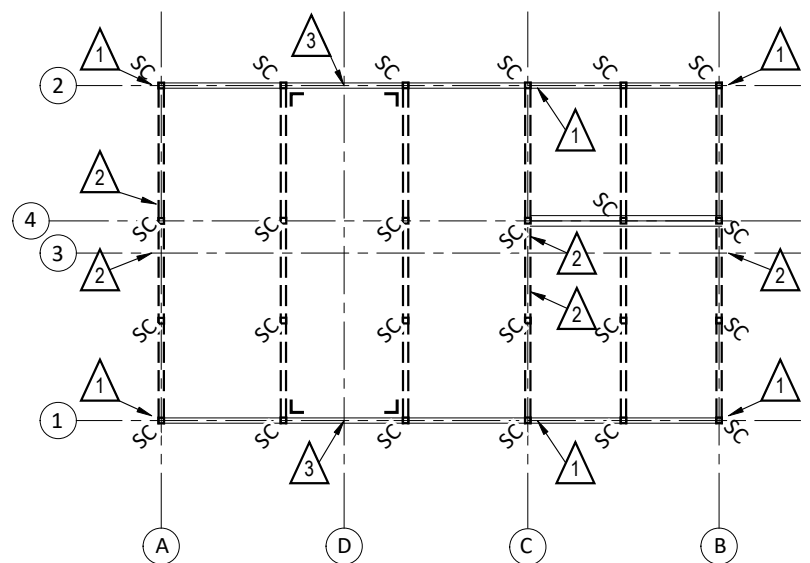
GEOTECHNICAL:

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS	
A	22-05-2023	FOR CONSTRUCTION	LR	KA	DESIGN	LR
					DRAWN	LR
					CHECK BY	KA
					DATE	MAY 2023
					FOR CONSTRUCTION	

DWG No:	REV
02	A



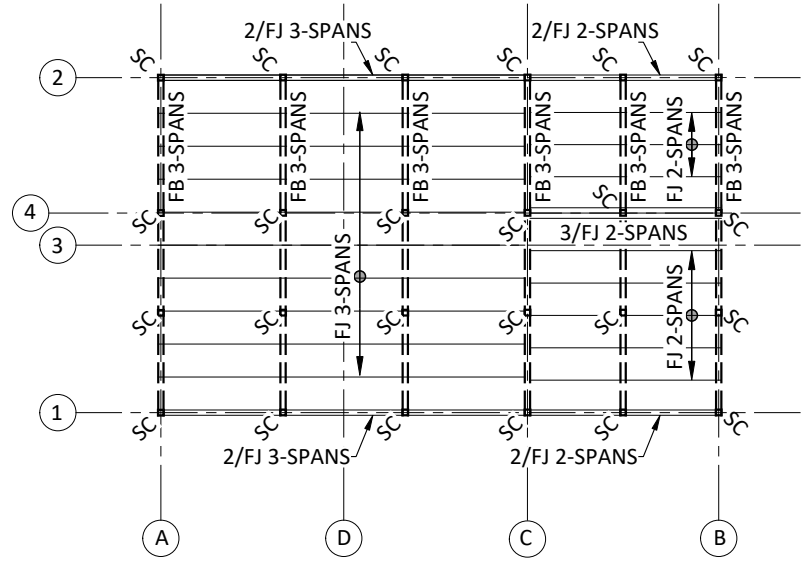
L INDICATES 75 x 8 EA BRACKET HDG WITH 1/M16 BOLT THROUGH FLOOR JOISTS ON CENTRE LINE AND 2/M12 BOLTS TO DOUBLE BEARERS. REFER TO DETAIL 3.



SUBFLOOR BRACING VALUES
AS4055 - C2

DETAIL NOTE:
1 INDICATES FLOOR TIE DOWN FIXING AS DETAILED.

FLOOR TIE DOWN & BRACING PLAN 1:100 @ A3
REFER TO CABIN LIFE DRAWINGS: 230309.2KT - MODIFIED PALM BEACH C.PICKARD - FOR SET-OUT DIMENSIONING

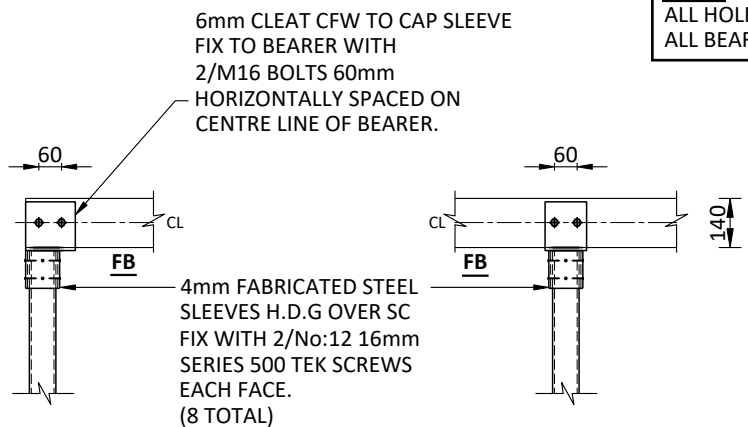


FLOOR FRAME SCHEDULE:	
MARK	DESCRIPTION
SC	75 x 4 C350 SHS - STUB COLUMN H.D.G
FJ	96 x 45 KD F7 SPRUCE @ 436crs MAX. (H3)
FB	2/140 x 35 KD MGP10 BEARERS (H3) CONTINUOUS SPANS AS SHOWN ON PLAN

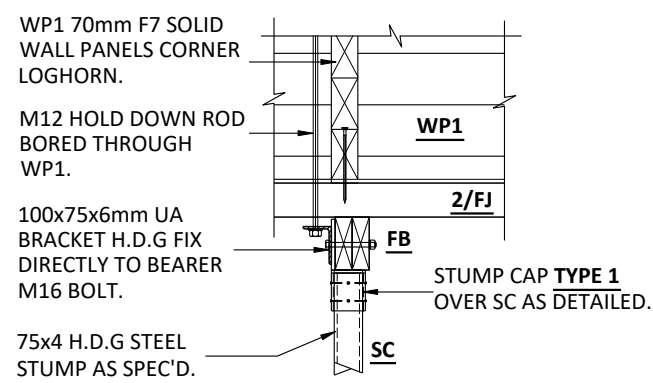
NOTE: 96x45 F7 SPRUCE PINE FLOOR JOISTS HAVE BEEN CALCULATED TO EXCEED THE DYNAMIC DEFLECTION OF 1.5mm IN ACCORDANCE WITH AS1720.3
DYNAMIC DEFLECTION REFERS TO THE "BOUNCE" IN FLOOR PERFORMANCE. ALTHOUGH THESE JOIST ARE STRUCTURALLY ADEQUATE FOR DESIGN STRENGTH CRITERIA WE RECOMMEND REDUCING THE 3-SPAN FLOOR JOIST SPACING TO 400crs MAX.

FLOOR FRAME LAYOUT PLAN 1:100 @ A3
REFER TO CABIN LIFE DRAWINGS: 230309.2KT - MODIFIED PALM BEACH C.PICKARD - FOR SET-OUT DIMENSIONING

NOTE:
ALL HOLD DOWN STUMP FIXINGS MUST HAVE 2/M16 BOLTS HORIZONTALLY SPACED POSITIONED ON THE CENTERLINE OF THE BEARER.
ALL BEARER FIXING NOT SUBJECT TO UPLIFT FORCES SHALL BE STANDARD CAP FIXINGS AS DETAILED ON SHEET 02.

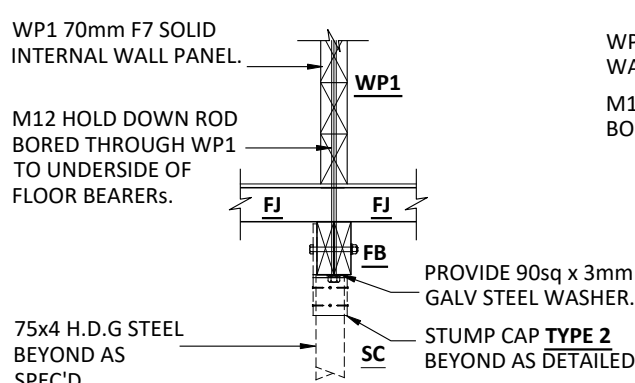


HOLD DOWN STUMP CAP TYPE 1 DETAIL 1:20@A3
HOLD DOWN STUMP CAP TYPE 2 DETAIL 1:20@A3



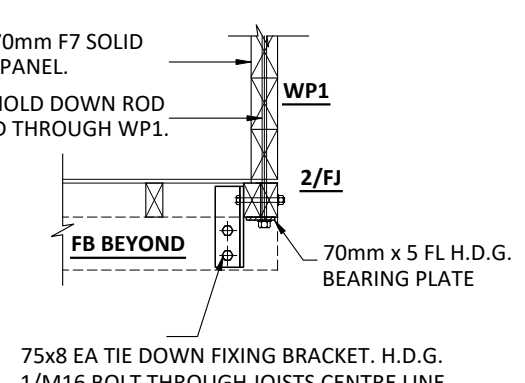
DETAIL 1
SCALE 1:20 @A3

EXTERNAL WALL & LOG-HORN
HOLD DOWN FIXING DETAIL



DETAIL 2
SCALE 1:20 @A3



EXTERNAL & INTERNAL WALL
HOLD DOWN FIXING DETAIL

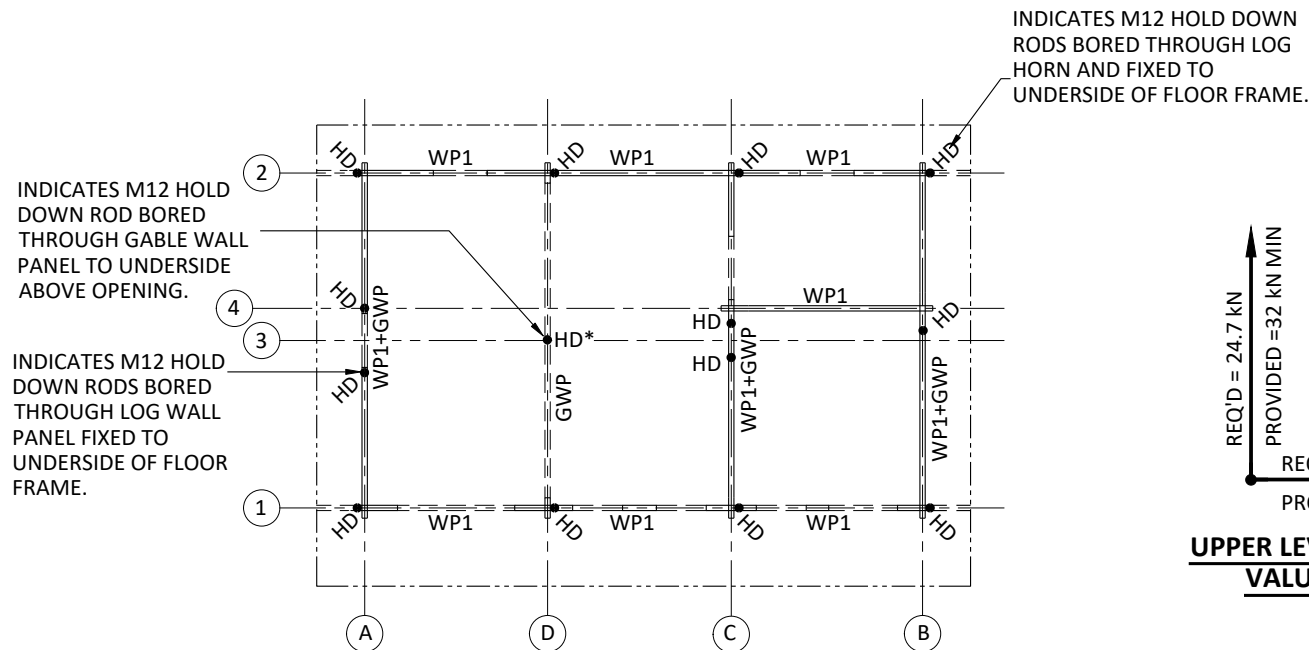


DETAIL 3
SCALE 1:20 @A3

EXTERNAL WALL HOLD DOWN
FIXING DETAIL

NOTE: THIS DRAWING SHALL BE READ IN CONJUNCTION WITH:
CABIN LIFE DRAWINGS: 230309.2KT - MODIFIED PALM BEACH C.PICKARD

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS		DRAWING SCALE uno		StructuralLinc Consulting Engineers Lincoln Roberts - CPEng, NER, RPEQ: 17393 www.structuralinc.com ph: 0478 009468 e: structuralinc@outlook.com <i>L.J. Roberts</i>	PROPOSED PRE-FABRICATED LOG CABIN 'PALM BEACH' AT: 116 HICKORY ROAD, COW BAY QLD FOR: MR CRAIG PICKARD		PROJECT No: 23-011	
A	22-05-2023	FOR CONSTRUCTION	LR	KA	DESIGN	LR	 SCALE 1:100 A3 <small>This drawing is not to be copied or amended without written permission from StructuralLinc Consulting Engineers</small>			3 of 4			
					DRAWN	LR				DWG No: 03	REV A		
					CHECK BY	KA							
					DATE	MAY 2023							
					FOR CONSTRUCTION								



WALL FRAME & TIE DOWN PLAN 1:100 @ A3

REFER TO CABIN LIFE DRAWINGS: 230309.2KT - MODIFIED PALM BEACH C.PICKARD - FOR SET-OUT DIMENSIONING

EXTERNAL TIMBER DURABILITY RECOMENDATIONS:

CABIN WALL PANELS & ROOF BOARD EXTERNAL SURFACES SHOULD BE EFFECTIVELY SEALED WITH EITHER:

- 1-COAT EXTERNAL UNDERCOAT & 2-COATS OF EXTERNAL WEATHER DURABLE PAINT WITH CAULK
- 3-COATS OF INTERGRAIN ULTRA-CLEAR MARINE GRADE EXTERNAL TIMBER FINISH.

WALL FRAME SCHEDULE:

WALL PANELS:

WP1 70mm F7 NORDIC SPRUCE PINE SOLID WALL PANEL ASSEMBLED FROM 136 x 70mm DOUBLE TONGUE & GROOVE WALL PLATES.

GWP 70mm F7 NORDIC SPRUCE PINE SOLID GABLE WALL PANEL ASSEMBLED FROM 136 x 70mm DOUBLE TONGUE & GROOVE WALL PLATES.

HD M12 HOLD DOWN RODS BORED THROUGH LOGS TO UNDERSIDE OF FLOOR FRAME REFER TO FLOOR TIE DOWN FIXING DETAILS.

WALL PANEL NOTES:

1. WALL PANELS PLATES TYPICALLY MACHINE ROUTERED HALF CUT JOINTS INTERLOCKING AT INTERSECTIONS.
2. THE FIRST BOTTOM LAYER OF WALL PLATES SHALL BE VERTICALLY SCREWED FIXED WITH 200mm No:14 TYPE 17 BATTEN SCREWS @ 600crs TO FLOOR FRAMING THROUGHOUT FULL LENGTH.
3. WP1 TOP 2 LAYERS SHALL BE VERTICALLY SCREWED FIXED WITH 200mm No:14 TYPE 17 BATTEN SCREWS @ 600crs TO FULL LENGTH OF WALLS.
4. GWP GABLE WALL PANELS TOP 3 TAPERED LAYERS SHALL BE VERTICALLY SCREW FIXED WITH 200mm No:14 TYPE 17 BATTEN SCREWS. REFER TO TYPICAL DETAIL.
5. M12 HOLD DOWN RODS SHALL BE PROVIDED WHERE NOMINATED ADJACENT TO WALL INTERSECTION AND WHERE SHOWN, 16Ø HOLES TO BE BORED VERTICAL THROUGH WALL PLATES TO ALLOW HOLD DOWN RODS TO BE CONTINUOUS WITH L-BRACKET FIXINGS OVER TOP WALL LAYER TO UNDERSIDE OF FLOOR FRAMING. REFER TO FLOOR FRAME FIXINGS.
6. M12 HOLD DOWN RODS TO BE RE-TENSIONED 1 MONTH POST CONSTRUCTION DUE TO TIMBER GROOVE SETTLEMENTS & ANNUALLY THEREAFTER.
7. INSTALL WALL PANEL STRENGTHENING SQUARE DOWEL INSERTS AS PER CABIN LIFE DESIGN DRAWINGS.

NOTE:

REFER TO CABIN LIFE KIT DRAWING ELEVATIONS FOR LOCATIONS FOR 'SP' SQUARE DOWEL WALL STRENGTHENING HIDDEN FIXINGS.

ROOF FRAME SCHEDULE: C2 (AS4055)

ROOF BATTENS:

BT GENERALLY 45 x 70 MGP10 (H3) @600crs MAX.

ROOF SHEETING TO ARCHITECTURAL SPECIFICATION FIXED TO EACH BATTEN IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CABIN ROOF BOARDS:

113 x 18mm F7 NORDIC SPRUCE PINE DOUBLE TONGUE & GROOVE PLANKS.

ROOF RAFTERS:

R1 140 x 44 F7 NORDIC SPRUCE PINE. FIX TO WP1 AS DETAILED. FIX TO RGB AS DETAILED.

RIDGE BEAM:

RGB 2/136 x 70mm (270d O/A) F7 NORDIC SPRUCE PINE. VERTICALLY LAMINATE RIDGE BEAM LOGS WITH 200mm No:14 TYPE 17 BATTEN SCREWS @200crs OVER FULL LENGTH. FIX TO GWP AS DETAILED.

18mm ROOF PLANKS COLOURBOND ROOF SHEETING FIXED IN ACCORDANCE WITH MANUFACTURERS SPECS.

1/150mm No:14 TYPE 17 SKEWED SCREWS EACH SIDE TO ADJACENT WP1 TOP LAYER. (2 EACH RGB LOG 4-TOTAL)

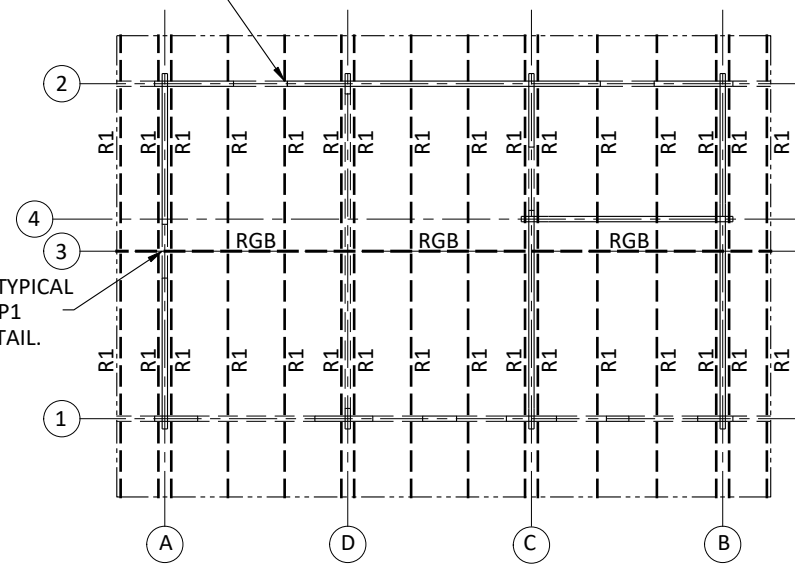
FIX: 1/200mm NO:14 TYPE 17 SCREW VERTICALLY THROUGH RAFTER INTO WP1.



TYPICAL RAFTER TO WALL PANEL FIXING DETAIL 1:20@A3

REFER TO TYPICAL RAFTER TO WP1/RGB FIXING DETAIL.

REFER TO TYPICAL RGB TO WP1 FIXING DETAIL.



ROOF FRAME PLAN 1:100 @ A3

REFER TO CABIN LIFE DRAWINGS: 230309.2KT - MODIFIED PALM BEACH C.PICKARD - FOR SET-OUT DIMENSIONING

CONSTRUCTION NOTE:

THE CONSTRUCTION BUILDER SHALL PROVIDE A STATUTORY DECLARATION FOR FINAL CERTIFICATION PURPOSES CONFIRMING THAT ALL CONCEALED SCREWED FIXINGS ARE INSTALLED AS DETAILED.

18mm ROOF PLANKS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECS.

FIX: R1 EACH SIDE OF GWP WITH NO:14 TYPE 17 SCREWS TO EACH LOG OVER FULL LENGTH.

1/150mm No:14 TYPE 17 SKEWED SCREWS EACH SIDE TO ADJACENT GWP LOG. (2 EACH RGB LOG 4-TOTAL)

M12 HOLD DOWN RODS BORED THROUGH GWP TO UNDERSIDE OF FLOOR FRAME WHERE SHOWN ON PLAN.

BT

FIX: 1/NO:14 TYPE 17 75mm BATTEN SCREWS WITH CYCLONE WASHERS TO EACH RAFTER.

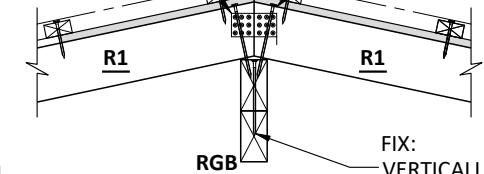
2/200mm No:14 TYPE 17 VERTICALLY SKEWED SCREWS TO WALL PANEL. (2 EACH RGB LOG 4-TOTAL)

TOP 3 GABLE WALL LOG LAYERS TYPICALLY FIXED WITH No:14 TYPE 17 @200crs SCREWS TO FULL GABLE WIDTH.

TYPICAL RIDGE BEAM TO GABLE WALL PANEL FIXING DETAIL 1:20@A3



KR RAFTER CONNECTOR PLATES TO CABIN MANUF'R SPECS.

FIX: 1/200mm NO:14 TYPE 17 SCREWS THROUGH RAFTER INTO RGB.

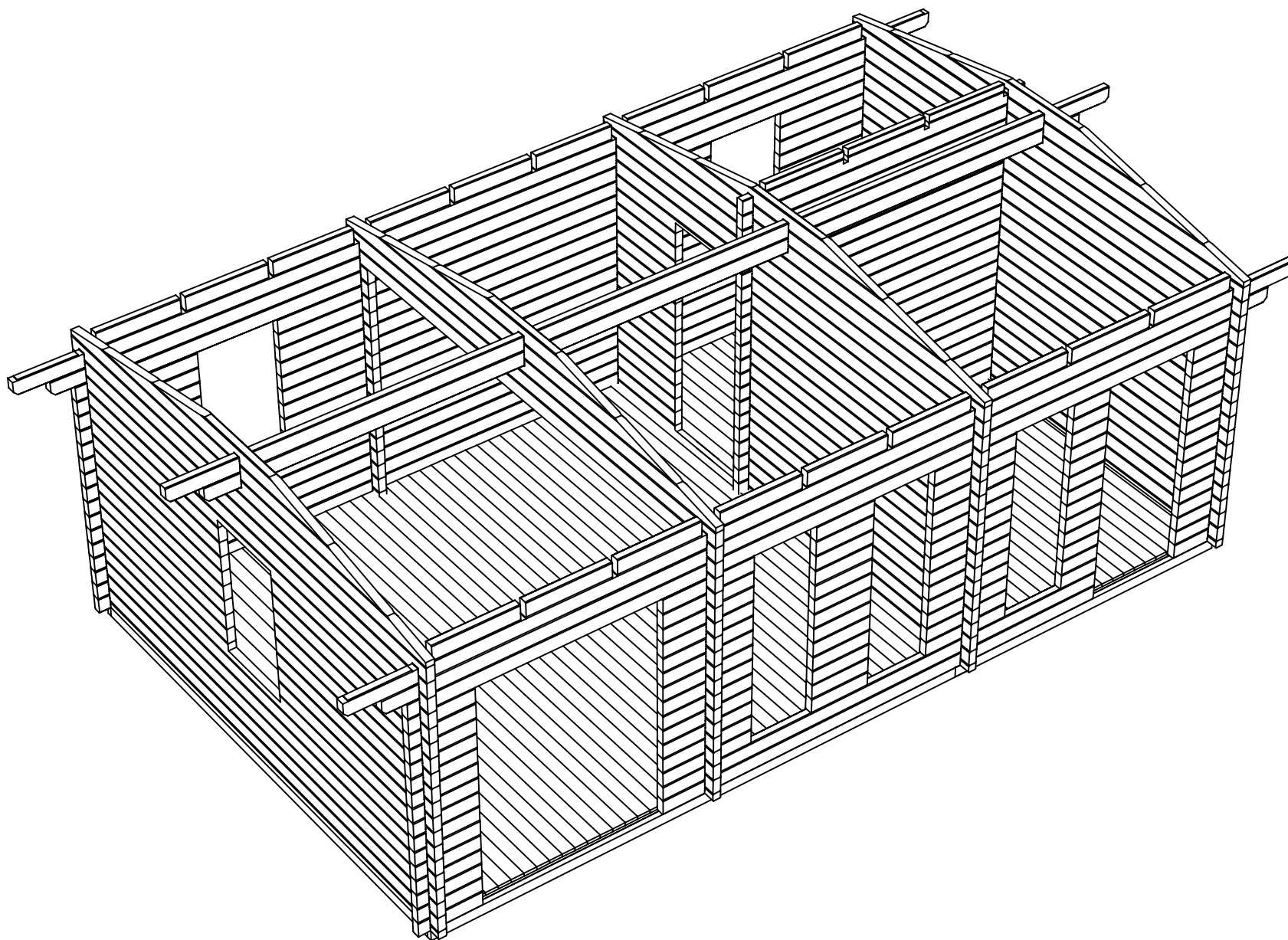


FIX: VERTICALLY LAMINATE RGB LOGS WITH 200mm NO:14 SCREWS VERTICAL @200crs OVER FULL LENGTH.

TYPICAL RAFTER TO RIDGE BEAM FIXING DETAIL 1:20@A3

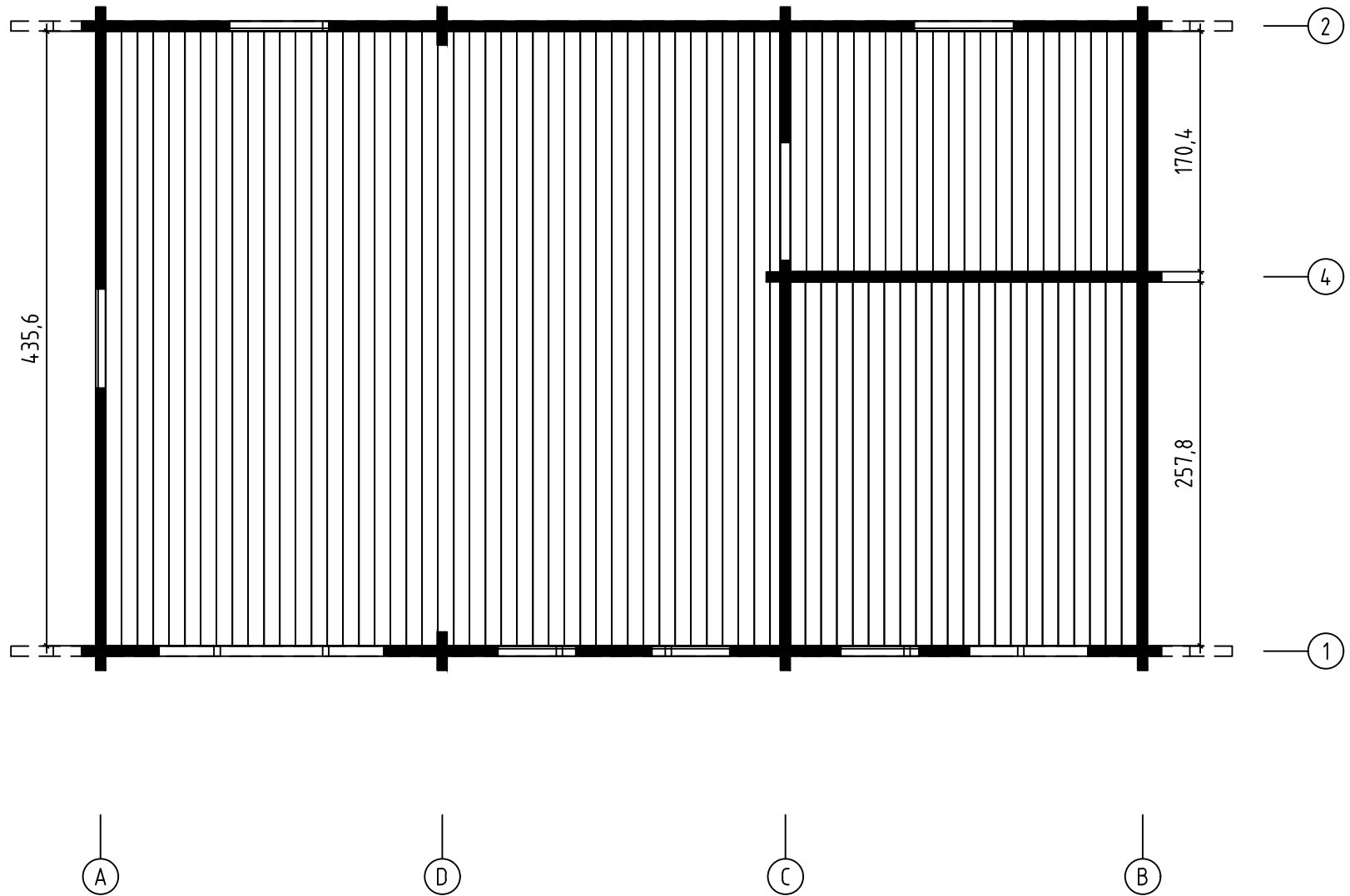
REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS		DRAWING SCALE uno		StructuralLinc Consulting Engineers Lincoln Roberts - CPEng, NER, RPEQ: 17393	PROPOSED PRE-FABRICATED LOG CABIN 'PALM BEACH' AT: 116 HICKORY ROAD, COW BAY QLD FOR: MR CRAIG PICKARD		PROJECT No: 23-011	
A	22-05-2023	FOR CONSTRUCTION	LR	KA	DESIGN	LR			www.structuralinc.com ph: 0478 009468 e: structuralinc@outlook.com <i>L.J. Roberts</i>	DRAWING TITLE: MODIFIED PALM BEACH CABIN - C2 WALL FRAME & ROOF FRAME PLAN & TIE DOWN DETAILS	4 of 4		
				DRAWN	LR								
				CHECK BY	KA								
				DATE	MAY 2023								
					FOR CONSTRUCTION		This drawing is not to be copied or amended without written permission from StructuralLinc Consulting Engineers.			DWG No: 04	REV A		

Modified Palm Beach C.Pickard
Art. Nr.230309.2KT



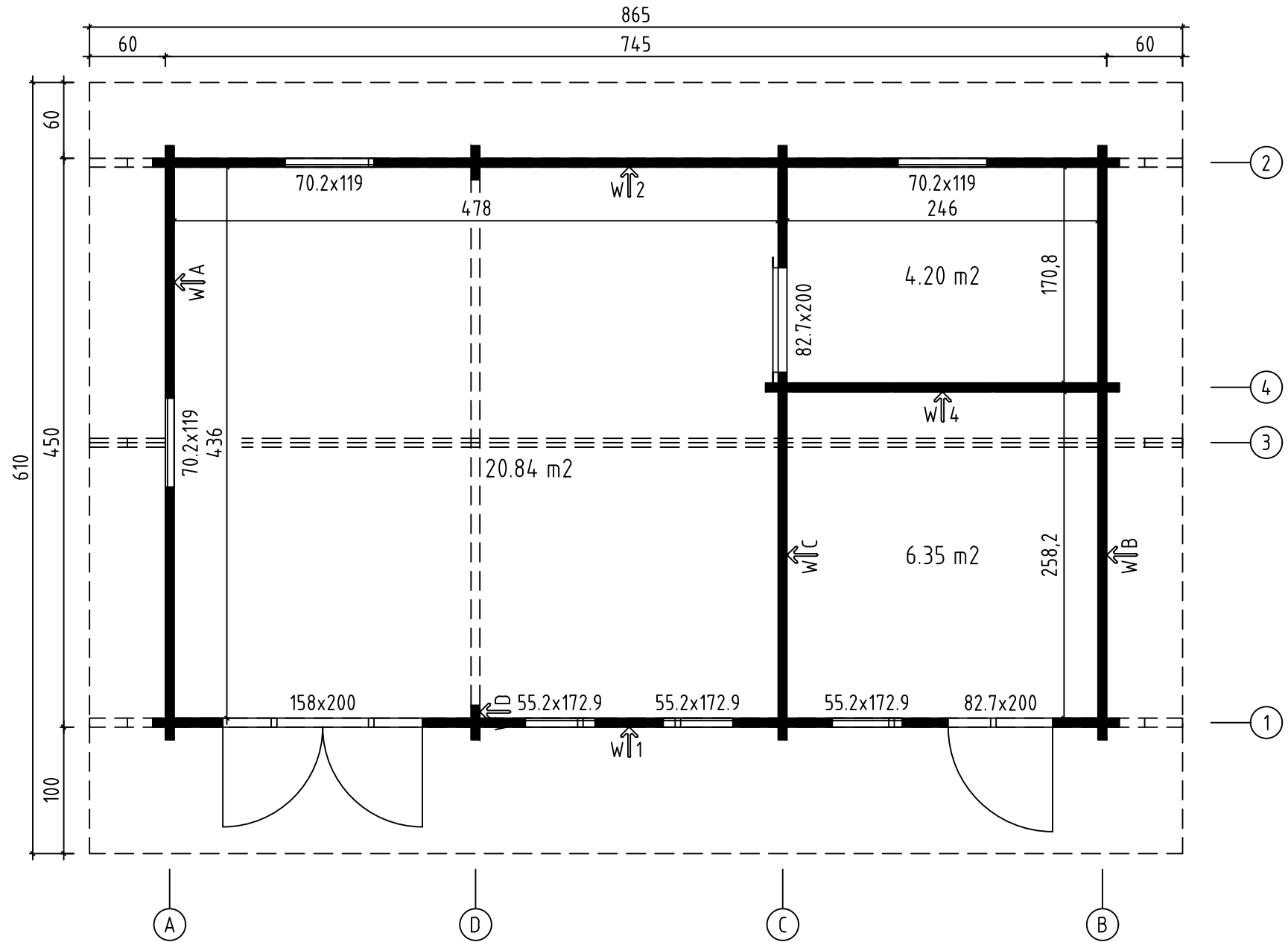
230309.2KT - Modified Palm Beach C.Pickard

FLOOR BOARDS

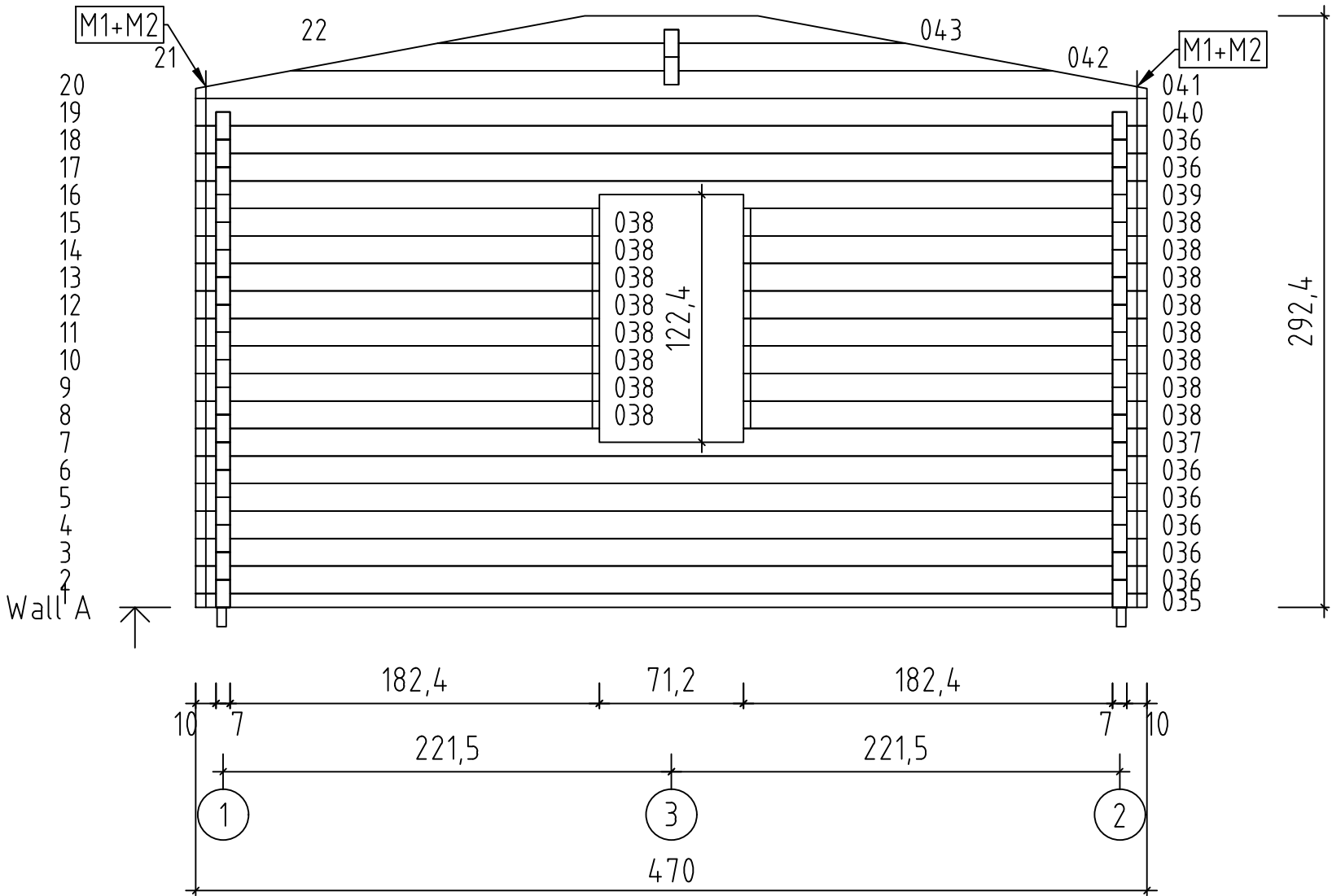


230309.2KT - Modified Palm Beach C.Pickard

GROUNDPLAN

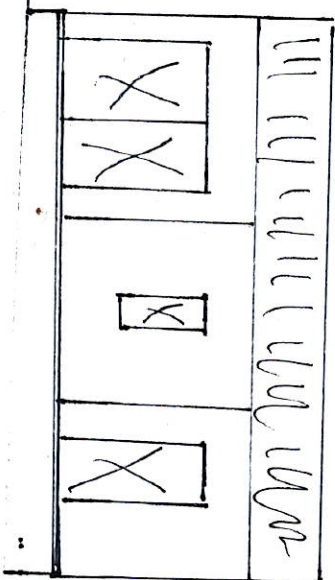
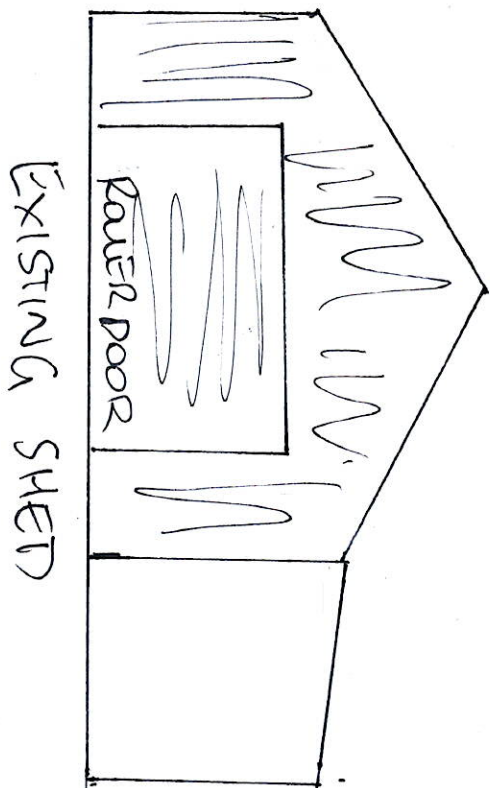
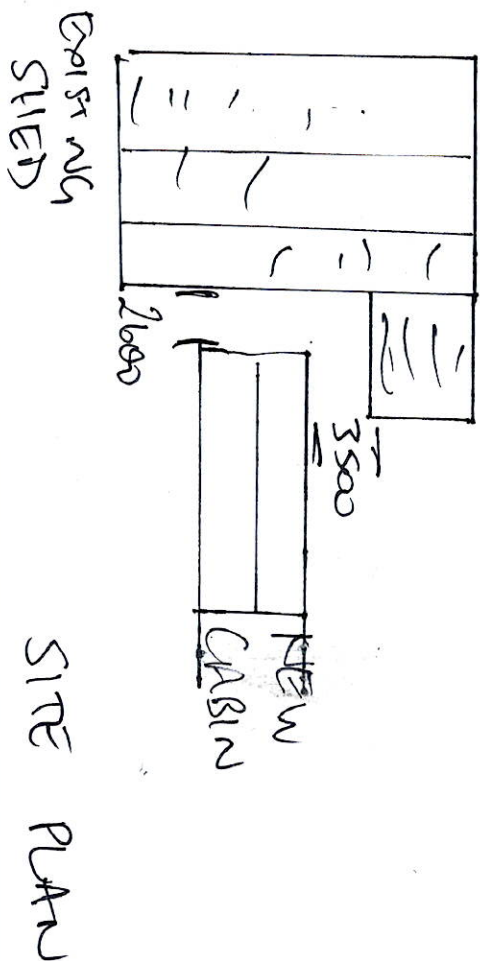


230309.2KT - Modified Palm Beach C.Pickard



COLOUR SCHEDULE

EXTERNAL TIMBER NATURAL SPRUCE
ROOF + GUTTER - PALE EUCALYPT



FALL OF 140mm across length of cabin

ELEVATIONS + SITE PLAN

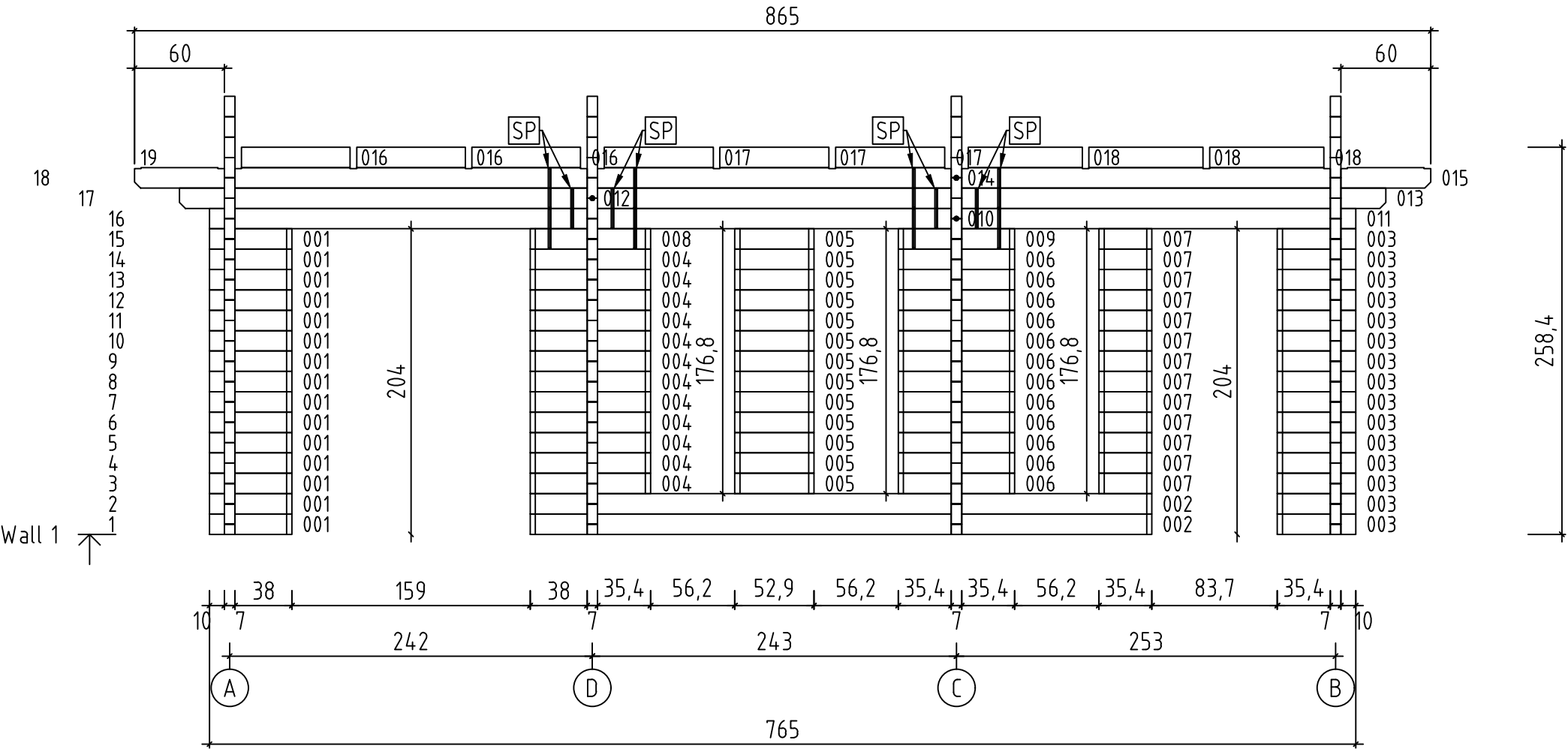
C + A PICKARD

116 HICKORY RD

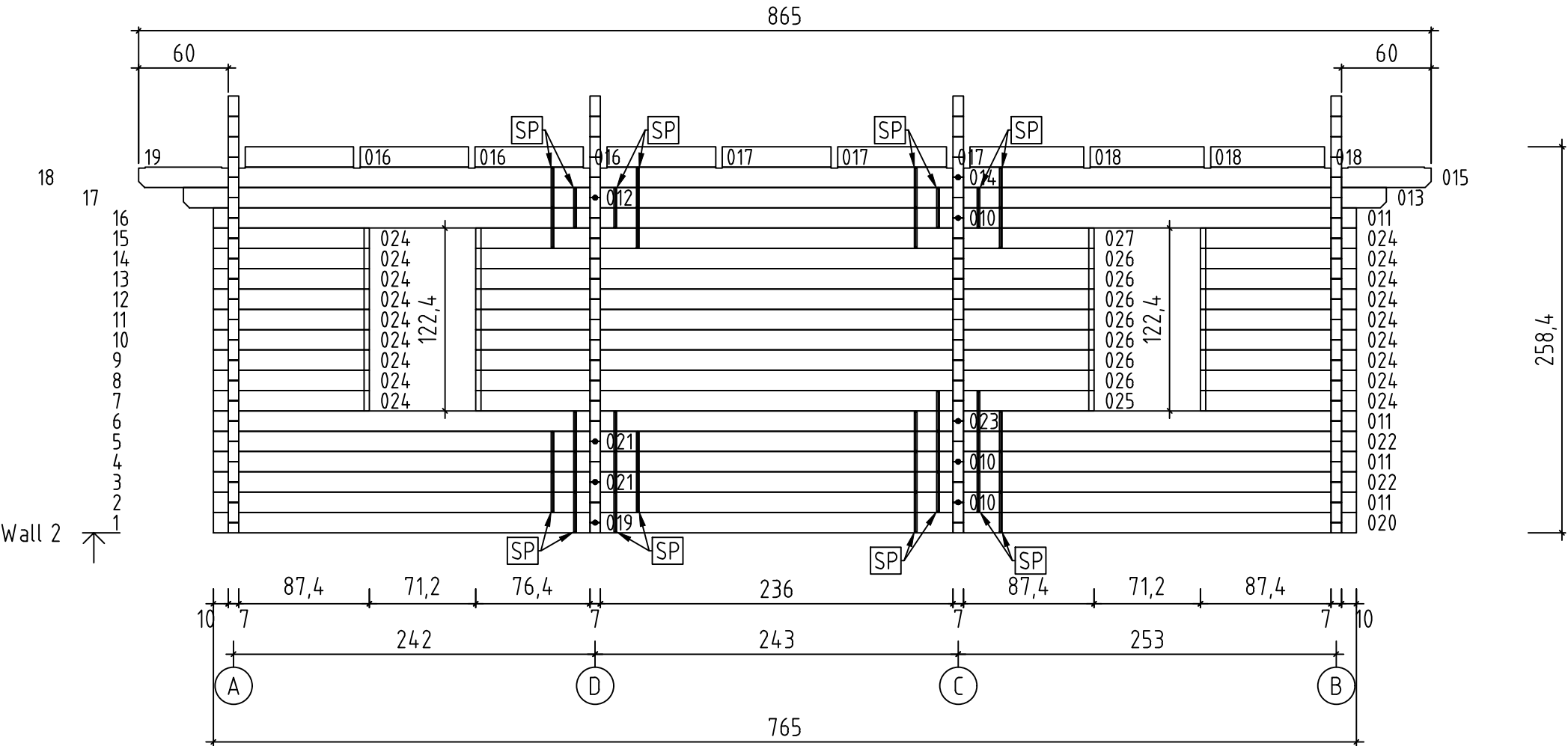
CON BAR

4873

230309.2KT - Modified Palm Beach C.Pickard



230309.2KT - Modified Palm Beach C.Pickard



Appendix 4.

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.
 - (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.



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(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.

6.2.3.3. Criteria for assessment

Table 6.2.31.3.a - Conservation zone – assessable development



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Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses	AO1 Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	Complies with AO1 A Dwelling house is not listed in Table 6.2.3.3.b.
PO2 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	AO2 Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.	Complies with AO2 The existing dwelling development utilises a lawfully existing building that is one storey and 4 metres high. The proposed new detached bedroom development is single storey with a height of 3m. The proposed new toilet block is of single storey height of 3m.
PO3 Development is setback from site boundaries so they are screened from view from the boundaries	AO3 Buildings and structures are setback not less than:	Complies with AO3 The existing dwelling development is contained in a lawfully existing building which is set back 128



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Performance outcomes	Acceptable outcomes	Compliance
of adjoining properties and adjoining roads to maintain the scenic values of the area.	<p>(a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</p> <p>(b) 25 metres from Cape Tribulation Road frontage;</p> <p>(c) 20 metres from any other road frontage</p> <p>(d) 10 metres from side and rear boundaries.</p>	<p>metres from the site frontage to Hickory Road, more than 10m to the rear and side boundaries.</p> <p>The proposed new detached bedroom and toilet block are to be located behind the main building line and more than 10m from the side and rear boundaries.</p>
<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>AO4</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 AO4</p> <p>The development would be located on an existing cleared area.</p>
PO5	AO5	Complies with PO5



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Performance outcomes	Acceptable outcomes	Compliance
Development is consistent with the overall outcomes sought for the Conservation zone.	No acceptable outcomes are prescribed.	The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.
PO6 Development complements and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.	AO6 The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.	Complies with AO6 The existing dwelling development and proposed toilet blocks exterior colour are a non-reflective olive green with a metal roof. The proposed new detached bedrooms exterior is of natural timber (European Spruce) coated in a clear marine grade paint with a pale eucalypt roof.
PO7 Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening;	AO7.1 For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.	Complies with AO7.1 The balance of the site is landscaped with dense, mature vegetation and no vegetation is proposed to be removed as part of this development.
	AO7.2	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
<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>Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>No new planting is proposed.</p>
<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 existing dwelling development is contained wholly within the existing and lawfully constructed building. The proposed new detached bedroom is of light weight construction on stumps. No alterations to the natural ground levels are proposed.</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: 	<p>Complies with AO8.2</p> <p>The site has a lawfully existing driveway and parking areas.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Zones Part 6: Page 10 Performance outcomes Acceptable outcomes (d) minimise vegetation clearing.</p>	
	<p>AO8.3 Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or On land steeper than 1 in 6 (16.6%) gradient: (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>	<p>Complies with AO8.3 The proposed detached bedroom are not on land with a 1 in 6 slope. However, the buildings are designed with suspended floors. The voids between the building and ground level are shielded from view by the natural vegetation surrounding the development site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	AO8.4 Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	Complies with AO8.4 The proposed detached bedroom is sited below ridgelines and will not protrude above the surrounding tree-level canopy.
PO9 Development is located to: <ul style="list-style-type: none"> (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; 	AO9 No acceptable outcomes are prescribed.	Complies with PO9 All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.



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Performance outcomes	Acceptable outcomes	Compliance
<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>All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.</p> <p>The developments are not proposed near waterways or wetlands.</p>
<p>PO11</p> <p>Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed</p>	<p>Complies with AO11</p> <p>The existing dwelling development would be wholly contained within a lawfully existing building.</p> <p>All developments are located in existing clear areas. The development would not result in any</p>



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Performance outcomes	Acceptable outcomes	Compliance
		greater impact on the conservation values of the zone than the existing development on the site.
PO12 Fencing is designed to not impede the free movement of native fauna through the site.	AO12 No acceptable outcomes are prescribed.	Not applicable No fencing is proposed.
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; (c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan. Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.	AO13 No acceptable outcomes are prescribed.	Not applicable No new lots are proposed.



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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 • Substation



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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"> • 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.

7.2.1.6 Precinct 3 – Low Impact Commercial Precinct



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



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



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- (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		
PO1 Development does not result in a demand which exceeds the capacity of: <ul style="list-style-type: none"> (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network. 	AO1 No acceptable outcomes are prescribed.	Complies with PO1 The development would not result in an increase in traffic generation above the existing use of the site.
PO2 Development provides a suitable standard of self-sufficient service for: <ul style="list-style-type: none"> (a) potable water; 	AO2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:	Complies with AO2.1 The site is serviced by an existing water tank.



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Performance outcomes	Acceptable outcomes	Compliance
(b) water for fire fighting purposes; (c) electricity supply	(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.	
	AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.	Complies with AO2.2 The site is serviced by an existing water tank.
	AO2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	Complies with AO2.3 The site is serviced by an existing power supply, that is screened from the road.
PO3 On-site waste water does not adversely impact on the environmental quality of the water and soil	AO3 No acceptable outcomes are prescribed.	Complies with AO3



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Performance outcomes	Acceptable outcomes	Compliance
resources or amenity of residents, through the implementation of best environmental practice.		The site is serviced by an existing on-site effluent disposal system. The plumbing approval issued by Council includes the toilet block
PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	AO4.1 If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.	Not applicable Ground water is not proposed to be used.
	AO4.2 Surface water is to be used for domestic purposes only.	Complies with AO4.2 The potable water would be collected from the roof.
PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	AO5 No acceptable outcomes are prescribed.	Complies with AO5 The existing dwelling development is wholly contained within the existing building. All developments are located in existing clear areas. The development would not result in any



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Performance outcomes	Acceptable outcomes	Compliance
		greater impact on the conservation values of the zone than the existing development on the site.
PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.	AO6.1 The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed	Complies with AO6.1 The existing dwelling development and proposed toilet blocks exterior colour are a non-reflective olive green with a metal roof. The proposed new detached bedrooms exterior is of natural timber (European Spruce) coated in a clear marine grade paint with a pale eucalypt roof.
	AO6.2 The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres	Not applicable There would be no change to the existing power supply arrangements.
	AO6.3 Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel,	Not applicable There would be no change to the existing power supply arrangements.



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Performance outcomes	Acceptable outcomes	Compliance
	is enclosed with a building and provided with a bund.	
P07 Landscaping of the development ensures that the endemic character of the local area is dominant.	A07.1 Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;	Not applicable There would be no change to the existing landscaping on site.
	A07.2 All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.	Not applicable There would be no change to the existing landscaping on site.
P08 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives	A08.1 Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic; r	Complies with A08.1 Access is by an existing lawfully constructed driveway.



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Performance outcomes	Acceptable outcomes	Compliance
	AO8.2 Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.	Not applicable Access is by an existing lawfully constructed driveway.
PO9 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.	AO9.1 Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.	Not applicable No fill or excavation is proposed.
	AO9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.	Not applicable No fill or excavation is proposed.
	AO9.3 This is no disturbance to tree roots and trenching does not involve any damage to tree roots.	Not applicable No fill or excavation is proposed.
	AO9.4	Not applicable



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	(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.)	No fill or excavation is proposed.
General requirements – Dwelling house		
PO10 Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.	AO10.1 The elements of development and access to the site are included in a Designated Development Area (DDA).	Complies with AO10.1 The existing dwelling development is wholly contained within the existing building. All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site
	AO10.2	Complies with AO10.2



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Performance outcomes	Acceptable outcomes	Compliance
	Development is sited in an existing cleared area or in an area approved for vegetation clearing.	<p>The existing dwelling development is wholly contained within the existing building.</p> <p>All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site</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 new clearing is proposed.</p>
<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 AO11</p> <p>No vegetation is proposed to be removed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
PO12 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.	AO12.1 Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.	Not applicable No fences are proposed.
	AO12.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.	Not applicable No external lighting is proposed.
PO13 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.	AO13.1 Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.	Complies with AO13.1 The existing single access would be maintained.
	AO13.2 Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant	Complies with AO13.2 The existing single access would be maintained.



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Performance outcomes	Acceptable outcomes	Compliance
	vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.	
	AO13.3 Vehicular access is constructed prior to house construction.	Complies with AO13.3 The existing single access would be maintained.
Additional requirements for Nature based Tourism, being forest stay accommodation		
PO14 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.	AO14 Forest stay accommodation: (a) is confined to: <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. 	Not applicable The application relates to a Dwelling House only.



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Performance outcomes	Acceptable outcomes	Compliance
	(b) does not occur above the 60 metre contour; (c) is located on lots of 10 hectares or greater.	
PO15 Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality	AO15.1 The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces); Note – Staff includes permanent residents of the dwelling house involved in catering for the use.	Not applicable The application relates to a Dwelling House only.
	AO15.2 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.	Not applicable The application relates to a Dwelling House only.
	AO15.3 Forest stay accommodation is located on a site which has an existing cleared area.	Not applicable The application relates to a Dwelling House only.



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Performance outcomes	Acceptable outcomes	Compliance
	AO15.4 The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.	Not applicable The application relates to a Dwelling House only.
	AO15.5 If forest stay accommodation is provided in buildings which are separate from the dwelling: <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 	Not applicable The application relates to a Dwelling House only.



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Performance outcomes	Acceptable outcomes	Compliance
	(c) a maximum of two communal bunkhouses are provided with a maximum area of 150m ² each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc).	
	AO15.6 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.	Not applicable The application relates to a Dwelling House only.
PO16 Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.	AO16 Development involves guests staying a maximum of 14 consecutive nights.	Not applicable The application relates to a Dwelling House only.
PO17 Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.	AO17 Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house	Not applicable The application relates to a Dwelling House only.



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Performance outcomes	Acceptable outcomes	Compliance
	and any additional persons occupying the premises as guests.	
Additional requirements for Precinct 1 – Conservation Precinct		
PO18 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct.	AO18 No new development occurs whether on undeveloped or developed land except for: Undeveloped land that meets one or more of the following criteria: Land which has been previously been lawfully cleared and currently remains cleared; (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. In addition, minor extensions can be undertaken to an existing development, provided:	Complies with AO18 The existing dwelling development is wholly contained within the existing building. All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site



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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 Development is for; <ul style="list-style-type: none"> (a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure; 	AO19.1 Development is limited to one dwelling house per lot.	Not applicable The site is within precinct 1.
	AO19.2	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
<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>Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.</p>	<p>The site is within precinct 1.</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 1.</p>
	<p>AO19.5</p> <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>Not applicable</p> <p>The site is within precinct 1.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	AO19.6 Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.	Not applicable The site is within precinct 1.
Additional requirements for Precinct 3 – Low Impact Commercial Precinct		
PO20 Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.	AO20 Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.	Not applicable The site is within precinct 1.
PO21 Development is small scale and provides a necessary service to the surrounding community	AO21 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.
PO22 Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan.	AO22 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.



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Performance outcomes	Acceptable outcomes	Compliance
Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.		
Additional requirements for Precinct 4 – Low Impact community Purposes Precinct		
PO23 Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community; or Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.	AO23 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.
PO24 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.	AO24 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.



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Performance outcomes	Acceptable outcomes	Compliance
Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.		
Additional Requirements for Precinct 5 – Low Impact Rural Production and Tourism Enterprise Precinct		
PO25 Development complements, protects and enhances the environmental and scenic values of the site.	AO25.1 One dwelling house establishes per lot.	Not applicable The site is within precinct 1.
	AO25.2 Any other development is limited to existing cleared areas on the site.	Not applicable The site is within precinct 1.
	AO25.3 No development is to occur above the 60 metre contour line.	Not applicable The site is within precinct 1.
	AO25.4 Any new primary production activity or a change to a primary production activity has minimal	Not applicable The site is within precinct 1.



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Performance outcomes	Acceptable outcomes	Compliance
	impact on the existing natural values of the site and surrounding area.	
PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.	AO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.	Not applicable The site is within precinct 1.
PO27 Development is carried out in accordance with a site specific and development specific Environmental Management Plan. Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	AO27 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.
Additional requirements for Precinct 6 – Low Impact Tourist Accommodation Precinct		
PO28	AO28.1 One dwelling house establishes per lot.	Not applicable The site is within precinct 1.



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Performance outcomes	Acceptable outcomes	Compliance
Development complements, protects and enhances the environmental and scenic values of the site.	AO28.2 Any other development is limited to existing cleared areas on the site.	Not applicable The site is within precinct 1.
	AO28.3 No development is to occur above the 60 metre contour line.	Not applicable The site is within precinct 1.
PO29 Development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.	AO29 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.
PO30 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.	AO30 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 1.



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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;



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- (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;
- (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		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriately sized lots; (d) do not cause adverse impacts on adjoining properties.	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Not applicable The development would not include a Secondary Dwelling.



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Performance outcomes	Acceptable outcomes	Compliance
P02 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies with AO2 A minimum of two car parking spaces are accommodated on site.
P03 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies with AO3 Refer to the assessment against the Conservation Zone Code.



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Performance outcomes	Acceptable outcomes	Compliance
(d) ensures that garages do not dominate the appearance of the street.		



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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.

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



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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;



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- (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;
- (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; Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Part 8: Page 35
- (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		



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Performance outcomes	Acceptable outcomes	Compliance
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.	Complies with AO1.1 All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.
	or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.	Not applicable Complies with AO1.1.
	Or AO1.3	Not applicable Complies with AO1.1.



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Performance outcomes	Acceptable outcomes	Compliance
	Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <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; 	Complies with AO2 All developments are located in existing clear areas. The development would not result in any greater impact on the conservation values of the zone than the existing development on the site.



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (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; (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. 	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within an Urban areas. 	Not applicable The site does not contain a wetland protection area.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Or</p> <p>AO3.2</p> <p>A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	<p>Not applicable</p> <p>The site does not contain a wetland protection area.</p>
<p>PO4</p> <p>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</p> <p>Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p>Not applicable</p> <p>The site does not contain a wetland or wetland buffer area.</p>
	<p>AO4.2</p> <p>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</p> <p>The site does not contain a wetland or wetland buffer area.</p>
PO5	AO5.1	Complies with AO5.1



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Performance outcomes	Acceptable outcomes	Compliance
Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	Development avoids the introduction of non-native pest species.	The development would not include any planting.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Not applicable No pest species have not been identified on the subject site.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.	Complies with AO6.1 No vegetation is proposed to be removed as part of the proposed development.
	And AO6.2 Development within an ecological corridor rehabilitates native vegetation.	Not applicable The development is not in an ecological corridor.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>And</p> <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>Not applicable</p> <p>The development is not within a conservation corridor.</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>Not applicable</p> <p>The proposed toilet block is located approximately 16m from the closest tree.</p> <p>The proposed detached bedroom is to be located approximately 9-10m from the closest tree.</p> <p>The trees are approximately 10-16m in height.</p> <p>The shading caused by the proposed detached bedroom will be minimal affected only 2-3 trees.</p> <p>The development would not result in any great impact on the conservation values of the zone than the existing development on the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	and AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Complies with AO7.2 The development does not encroach within 10 metres of existing riparian vegetation and watercourses.
Waterways in an urban area		
PO8 Development is set back from waterways to 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 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;	Not applicable The site is not in an urban area.
	or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b	Not applicable The site is not in an urban area.



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Performance outcomes	Acceptable outcomes	Compliance
Waterways in a non-urban area		
PO9 Development is set back from waterways to 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. 	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Not applicable No waterway corridors exist on the site.



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



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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		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (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;	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 - 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.	Complies with AO1.1 A minimum of two car parking spaces are accommodated on site.
	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.	Complies with AO1.2 Parking spaces would be available at all times.
	AO1.3	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building	Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Dwelling houses are not required to provide motorcycle parking.
(g) whether or not the use involves a heritage building or place of local significance;	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.	Not applicable The development would not exceed 50 car parking spaces.
(h) whether or not the proposed use involves the retention of significant vegetation.		
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Complies with AO2 Vehicle parking areas would be designed and constructed to the Australian Standard.
PO3	AO3.1	Complies with AO3.1



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Performance outcomes	Acceptable outcomes	Compliance
<p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; 	<p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. 	<p>The site is accessed by one lawfully existing access cross over.</p>
	<p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; 	<p>Not applicable</p> <p>The site benefits from a lawfully existing cross over and driveway.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(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).	(c) adhere to minimum sight distance requirements in accordance with AS2980.1.	
	<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>(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>Not applicable</p> <p>The site benefits from a lawfully existing drive way.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(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.	
	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.	Not applicable The site benefits from a lawfully existing drive way.
P04 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.	Not applicable Dwelling houses do not require wheel chair accessible car parks.
P05	AO5	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
Access for people with disabilities is provided to the building from the parking area and from the street.	Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Dwelling houses do not require disabled access.
P06 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	A06 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not applicable Dwelling houses do not require bicycle parking spaces.
P07 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.	A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not applicable Dwelling houses do not require bicycle parking spaces.
	A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable Dwelling houses do not require bicycle parking spaces.
	A07.3	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
	Development provides visitor bicycle parking which does not impede pedestrian movement.	Dwelling houses do not require bicycle parking spaces.
PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	Not applicable Waling and cycle routes through the site are not required..
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Not applicable Service vehicle access is not required for Dwelling Houses.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not applicable</p> <p>Service vehicle access is not required for Dwelling Houses.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Not applicable</p> <p>Service vehicle access is not required for Dwelling Houses.</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> <p>(a) car wash;</p> <p>(b) child care centre;</p>	<p>Not applicable</p> <p>The development would not require drop-off or pick-up facilities.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(c) educational establishment where for a school; (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 The development would not require queuing or set-down areas.



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PURCHASE ORDER

CREDIT CARD AUTHORITY**Purchase Number:** PO-32022**Date:** 28 Aug 2023**Reference No and Site Address**

20205046 - Lot 376, 116R Hickory rd, Cow
Bay

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Description	GST	Amount
Minor Change Lodgement Fee	GST Free	\$358.00
20205046 - Lot 376, 116R Hickory rd, Cow Bay		
	Subtotal	\$358.00
	Total GST Free	\$0.00
	Total	\$358.00

Please Debit the amount of \$358.00 for the above listed items to our Credit Card as detailed below.
Receipts can be emailed to the address at the top of this Purchase Order.

Name on Card: Geoffrey R Mitchell
Card Number: 5163 1030 1013 ____
Expiry Date: ____/____
CCV: ____

Signature:

For security reasons please call 07 55 781 622 to obtain the missing card digits. Please quote the Purchase Order Number **PO-32022** when you call

*****DISCLAIMER*****

*Please note the use of this credit card authority is strictly for the single authorisation of the Transaction
details as described on this order*



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