

40.2016.1060.1

Document No. MLC/1860/2016

23 DEC 2016

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2016)

This form must be used for **ALL** development applications.You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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

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

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

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

Mandatory requirements

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

Name/s (Individual or company name in full)

JEAN CONNOLLY-PRICE

For companies, contact name

Postal address

PO BOX 950

MOSSMAN

Suburb

MOSSMAN

State

QUEENSLAND

Postcode

4873

Country

AUSTRALIA

Contact phone number

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- DWELLING & CONVERT SHED TO STUDIO**
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
-
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☒ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Calms)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		40 R	GRAYS LAKE TCE	4872	7	SP204454	DOUGLAS
ii)			DOWNBAY				
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	RURAL SETTLEMENT		
ii)			
iii)			

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

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

3. Total area of the premises on which the development is proposed (Indicate square metres)4257m²**4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)**

EXISTING SHEDS

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

☒ No ☐ Yes--provide details below

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

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

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

Table F

Name of owner/s of the land	JEAN CONNOLLY PRICE
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	9/12/16

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

Table J

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

Table K

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

☒ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (8 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 98 of the Sustainable Planning Act 2009?

☒ No
☐ Yes—please provide details below

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

Question 12

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

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

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

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

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

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

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

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
SITE PLAN INCLUDING EXISTING EASEMENT	
FORMS 1 & 5	
WASTEWATER REPORT	
BUILDING PLANS BY GREG SKYRING	

14. Applicant's declaration

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

Notes for completing this form

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

Applicant details

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

Question 1

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

Question 6

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

Question 7

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

Question 11

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

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

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

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

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

For all development applications, you must:

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

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

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

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

Mandatory requirements

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

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
DWELLINGS	HOUSE	1	—	—

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

☒ No ☐ Yes—provide details below

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

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

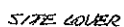
Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

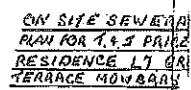
Date received

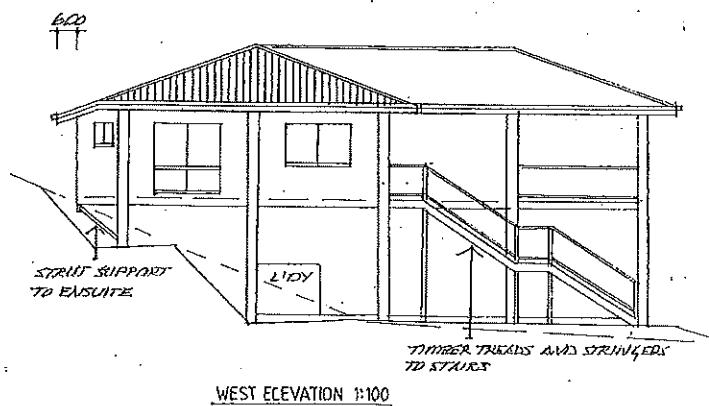
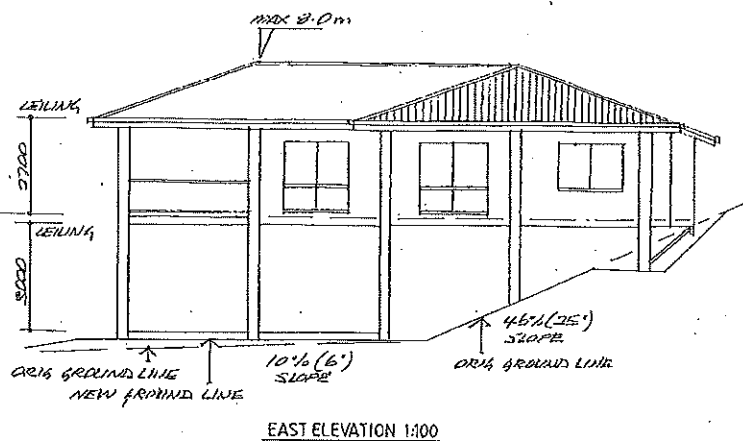
Reference numbers

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



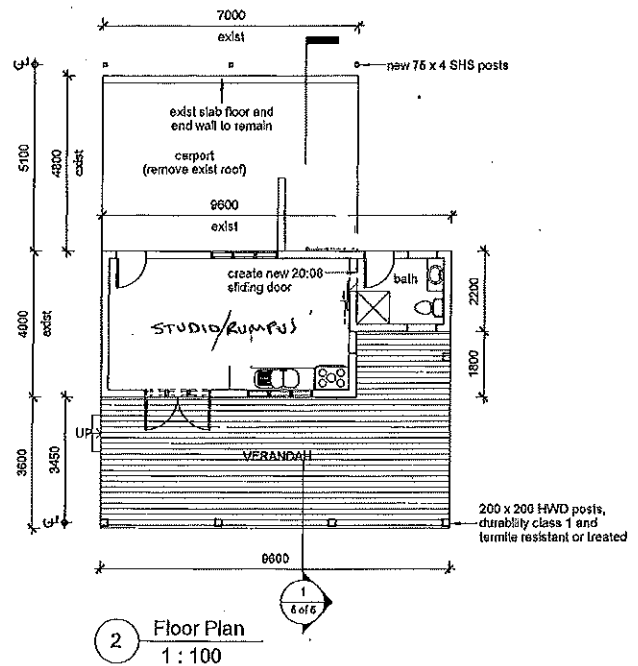
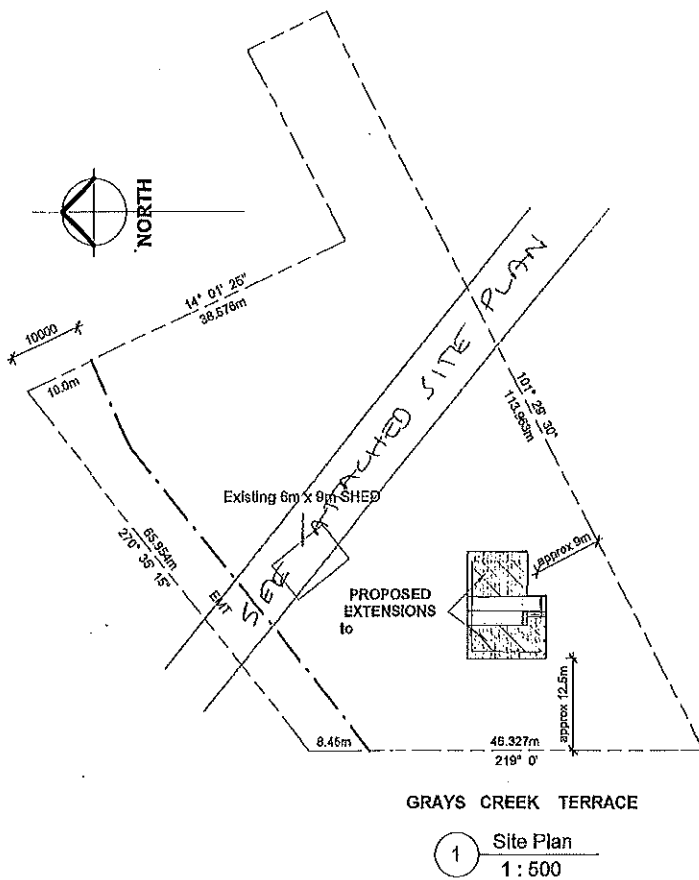
DATE	REVISED	PLAN NUMBER
	C2	402-08 1 of 2
SCALE	KEYNOTE	REV.
1:100,000	FLOOR, SITE PLAN	

[illegible]



WORD CLASS	PLAN NUMBER
C2	402-08 2 of 2
	REV.

PLAN TITLE	ELEVATIONS.
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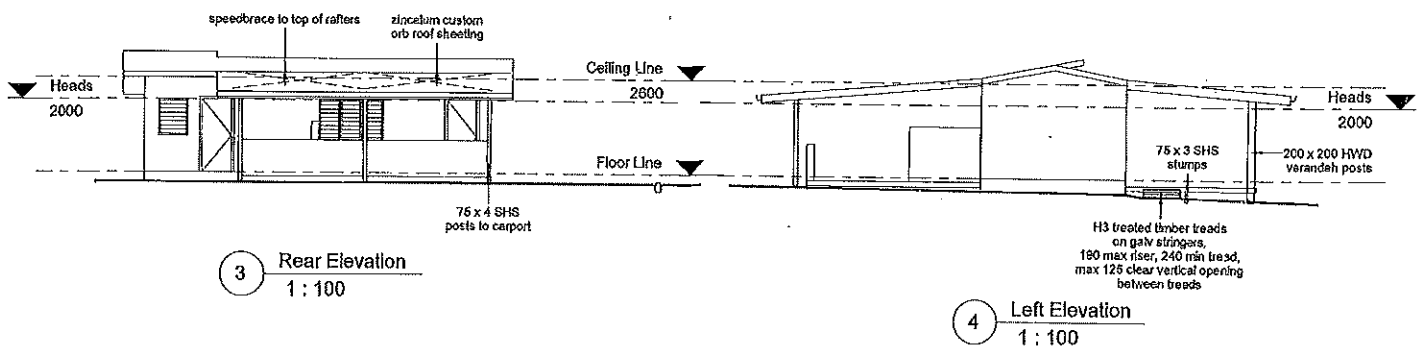
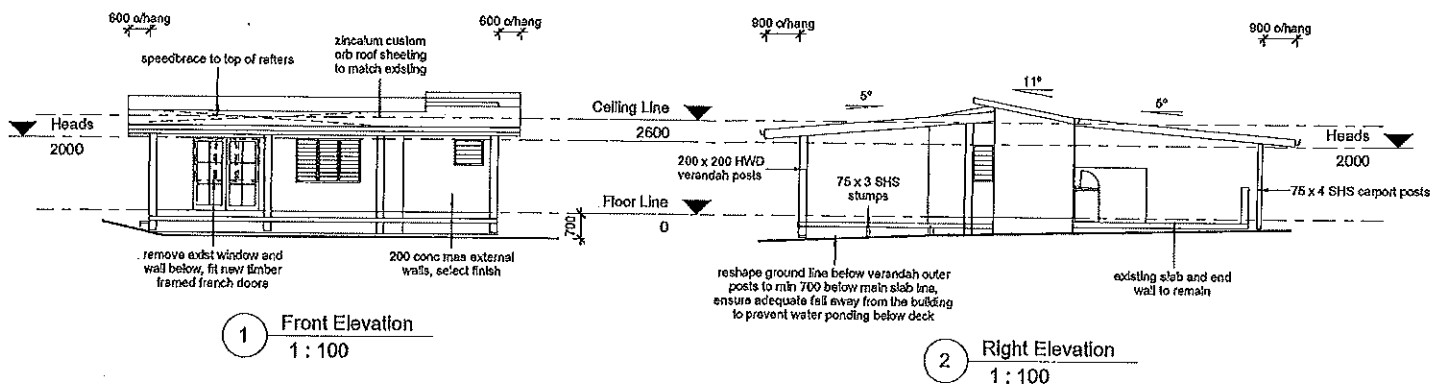


Sheet List	
Sheet Number	Sheet Name
1 of 5	Site and Floor Plans
2 of 5	Elevations
3 of 5	Foundation and Floor Framing Plan, Details
4 of 5	Roof Framing Plan, Details
5 of 5	Section 1, Notes

GREG SKYRING
Design and DRAFTING Pty. Ltd.
Ute Under QBSA Act 1991 - No 1049371
11 Nail Close,
Mossman Q. 4873
Phone/Fax: (07) 40602061
Mobile: 0419211052
Email: greg@skyringdesign.com.au

PROJECT
Proposed Extensions to Studio,
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

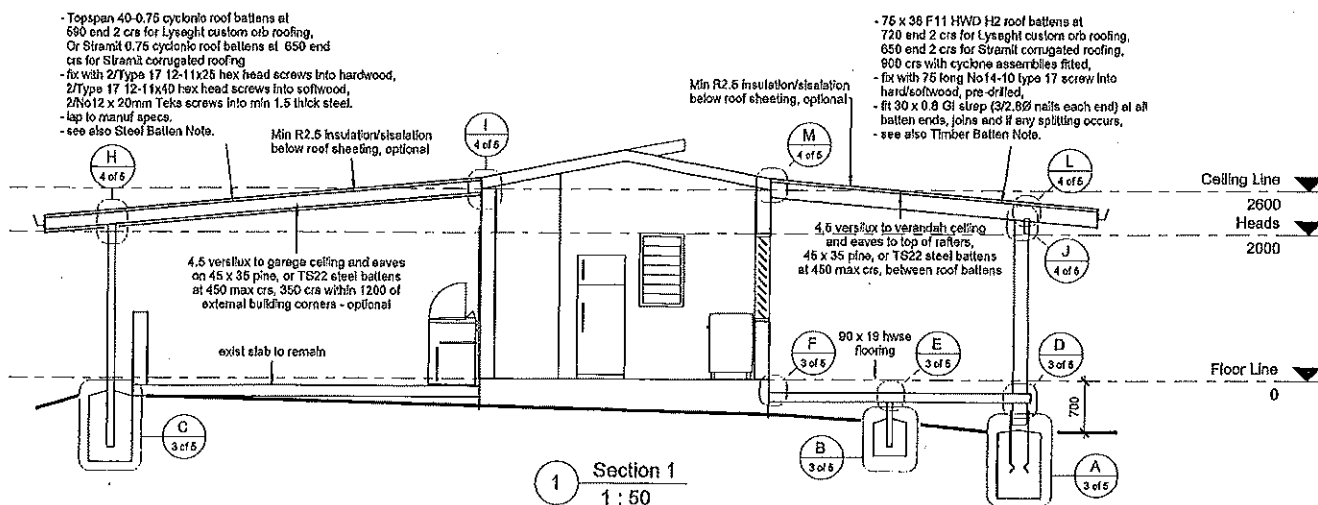
CLIENT	J. Connolly-Price	WIND CLASS	C2	PLAN NUMBER	402-16	SHEET	1 of 5
SCALES	As indicated	PLAN TITLE	Site and Floor Plans	DATE OF ISSUE	08.03.16	REV	A



GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic Under QBSA Act 1991 - No 1040371
11 Noli Close,
Mossman Q. 4873
Phone/Fac: (07) 40992061
Mobile: 0419212532
Email: greg@skykingdesign.com.au

PROJECT
Proposed Extensions to Studio,
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

CLIENT	J. Connolly-Price	WIND CLASS	C2	PLAN NUMBER	402-16	SHEET	2 of 5
SCALES	1:100	PLAN TITLE	Elevations	DATE OF ISSUE	08.03.16	REV	A



GENERAL

All construction is to comply with Q2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of this design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must be checked by the Builder prior to commencing any work - written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;

M10 - 38 x 38 x 2.0

M12 - 50 x 50 x 3.0

M16 - 65 x 65 x 5.0

At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

ROOF SHEETING & BATTEN FIXINGS

All roof sheeting and batten fixings are to be in accordance with the manufacturer's specification for the required wind speed. The fixing systems for metal roof assemblies supplied by the manufacturer, are to comply with the Low-High-Low Cycle testing requirements of the 'Building Code of Australia' (Specification B1.2 Volume 1 for Class 2 to 9 buildings) or (Section 3.10.1 Volume 2 for Class 1 & 10 buildings). A 'Compliance Certificate' will be requested from the 'Manufacturer' & the 'Installer'.

TIMBER BATTEN NOTE

At gable overhangs, fit extra battens between main battens (at max end crs), taken back over 2 trusses or rafters and fixed as for main battens. Fit 100 x 38 hwd nogging (depth to match exist truss top chord or rafter) below main battens, fixed to truss or rafter with 2/batten screws thru truss or rafter to batten ends, 1/batten screw thru batten to nogging at each end.

STEEL BATTEN NOTE

At gable overhangs, fit extra battens between main battens (at max end crs), taken back over 2 trusses or rafters and fixed as for main battens. Fit 35 x 3 SHS stiffener nested into batten, taken back over two end trusses and extending to end of overhang.

GREG SKYRING
Design and DRAFTING Pty. Ltd

Lia Under OLSAA Act 1991 - No 1046371

11 Noll Close,
Mossman Q. 4873

Phone/Fax: (07) 40582061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT

Proposed Extensions to Studio,
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

CLIENT

J. Connolly-Price

SCALES

1 : 50

PLAN TITLE

Section 1, Notes

WIND CLASS

C2

PLAN NUMBER

402-16

SHEET

5 of 5

DATE OF ISSUE

08.03.16

REV

A

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

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

Mandatory supporting information

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

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

SURVEY PLAN

Sheet
1 of
1

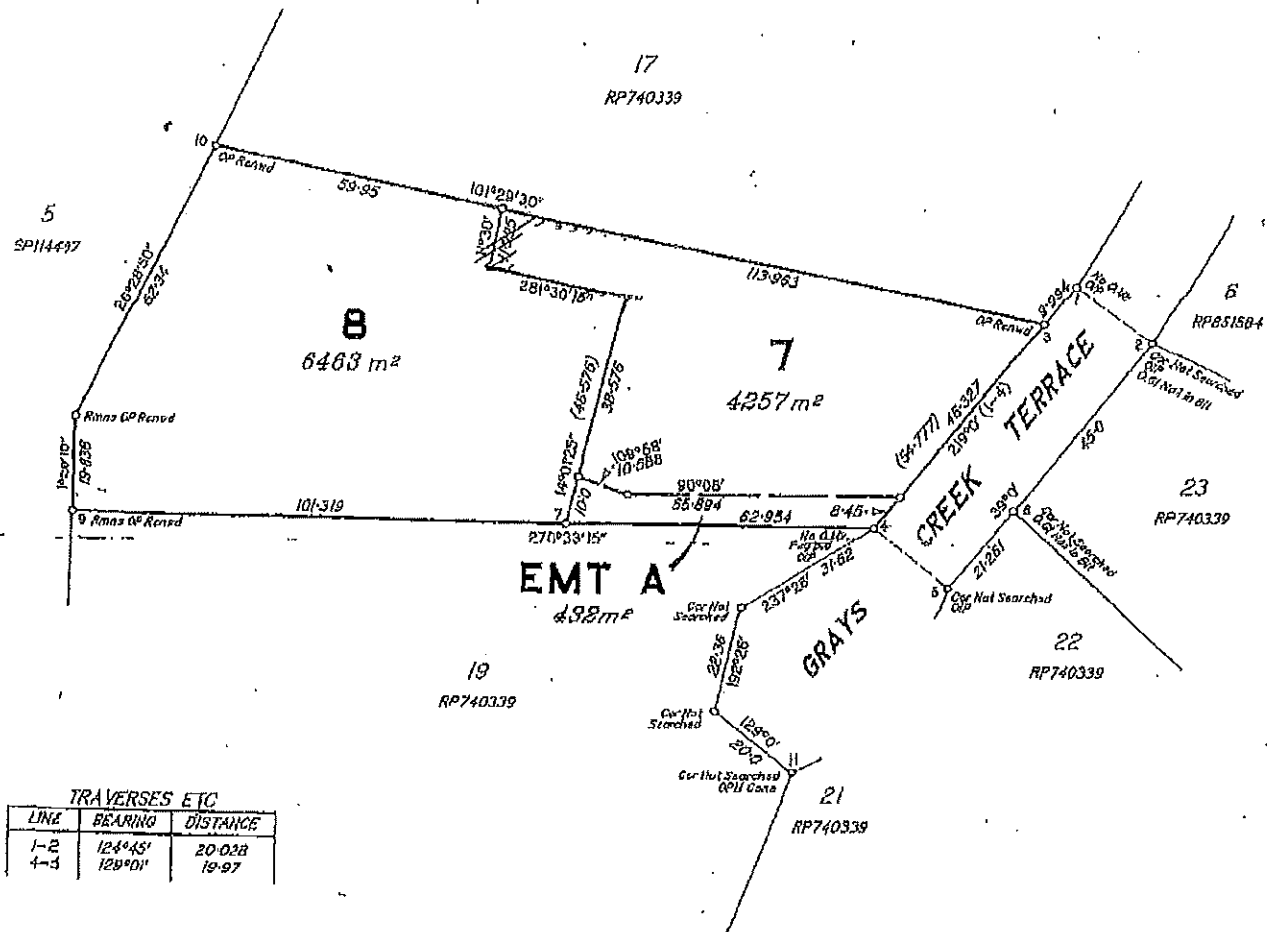
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
3-Pin		119°45'20"	13.019	170740
7-Pin		52°03'	4.012	155883
11-Old Conc	RP740339	10°0'	0.98	77828

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Old	RP740339	124°45'	1.003
2	Old	RP740339	306°45'	1.003
3	O.G. Nail in Bit	15146225	283°05'	8.665
4	Old	RP740339	129°01'	1.0
5	O.G. Nail in bit		128°22'40"	0.931
6	Old	RP740339	308°01'	1.0
7	O.G. nail in bit	15146225	350°32'	10.58
8	O.G. Nail in Conc		31°16'	2.111
9	Pin		201°37'20"	7.843
10	Pin in Rocks		47°49'40"	12.94
	Pin		94°37'	6.178

N



TRAVERSES ETC

LINE	BEARING	DISTANCE
1-2	124°45'	20.028
4-5	128°01'	19.97

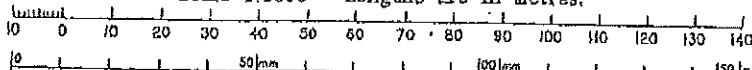
LINE PEGS

STY	BEARING	DISTANCE
3-Old	281°28'30"	88.995
4-Old	39°0'	13.0
7-Old Conc	270°33'15"	11.788

0.025 N

Peg placed at all new corners.

Scale 1:1000 - Lengths are in Metres.

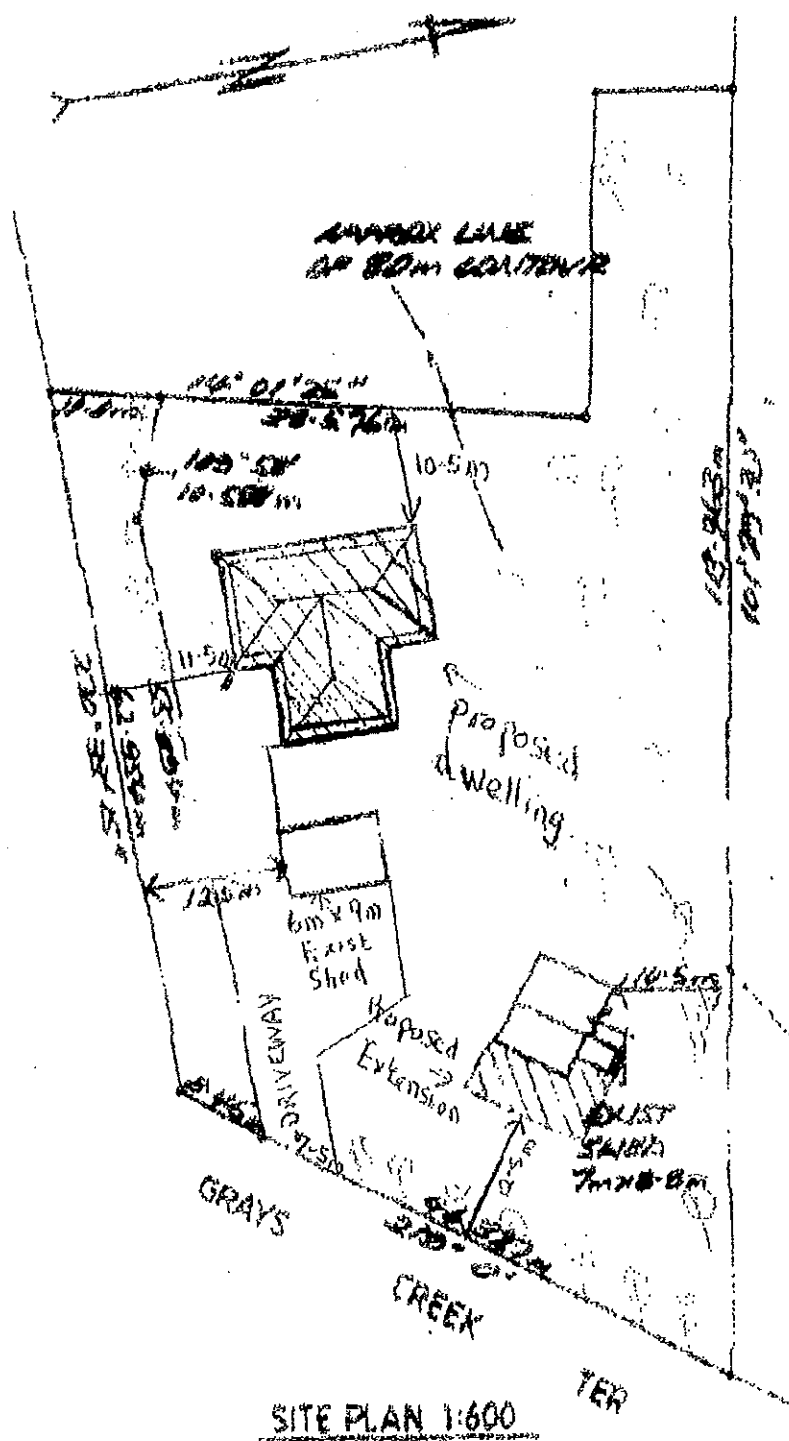


C&S Consultants Pty Ltd (ACN 055 931 095) hereby certify that the land comprised in this plan was surveyed by the corporation, Louise Roden OBE, a professional surveyor, for whose mark this corporation accepts responsibility, and that the plan is accurate, that the survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 22/05/07.



31.5.07
Date

Plan of Lots 7, 8 & Easement A in Lot 7 Cancelling Lot 18 on RP740339		Scale: 1:1000 Format: STANDARD SP204454 Plan Status:
PARISH: MOWBRAY	COUNTY: Solander	
Merkion: RP740339	F/N's: No	



CLINT	WIND CLIM	PLAN NUMBER
	C2	402-08 3 of 2
SCALE	PLAN TYPE	REV.
1:100,000	FLOOR SITE PLAN	

ZAMMATARO PLUMBING P/L.
P.O. BOX 107 MOSSMAN Q 4873
PH. (07) 4098 2774 FAX. (07) 4098 1042

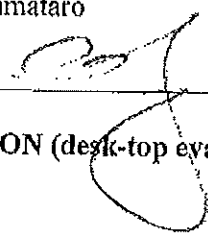
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23 DEC 2016	
ON SITE SEWERAGE FACILITY	
SITE AND SOIL EVALUATION REPORT	
PLANNING	
RN: 180527	

**ON SITE SEWERAGE FACILITY
SITE AND SOIL EVALUATION REPORT**

A: SITE EVALUATOR

Name: Anthony Zammataro

Signature: 

Date: 10th Mar. 08

B: SITE INFORMATION (desk-top evaluation)

Location Details,

Locality: Grays Creek Terrace Mowbray

Owner: T&J Price

Phone 40989213

Survey Plan Details: SP204454

Lots No: 7

Local Government: D.S.C Parish Mowbra

County: Solander

Site Plan Details Attached, Yes

Soil Type from Soil Maps etc: N/A

Climate

Annual Rainfall: 2245 mm

Annual Potential Evapotranspiration: 1474 mm

Intended Water Supply Source:

Town Water Supply

Rainwater (Roof Collection)

Dam

Bore/Well *****

Other

SITE AND SOIL EVALUATION REPORT

C: SITE ASSESSMENT

Topography

Slope: **Sloping site (flat Disposal area)**

Ground Cover: **Yes**

Geology: **N/A**

Drainage Patterns: **N/A**

Available Clearances: (Site Plan details attached)

Boundaries: **4 Metres as required (refer to site plan)**

Wells Bores: **10 metres away from disposal area (advanced Secondary to be used)**

Embankments: **None**

Stands of Trees, **None in disposal area**

Buildings: **more then 2 metres (refer to site plan)**

Other: _____

Site History (Land Use): **Existing Block**

Environmental Concerns: **None**

Site Stability:

Is expert Evaluation Necessary? **~~Yes~~ / No**

If yes, attach stability report and give details here of:

Author: _____ Designation: _____

Company: _____ Date: _____

Drainage Controls

Depth of Seasonal water table: **N/A (dug to depth of 1.8 encountered no water)**

WINTER: **AO** SUMMER: **AO**

Need for groundwater cut-off drains? **No**

Need for surface water collection / cut-off drains? **Yes**

Availability of Reserve / Setback Areas

Reserve Area available for disposal: **36 Square metres bed (refer to site plans)**

Evaluator's Photographs attached **Yes / No**

SITE AND SOIL EVALUATION REPORT

Method: Falling Water *****

Test Pit

Other Soil Texture Test \ Soil Classification Test *****

D: SUBSOIL INVESTIGATION

Soil Profile Determination

Report: _____

Estimated Soil Category:

Soil Category	Description	Tick One
1.	Gravels and Sand	
2	Sandy Loams	
3	Loams	
4.	Clay Loams	*****
5	Light Clays	
6.	Medium to Heavy Clays	

Reasons for placing in Stated Soil Category: **On Site Test**

Reasons for Design Loading Rate (DIR) recommendation: **Based on Test and have assumed dLR of 20**

From AS 1547:2000

General Comments

Need for Groundwater Quality Protection: **No**

Type of Land Application Facility considered best suited to site. Advanced Secondary treatment plant to bed

Evaluator's preliminary assessment of minimum Land Application Area for the site: 36sq metres

Estimated Daily Flow (Residence) Based on a 3 bed home = 4 people x 180 litres per day = 720 litres

Design Considerations: Cat. 4 soil, Bore water supply

Consultation with other parties:

Neighbours

Local Environment Groups

Environment Agencies

Not Applicable

*

Report Attached

No

DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S 1547-2000
SIZING OF DISPOSAL AREA CALCULATIONS
(Secondary treatment)

1. ABSORPTION AREA OR TRENCH

$A_w = Q / DLR$ A_w = wetted area in square meters
 Q = daily flow in litres
 DLR = long term acceptance rate in litres per day

$A_w = (3 \text{ bedroom} = 4 \text{ persons} \times 180 \text{ lit per person per day}) / 20$

$A_w = 720/20$

$A_w = 36\text{m}^2$ of wetted area required (9m long x 4m wide) Refer to site plan

3. CONCLUSION

Area and reserve area is available on-site for this amount of bed the bed option is the Preferred option for on site disposal on the property (refer to site plan)

SUITABLE VEGETATION FOR WET SOILS

(Informative)

TYPES OF VEGETATION

(a) CLIMBERS

Bougainvillea
Hardenbergia
Hibbertia Scandens

Kennedia
Lonicera Japonica
Pandorea Jasminoides

(b) GRASSES

Buffalo

Kikuyu

(c) GROUND COVER

Acanthus Mollis
Coprosma X Kirki
Grevillea Poorinda

Liriope Muscari
Ophiopogon
Royal Mantle

(d) PERENNIALS

Agapanthus Preaeco
Astor Novi-Belgii
Canna X Generalis
Chrysanthemum Maximum

Gazania X Hybrida
Salvia X Superba
Stokesia Laevis
Viola Hederacea

(e) SHRUBS

Abelia X Grandiflora
Acacia Longifolia
Callistemon Citrinus
Cassia Bicapsularis
Ceratostigma
Chaenomeles Lagenaria
Correa Alba
Cotoneaster Glaucohyllus
Cotoneaster Lacteus
Cotoneaster Pannosus
Caphea Ignea
Euonymus Japonicus
Euphorbia Millii

Euphorbia Pulcherrima
Hebe Speciosa
Jasminum Mesnyi
Jasminum Officinale
Jasminum Polyanthum
Lantana Camara
Lantana Montevicensis
Leptospermum Flavescens
Narium Oleander
Plumbago Auriculate
Pyracantha Fortuneana
Thunbergia Alata
Westringia Fruticosa

(f) TREES

Angophora Costata
Banksia Integrifolia
Callistemon Salignus
Callistemon Viminalis
Casuarina Glauca
Casuarina Stricta
Eucalyptus Botryoides
Eucalyptus Robusta
Hakea Salicifolia
Hakea Saligna

Leptospermum Laevigatum
Leptospermum Petersonii
Melaleuca Armillaris – Sandy Soil
Melaleuca Linariifolia – Clay Soil
Melaleuca Quinquenervia – Sandy Soil
Melaleuca Styphelioides – Clay Soil
Nyssa Sylvatica
Photinea X Frasieri 'Robusta'
Tristanopsis Laurina

All vegetation should be checked with Local Authorities and Nurseries prior to installation for suitability to each region.

NOTICE TO LAND OWNER

Your sanitary drainage installation consists of a septic tank and land application system. To ensure the operational effectiveness of this installation the following advice should be adhered to.

OPERATION AND MAINTENANCE: GENERALLY

On-site sewerage treatment plants and the associated land application facilities are complex systems that are prone to failure if operated and maintained incorrectly. All on-site sewerage facilities require a high degree of user dedication in terms of operation and maintenance to ensure that the design performance of the facility is achieved for the expected life of the facility.

All on-site sewerage facilities or components of the facility have a finite life. For instance, septic tanks may have an expected life of 25 years, whilst the associated land application facility may have an expected life of 5 to 15 years depending on the nature of the specific site.

OPERATION & MAINTENANCE PROCEDURES

Operation and maintenance procedures are undertaken to a regular schedule appropriate to the nature and type of treatment and land application facility and in accordance with any manufacturers instructions; and Continuity of operation and maintenance is achieved throughout changes of ownership and/or changes in use or development of the site.

OPERATION

Practice water conservation, and avoid exceeding the hydraulic capacity of the facility.

Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil, petrol, acids, degreasers, photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.

Not place materials such as disposal nappies, female napkins, paper towels, cigarette butts, bones and coffee grounds into the facility.

Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.

Contact the service agent following observation of unsatisfactory performance or breakdown.

Protect facility components from structural damage, such as from vehicles.

Be familiar with safety procedures.

Establish a time pattern of desludging.

Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.

Where appropriate, or required by a condition of approval, enter into an annual service contract with a service agent, and

Retain copies of all service reports.

SEPTIC TANKS

It is recommended that septic tanks be inspected at two yearly intervals. The inspection should include an assessment of the sludge and scum levels and checking of the outlet and inlet square junctions for blockages. Septic Tanks should be desludged when:

- The scum layer is within 100mm of the bottom of the inlet square junction or the sludge layer is within 200mm from the bottom of the inlet.
- The sludge occupies the basic allowance of the septic tank; or
- The sludge scum occupy two-thirds the volume of the tank (or first stage of a two stage system).

The desludging procedure should ensure that 400-500mm of liquid is retained in the tank, and that the tank is immediately refilled with water to the outlet level.

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by households, and an annual inspection by service contractors should be undertaken. Signs of system failure include:

- Surface ponding and run-off of treated effluent;
- Degrading of soil structure (Sheet or Rill erosion, surface crusts, hard surface);
- Poor vegetation growth; and
- Unusual odours.

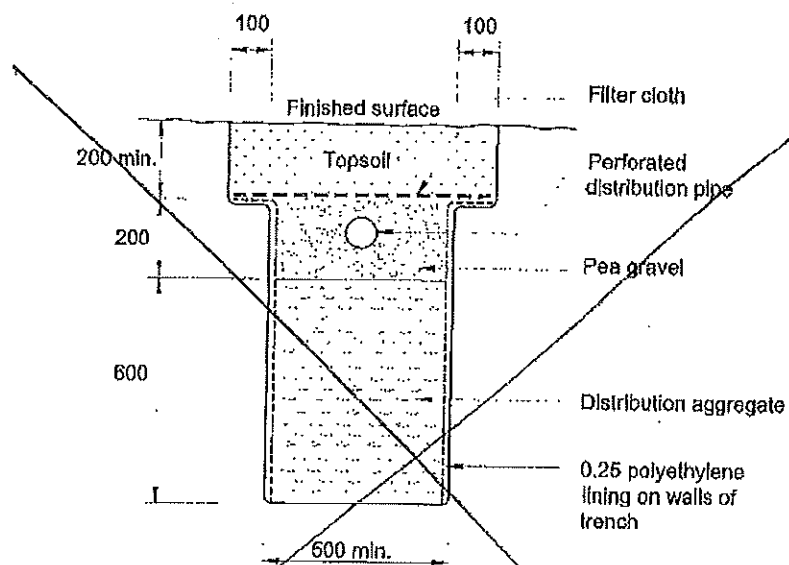


FIGURE 4.5A4 DISCHARGE CONTROL TRENCH FOR CATEGORY 1 SOIL

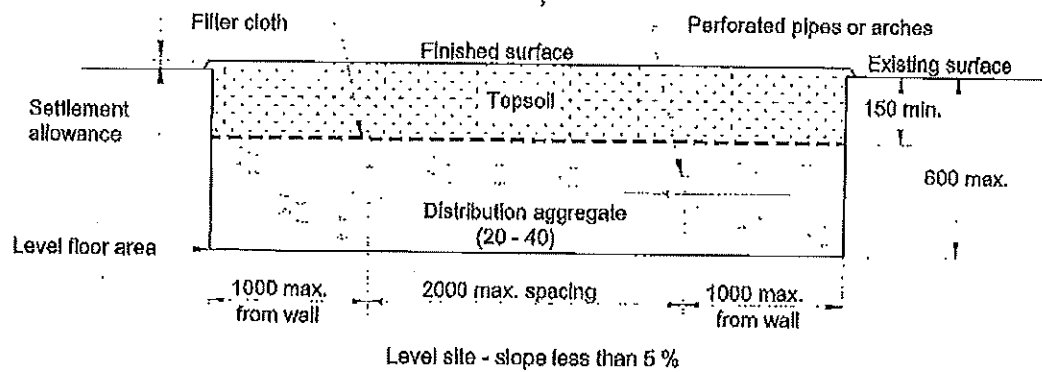


FIGURE 4.5A5 CONVENTIONAL BED

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Planning plan



Planning Report

Application for a Development Permit for a Material Change of Use for the purpose of a Dwelling and converting shed to studio on land described as
Lot 7 on SP20454 GRAY'S CREEK TERRACE,
MOWBRAY.

November 2016

1.0 Application Details

Table 1. Summary of relevant details of the application.

Applicant	JEAN CONNOLLY-PRICE
Registered Owner of Land	JEAN CONNOLLY-PRICE
Contact	JEAN CONNOLLY-PRICE. P.O. Box 950, Mossman Qld 4873 Ph 0408 777192
Real Property Description	Lot 7 SP 204454
Location	40 R GRAY'S CREEK TCE, Mossman
Tenure	Free Hold
Total Area	4257sqm.
Present Use	Vacant land + existing sheds.
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	Yes
Proposal	Development Permit for a Material Change of Use for a Dwelling. and shed conversion to studio
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Rural Settlement
Overlays	

2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of a Dwelling and Shed. *conversion to studio.*

The attached plans illustrate:

- Site plan, indicating the location of the proposed dwelling ; and,
- Architectural plans including floor plans and elevations.

3.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme and as defined in the Sustainable Planning Act, 2009 [SPA].

Under the provisions of the SPA and the Douglas Shire Planning Scheme, the following level of assessment is applicable, in accordance with the IDAS process:

- 'Code Assessable' – Material Change of Use for the purpose of a house within the Rural Settlement locality.

4.0 Planning Considerations

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

4.1 Douglas Shire Planning Scheme Code Assessment

Table 3 provides an assessment of the proposal with regard to the Douglas Shire Planning Scheme's associated Codes. The proposal generally complies with the Acceptable Solutions of the Scheme.

Table 3. Assessment Against the Douglas Shire Planning Scheme Codes

Rural Areas and Rural Settlement Locality Code

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	A1.1 In all Planning Areas in this Locality the maximum Height of Buildings/structures is 8 metres and 2 Storeys.	The maximum height of the proposed dwelling and shed conversion to studio is 8m.
P2 Development is connected to all urban services or to sustainable on site infrastructure.	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p>OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p>AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>	<p>Power, and telecommunications services will be provided to the dwelling.</p> <p>N/A</p> <p>Water tanks, access and screening will be fully complied with.</p> <p>N/A</p> <p>On site sewerage facilities will be fully complied with.</p>

<p>P3 Landscaping of development Sites complements the existing rural character of the Locality.</p>	<p>A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality</p> <p>AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	<p>Landscaping shall be provided over time while the owners reside on the property.</p>
<p>P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p>A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Use of existing driveway will continue + the on-site driveways will be gravel.</p>

Protecting Rural/Rural Settlement Amenity – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.</p>	<p>A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.</p>	<p>None proposed.</p>
<p>P6 Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.</p>	<p>A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.</p> <p>A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.</p> <p>AND</p> <p>All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.</p>	<p>N/A</p>
<p>P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.</p>		<p>All conditions will be complied with.</p>

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

<p>P9 Development of Lot 7 GRAYS CREEK TCE SP 204454 is not connected to urban services.</p>	<p>A9.1 Any future reconfiguration of Lot 7 GRAY'S CREEK TCE SP 204454 is not connection to reticulated sewerage and water supply servicing.</p>	<p>N/A</p>
<p>P10 The development of Lot 7 : GRAYS CREEK TCE for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.</p>		<p>All conditions will be complied with.</p>

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.</p>	<p>No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>N/A</p>



Indigenous Interests

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A

Landscaping Code

Landscape Design

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

Landscape Character and Planting

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

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

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

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

	an area of natural environmental value.	
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Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p>A10.1 Dense Planting along the front of the Site Incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site Incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Landscaping shall be provided over time while the owners reside on the property.
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, Incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank 	Landscaping shall be provided over time while the owners reside on the property.

	<p>walls;</p> <ul style="list-style-type: none"> • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m² growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	
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Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>Landscaping shall be provided over time while the owners reside on the property.</p>
<p>P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	<p>N/A</p>

Safety

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

Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or</p>	N/A

	<p>rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	
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Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; 	<p>A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>There is adequate area on-site for vehicle parking.</p>

<ul style="list-style-type: none"> • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an Identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation. 		
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Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and 	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • It is not a reflection of the lower cost of providing motorcycle parking. 	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	N/A

Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • It is a reflection of the proportion of the likely vehicle 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations 	N/A

fleet that uses the parking; and, <ul style="list-style-type: none"> • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces 	for parking users; and, <ul style="list-style-type: none"> • the parking provided complies with other elements of this Code. 	
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Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	N/A

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; 	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street. A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access. A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	Existing access from <i>Gray's Creek</i> Tce will be utilised.

<ul style="list-style-type: none"> • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 		
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Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	N/A
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms</p>	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	Existing access from Gows Creek Tce will be utilised.
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	A gravel driveway is proposed at this time.

Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A

Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	N/A

Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 Access for cyclists is	A13.1 Access pathways for	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any 	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> • are sealed in urban areas; <p>AND</p> <ul style="list-style-type: none"> • upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>Gravel driveway will be suitably graded and drained.</p>

Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 Sufficient area or	A16.1 Circulation and turning	N/A

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

Rural Settlement Planning Area Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	A1.1 Uses Identified as Inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	The proposal is a consistent use according to the assessment table.

Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The built form is subservient to the natural environment or the rural character of the area.	<p>A2.1 The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m².</p> <p>A2.2 An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.</p>	<p>The proposed dwelling and shed conversion to studio will have site cover of less than 450 m².</p> <p>The proposed shed conversion to studio is to be used for artistic purposes.</p> <p>The rural character of the area will not be affected.</p>

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Building Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 Buildings/structures are Setback to:</p> <ul style="list-style-type: none"> • maintain the natural or rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A3.1 Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> • • • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site. 	<p>The proposed dwelling setbacks are compliant for the house.</p> <p>The shed conversion to studio is 10.5m from front boundary. Many other properties in immediate vicinity are closer to boundary than 10.5m.</p>
<p>P4 Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.</p>	<p>A4.1 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.</p>	<p>Majority of vegetation will remain</p> <p>The owners will provide vegetative screening to the dwelling ^{as} required.</p>

Scenic Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	A5.1 White and shining metallic finishes are avoided on external surfaces in prominent view.	External colours of dwelling and shed include: Roof - Colorbond <i>Pale eucalypt.</i> Walls - <i>timber stain.</i>
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	A6.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development).	N/A

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A7.1 Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage. OR Development proposed to be Erected on land with a maximum	The land is <i>sloping</i> all conditions will be complied with.

	<p>slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
<p>P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A8.1 A split level building form is utilised.</p> <p>A8.2 A single plane concrete slab is not utilised.</p> <p>A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	<p>All conditions will be complied with.</p>
<p>P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p>A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>All conditions will be complied with.</p>
<p>P10 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.</p>	<p>A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>Stormwater to be managed on-site.</p>

Land Use Code

House Code

General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	A1.1 A lot contains no more than one House. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	Complies
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	Complies
P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Vehicle parking is adequate.

General Codes

Filling and Excavation Code

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

Natural Areas and Scenic Amenity Code

Not applicable

Overlay Codes

Cultural Heritage and Valuable Sites

Overlay is not applicable

Natural Hazards

The subject site is mapped as being Low Risk Hazard – Bushfire.

5.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling and shed conversion to studio on land described as Lot 7 GARYS CREEK TCE, SP204454, MONBRAY.

The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Sustainable Planning Act; &
- The proposal is consistent with the existing and future use of the property.

40.2016.1860.1

Document No. MKU/1860/2016

23 DEC 2016

IDAS form 1—Application details

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

This form must be used for **ALL** development applications.You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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

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

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

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

Mandatory requirements

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

Name/s (Individual or company name in full)

JEAN CONNOLLY-PRICE

For companies, contact name

Postal address

PO BOX 950

MOSSMAN

Suburb

MOSSMAN

State

QUEENSLAND

Postcode

4873

Country

AUSTRALIA

Contact phone number

0408 727192

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

@

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

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

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

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

- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

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

DWELLING & CONVERT SHED TO STUDIO

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

- ☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

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

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

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

- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

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

d) What is the level of assessment?

- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☒ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		40 R	GRAYS CREEK TCE	4822	7	SP204454	DOUGLAS
ii)			PROWBRAY				
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	RURAL SETTLEMENT		
ii)			
iii)			

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

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

3. Total area of the premises on which the development is proposed (Indicate square metres)4257m²**4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)**

EXISTING SHEDS

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

☒ No ☐ Yes---provide details below

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

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

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

Table F

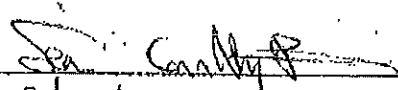
Name of owner/s of the land	JEAN CONNOLLY PRICE
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	9/12/16

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

Table J

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

Table K

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

☒ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

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

12. Has the local government agreed to apply a superseded planning scheme to this application under section 98 of the Sustainable Planning Act 2009?

☒ No
☐ Yes—please provide details below

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

Question 12

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

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

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

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

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

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

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

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
SITE PLAN INCLUDING EXISTING EASEMENT	
FORMS 1 & 5	
WASTEWATER REPORT	
BUILDING PLANS BY GREG SKYRING	

14. Applicant's declaration

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

Notes for completing this form

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

Applicant details

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

Question 1

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

Question 6

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

Question 7

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

Question 11

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

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

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

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

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

For all development applications, you must:

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

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

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

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

Mandatory requirements

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

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
DWELLING	HOUSE	1	—	—

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

☒ No ☐ Yes—provide details below

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

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

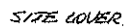
Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

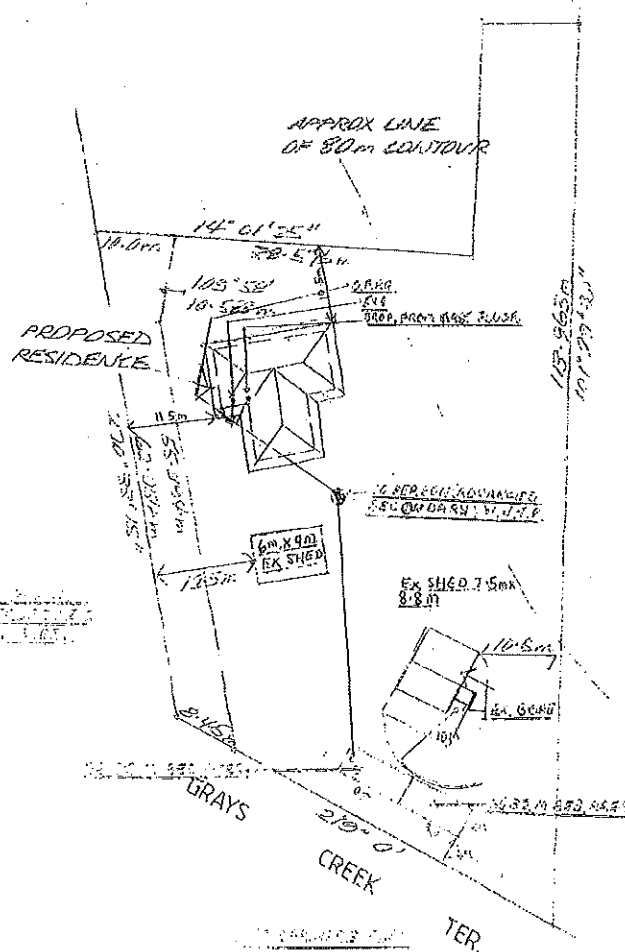
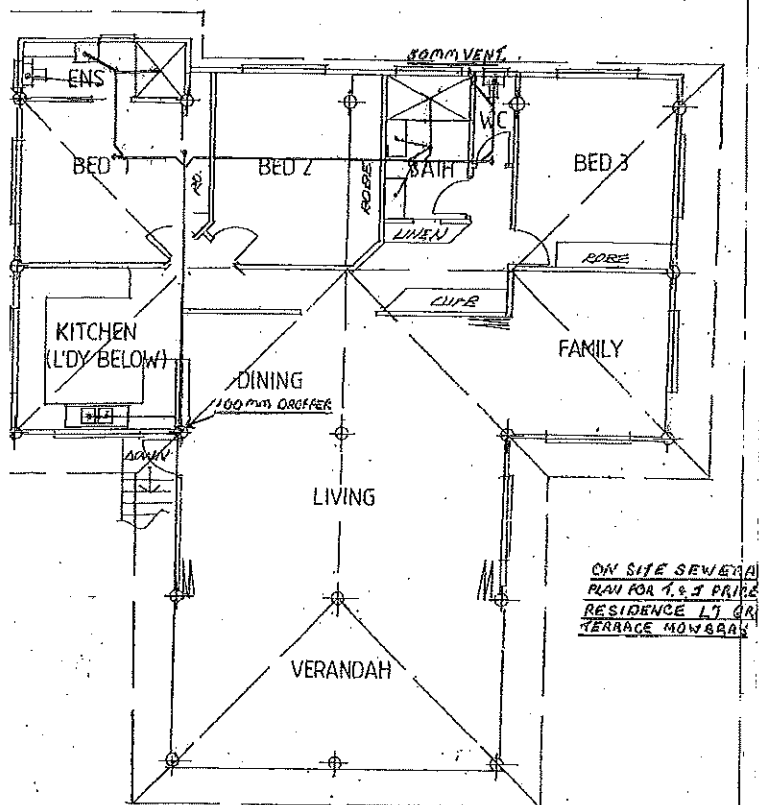
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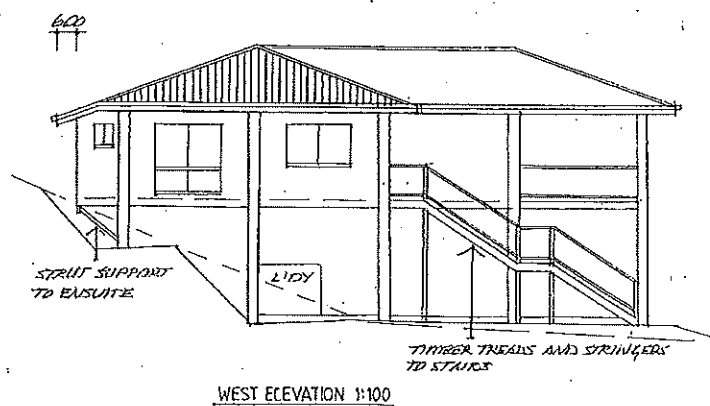
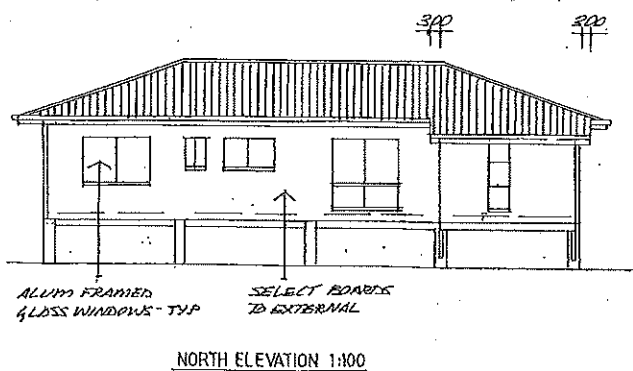
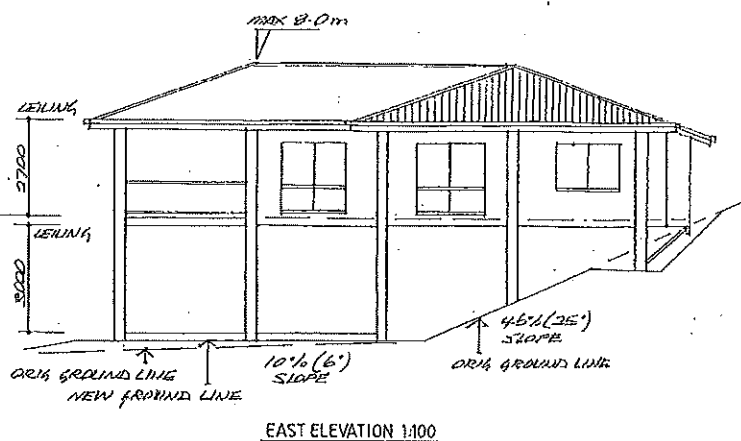
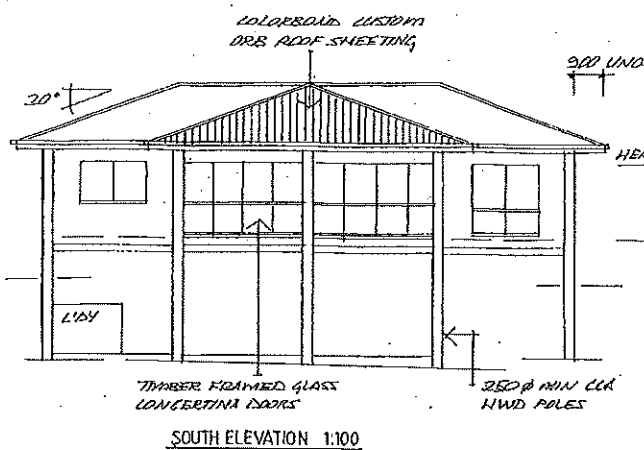
Reference numbers

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



COUNTY ACRES 1.100,800	PLANT TITLE FLOOR, SITE PLAN	SHEET COUNT C2	PLAN NUMBER 402-08 1 of 2
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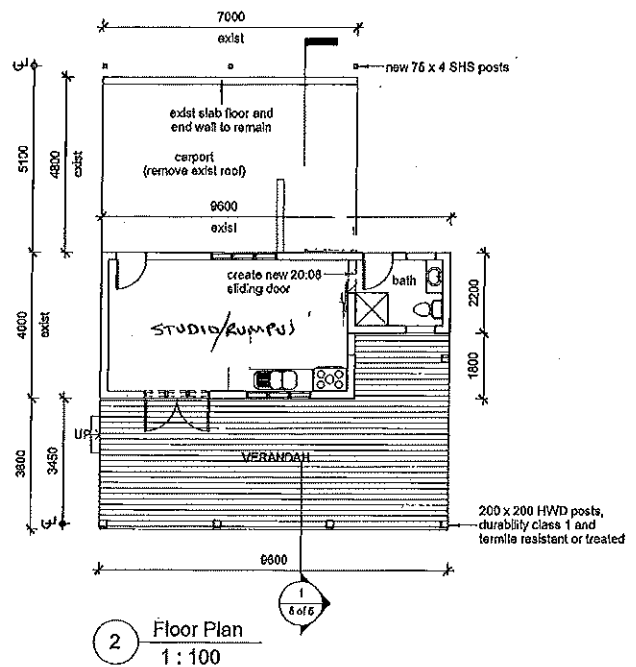
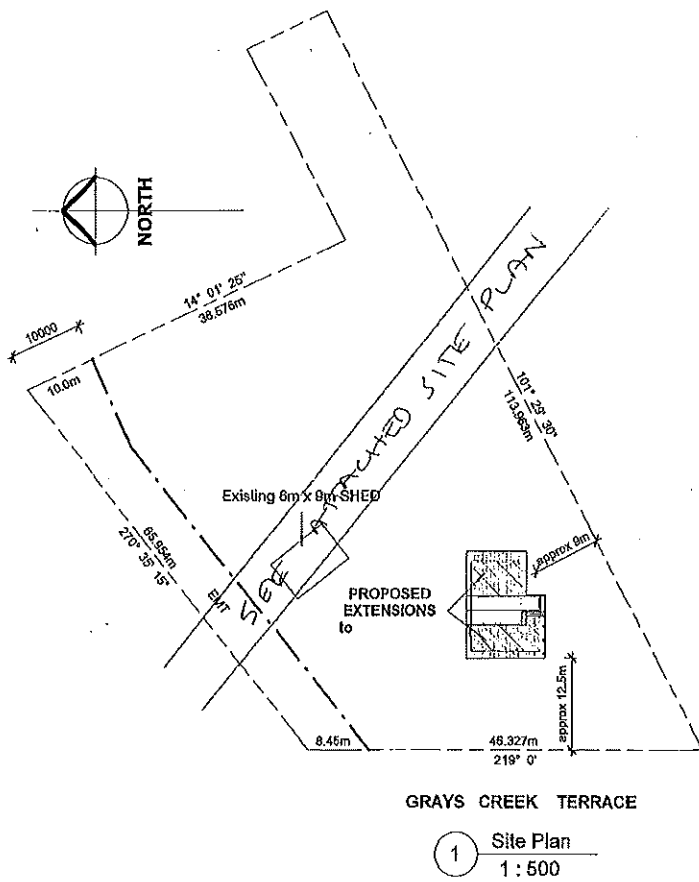




GREG SKYRING
Design and DRAFTING Pty. Ltd.
 Etc. Under QBSA Act 1991 - No 1043371
 11 Nell Close
 MOSSMAN Q. 4873
 Phone/Fax (07) 40982091
 Mobile: 0419 212852

PROJECT
 PROPOSED RESIDENCE
 L7 SP204454
 GRAYS CREEK TERRACE
 MOWBRAY

CLIENT T. & J. PRICE	WIND CLASS C2	PLAN NUMBER 402-08 2 of 2
SCALE 1:100	PLAN TITLE ELEVATIONS.	REV.

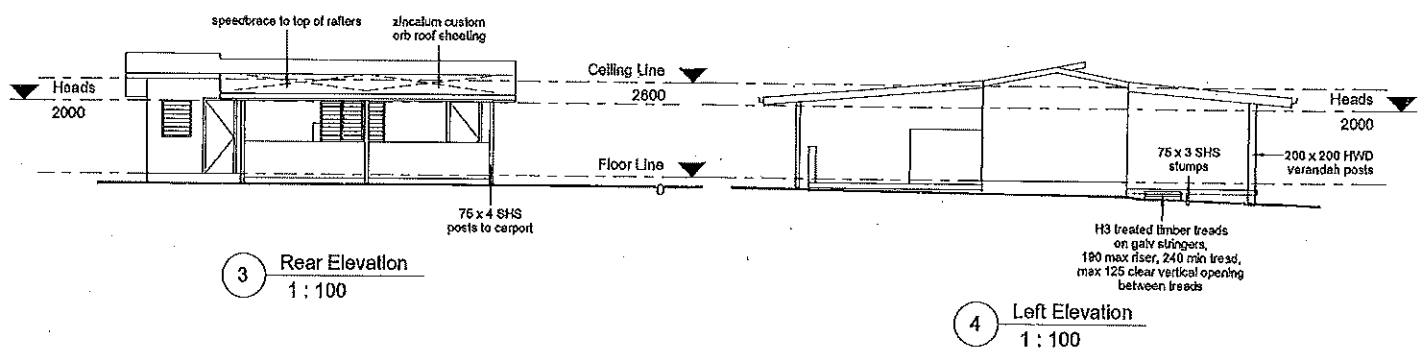
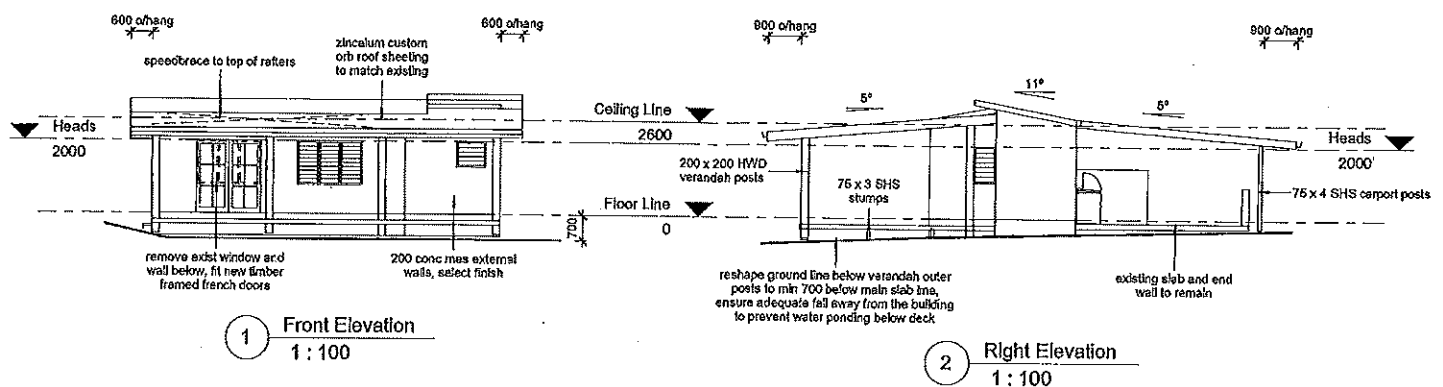


Sheet List	
Sheet Number	Sheet Name
1 of 5	Site and Floor Plans
2 of 5	Elevations
3 of 5	Foundation and Floor Framing Plan, Details
4 of 5	Roof Framing Plan, Details
5 of 5	Section 1, Notes

GREG SKYRING
Design and DRAFTING Pty. Ltd.
U/s Under QBSA Act 1991 - No 1040371
11 Neil Close,
Mossman Q. 4873
Phone/Fax: (07) 40992061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Extensions to Studio,
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

CLIENT J. Connolly-Price	WIND CLASS C2	PLAN NUMBER 402-16	SHEET 1 of 5
SCALES As indicated	PLAN TITLE Site and Floor Plans	DATE OF ISSUE 08.03.16	REV A

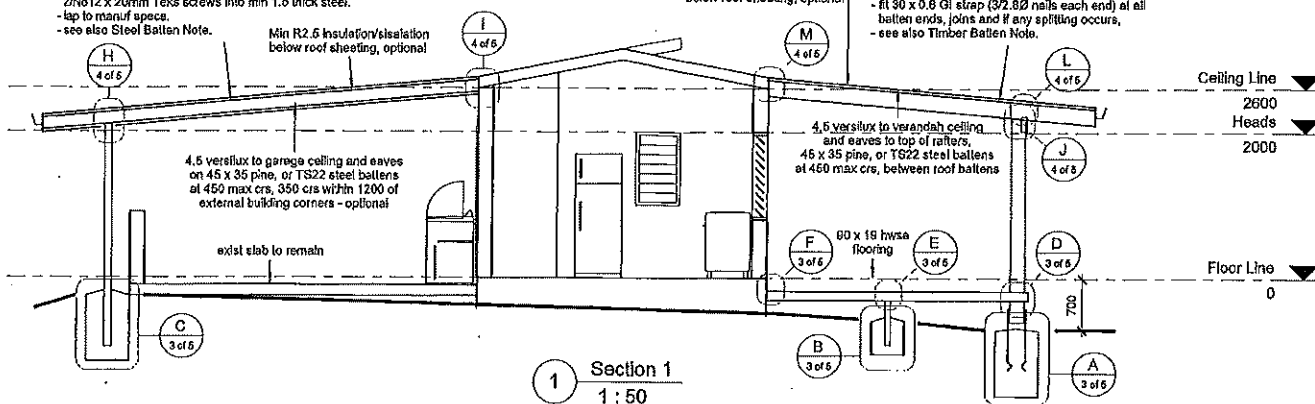


GREG SKYRING
Design and DRAFTING Pty. Ltd.
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11 Nellie Close,
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Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Extensions to Studio,
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

CLIENT J. Connolly-Price		WIND CLASS C2	PLAN NUMBER 402-16	SHEET 2 of 5
SCALES 1:100	PLAN TITLE Elevations	DATE OF ISSUE 08.03.16		REV A

- Topspan 40-0.75 cyclonic roof battens at 650 and 2 crs for Lysaght custom orb roofing, Or Stramit 0.75 cyclonic roof battens at 650 end crs for Stramit corrugated roofing
- fix with 2/Type 17 12-11x26 hex head screws into hardwood, 2/Type 17 12-11x40 hex head screws into softwood, 2/No12 x 20mm Tek screws into min 1.6 thick steel.
- lap to rafter space.
- see also Steel Batten Note.



- 75 x 38 F11 HWD H2 roof battens at 720 and 2 crs for Lysaght custom orb roofing, 650 end 2 crs for Stramit corrugated roofing, 800 crs with cyclone assemblies fitted.
- fix with 75 long No14-10 type 17 screw into hard/softwood, pre-drilled.
- fit 30 x 0.8 GI strap (3/2.80 nails each end) at all batten ends, joints and if any splitting occurs.
- see also Timber Batten Note.

ROOF SHEETING & BATTEN FIXINGS

All roof sheeting and batten fixings are to be in accordance with the manufacturer's specification for the required wind speed. The fixing systems for metal roof assemblies supplied by the manufacturer, are to comply with the Low-High-Low Cycle testing requirements of the 'Building Code of Australia' (Specification B1.2 Volume 1 for Class 2 to 9 buildings) or (Section 3.10.1 Volume 2 for Class 1 & 10 buildings). A 'Compliance Certificate' will be requested from the 'Manufacturer' & the 'Installer'.

TIMBER BATTEN NOTE

All gable overhangs, fit extra battens between main battens (at max end crs), taken back over 2 trusses or rafters and fixed as for main battens. Fit 100 x 38 hwd nogging (depth to match exist truss top chord or rafter) below main battens, fixed to truss or rafter with 2/batten screws thru truss or rafter to batten ends, 1/batten screw thru batten to nogging at each end.

STEEL BATTEN NOTE

All gable overhangs, fit extra battens between main battens (at max end crs), taken back over 2 trusses or rafters and fixed as for main battens. Fit 35 x 3 SHS stiffener nested into batten, taken back over two end trusses and extending to end of overhang.

GENERAL

All construction is to comply with Q2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must be checked by the Builder prior to commencing any work - written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;

M10 - 38 x 38 x 2.0

M12 - 50 x 50 x 3.0

M16 - 65 x 65 x 5.0

All connections to steel plates, use standard round washers for the bolt diameter used, UNO.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

GREG SKYRING
Design and DRAFTING Pty. Ltd

Uia Under OHSAA Act 1991 - No 1040371

11 Noll Close,
Mossman Q. 4873

Phone/Fax: (07) 40852061
Mobile: 0419212852
Email: greg@skyringdesign.com.au

PROJECT

Proposed Extensions to Studio,
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

CLIENT

J. Connolly-Price

WIND CLASS
C2

PLAN NUMBER
402-16

SHEET
5 of 5

SCALES

1:50

PLAN TITLE

Section 1, Notes

DATE OF ISSUE

08.03.16

REV

A

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

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

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

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

SURVEY PLAN

Sheet
1 of 1

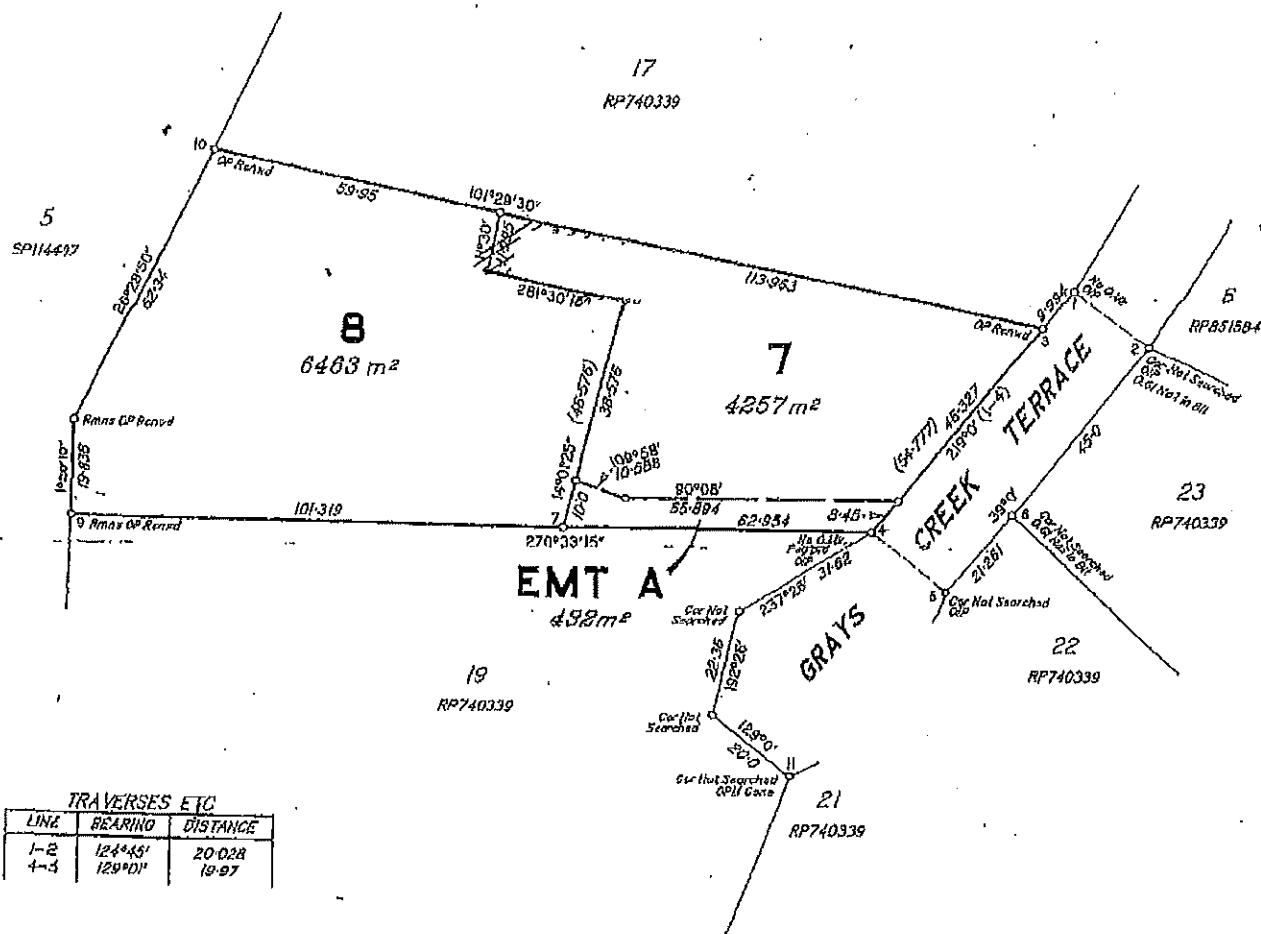
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
3-Pin		119°46'20"	13.019	170740
7-Pin		52°03'	4.012	155643
11-Old Gate	RP740339	10°0'	0.98	77228

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Old	RP740339	126°45'	1.003
2	Old	RP740339	306°45'	1.003
3	Old	15146225	283°05'	8.665
4	Old	RP740339	129°01'	1.0
5	Old	RP740339	128°22'40"	8.931
6	Old	15146225	309°01'	1.0
7	Old	15146225	350°32'	10.53
8	Old		51°16'	2.111
9	Old		201°37'20"	7.843
10	Old		47°48'40"	12.94
	Old		94°37'	6.178

N



TRAVERSES ETC

LINE	BEARING	DISTANCE
1-2	124°45'	20.028
4-3	129°01'	19.97

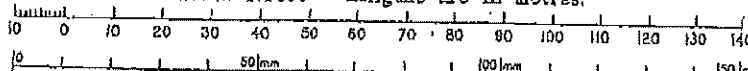
LINE PEGS

STV	BEARING	DISTANCE
3-Old	281°28'30"	80.995
4-UP	39°0'	13.0
7-Old Gate	270°33'15"	11.788

0.025 N

Peg placed at all new corners.

Scale 1:1000 - Lengths are in Metres.



C&B Consultants Pty Ltd (ACN 058 931 095) hereby certify that the land comprised in this plan was surveyed by the corporation, Louise Roben GREEN, cadastral surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and all applicable regulations and standards and that the cadastre survey was completed on 22/05/07.



31.5.07
Date

Plan of Lots 7, 8
& Easement A in Lot 7
Cancelling Lot 18 on RP740339

PARISH: MOWBRAY

COUNTY: Solander

Mentions: RP740339

F/A's: No

Scale: 1:1000

Format: STANDARD

SP204454

Plan Status:



CLIMATE	WIND CLASS	PLAN NUMBER
	C2	402-08 1 of 2
SCALE	PLAN TYPE	REV.
1:100,000	FLOOR, SITE PLAN	

ZAMMATARO PLUMBING P/L.
P.O.BOX 107 MOSSMAN Q 4873
PH. (07) 4098 2774 FAX. (07) 4098 1042

01/03/08

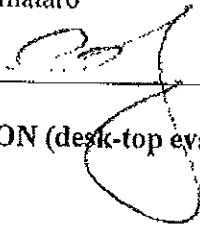
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DELETED
23 DEC 2006
PLANNING
RN: 180527

**ON SITE SEWERAGE FACILITY
SITE AND SOIL EVALUATION REPORT**

A: SITE EVALUATOR

Name: Anthony Zammataro

Signature: 

Date: 10th Mar. 08

B: SITE INFORMATION (desk-top evaluation)

Location Details,

Locality: Grays Creek Terrace Mowbray

Owner: T&J Price

Phone 40989213

Survey Plan Details: SP204454

Lots No: 7

Local Government: D.S.C Parish Mowbra

County: Solander

Site Plan Details Attached, Yes

Soil Type from Soil Maps etc: N/A

Climate

Annual Rainfall: 2245 mm

Annual Potential Evapotranspiration: 1474 mm

Intended Water Supply Source:

Town Water Supply

Rainwater (Roof Collection)

Dam

Bore/Well *****

Other

SITE AND SOIL EVALUATION REPORT

C: SITE ASSESSMENT

Topography

Slope: **Sloping site (flat Disposal area)**

Ground Cover: **Yes**

Geology: **N/A**

Drainage Patterns: **N/A**

Available Clearances: (Site Plan details attached)

Boundaries: **4 Metres as required (refer to site plan)**

Wells Bores: **10 metres away from disposal area (advanced Secondary to be used)**

Embankments: **None**

Stands of Trees, **None in disposal area**

Buildings: **more then 2 metres (refer to site plan)**

Other: _____

Site History (Land Use): **Existing Block**

Environmental Concerns: **None**

Site Stability:

Is expert Evaluation Necessary? **Yes / No**

If yes, attach stability report and give details here of:

Author: _____ Designation: _____

Company: _____ Date: _____

Drainage Controls

Depth of Seasonal water table: **N/A (dug to depth of 1.8 encountered no water)**

WINTER: **AO** SUMMER: **AO**

Need for groundwater cut-off drains? **No**

Need for surface water collection / cut-off drains? **Yes**

Availability of Reserve / Setback Areas

Reserve Area available for disposal: **36 Square metres bed (refer to site plans)**

Evaluator's Photographs attached **Yes / No**

SITE AND SOIL EVALUATION REPORT

Method: Falling Water *****

Test Pit

Other Soil Texture Test \ Soil Classification Test *****

D: SUBSOIL INVESTIGATION

Soil Profile Determination

Report: _____

Estimated Soil Category:

Soil Category	Description	Tick One
1.	Gravels and Sand	
2	Sandy Loams	
3	Loams	
4.	Clay Loams	*****
5	Light Clays	
6.	Medium to Heavy Clays	

Reasons for placing in Stated Soil Category: On Site Test

Reasons for Design Loading Rate (DIR) recommendation: Based on Test and have assumed dLR of 20

From AS 1547:2000

General Comments

Need for Groundwater Quality Protection: No

Type of Land Application Facility considered best suited to site. Advanced Secondary treatment plant to bed

Evaluator's preliminary assessment of minimum Land Application Area for the site: 36sq metres

Estimated Daily Flow (Residence) Based on a 3 bed home = 4 people x 180 litres per day = 720 litres

Design Considerations: Cat. 4 soil, Bore water supply

Consultation with other parties:

Neighbours	Local Environment Groups	
Environment Agencies	Not Applicable	*
Report Attached	No	

DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S 1547-2000
SIZING OF DISPOSAL AREA CALCULATIONS
(Secondary treatment)

1. ABSORPTION AREA OR TRENCH

$$Aw = Q / DLR$$

Aw = wetted area in square meters

Q = daily flow in litres

DLR = long term acceptance rate in litres per day

$$Aw = (3 \text{ bedroom} = 4 \text{ persons} \times 180 \text{ lit per person per day}) / 20$$

$$Aw = 720 / 20$$

$$Aw = 36\text{m}^2 \text{ of wetted area required (9m long x 4m wide) Refer to site plan}$$

3. CONCLUSION

Area and reserve area is available on-site for this amount of bed the bed option is the Preferred option for on site disposal on the property (refer to site plan)

SUITABLE VEGETATION FOR WET SOILS

(Informative)

TYPES OF VEGETATION

(a) CLIMBERS

Bougainvillea
Hardenbergia
Hibbertia Scandens

Kennedia
Lonicera Japonica
Pandorea Jasminoides

(b) GRASSES

Buffalo

Kikuyu

(c) GROUND COVER

Acanthus Mollis
Coprosma X Kirki
Grevillea Poorinda

Liriope Muscari
Ophiopogon
Royal Mantle

(d) PERENNIALS

Agapanthus Praeox
Aster Novi-Belgii
Canna X Generalis
Chrysanthemum Maximum

Gazania X Hybrida
Salvia X Superba
Stokesia Laevis
Viola Hederacea

(e) SHRUBS

Abelia X Grandiflora
Acacia Longifolia
Callistemon Citrinus
Cassia Bicapsularis
Ceratostigma
Chaenomeles Lagenaria
Correa Alba
Cotoneaster Glaucophyllus
Cotoneaster Lacteus
Cotoneaster Pannosus
Caphea Ignea
Euonymus Japonicus
Euphorbia Millii

Euphorbia Pulcherrima
Hebe Speciosa
Jasminum Mesnyi
Jasminum Officinale
Jasminum Polyanthum
Lantana Camara
Lantana Montevideensis
Leptospermum Flavescens
Nerium Oleander
Plumbago Auriculata
Pyracantha Fortuneana
Thunbergia Alata
Westringia Fruticosa

(f) TREES

Angophora Costata
Banksia Integrifolia
Callistemon Salignus
Callistemon Viminalis
Casuarina Glauca
Casuarina Stricta
Eucalyptus Botryoides
Eucalyptus Robusta
Hakea Salicifolia
Hakea Saligna

Leptospermum Laevigatum
Leptospermum Petersonii
Melaleuca Armillaris – Sandy Soil
Melaleuca Linariifolia – Clay Soil
Melaleuca Quinquenervia – Sandy Soil
Melaleuca Styphelioides – Clay Soil
Nyssa Sylvatica
Photinea X Frasieri 'Robusta'
Tristanopsis Laurina

All vegetation should be checked with Local Authorities and Nurseries prior to installation for suitability to each region.

NOTICE TO LAND OWNER

Your sanitary drainage installation consists of a septic tank and land application system. To ensure the operational effectiveness of this installation the following advice should be adhered to.

OPERATION AND MAINTENANCE: GENERALLY

On-site sewerage treatment plants and the associated land application facilities are complex systems that are prone to failure if operated and maintained incorrectly. All on-site sewerage facilities require a high degree of user dedication in terms of operation and maintenance to ensure that the design performance of the facility is achieved for the expected life of the facility.

All on-site sewerage facilities or components of the facility have a finite life. For instance, septic tanks may have an expected life of 25 years, whilst the associated land application facility may have an expected life of 5 to 15 years depending on the nature of the specific site.

OPERATION & MAINTENANCE PROCEDURES

Operation and maintenance procedures are undertaken to a regular schedule appropriate to the nature and type of treatment and land application facility and in accordance with any manufacturers instructions; and Continuity of operation and maintenance is achieved throughout changes of ownership and/or changes in use or development of the site.

OPERATION

Practice water conservation, and avoid exceeding the hydraulic capacity of the facility.

Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil, petrol, acids, degreasers, photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.

Not place materials such as disposal nappies, female napkins, paper towels, cigarette butts, bones and coffee grounds into the facility.

Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.

Contact the service agent following observation of unsatisfactory performance or breakdown.

Protect facility components from structural damage, such as from vehicles.

Be familiar with safety procedures.

Establish a time pattern of desludging.

Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.

Where appropriate, or required by a condition of approval, enter into an annual service contract with a service agent, and

Retain copies of all service reports.

SEPTIC TANKS

It is recommended that septic tanks be inspected at two yearly intervals. The inspection should include an assessment of the sludge and scum levels and checking of the outlet and inlet square junctions for blockages. Septic Tanks should be desludged when:

- The scum layer is within 100mm of the bottom of the inlet square junction or the sludge layer is within 200mm from the bottom of the inlet.
- The sludge occupies the basic allowance of the septic tank; or
- The sludge scum occupy two-thirds the volume of the tank (or first stage of a two stage system).

The desludging procedure should ensure that 400-500mm of liquid is retained in the tank, and that the tank is immediately refilled with water to the outlet level.

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by households, and an annual inspection by service contractors should be undertaken. Signs of system failure include:

- Surface ponding and run-off of treated effluent;
- Degrading of soil structure (Sheet or Rill erosion, surface crusts, hard surface);
- Poor vegetation growth; and
- Unusual odours.

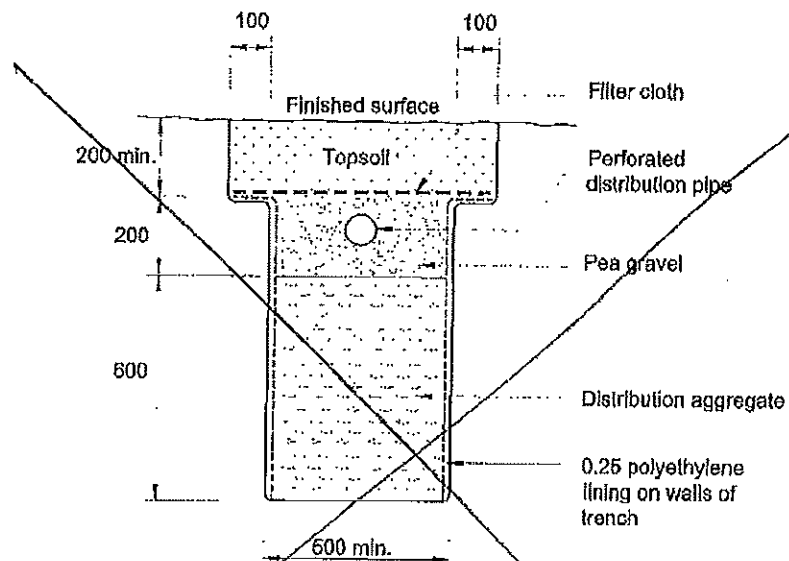


FIGURE 4.5A4 DISCHARGE CONTROL TRENCH FOR CATEGORY 1 SOIL

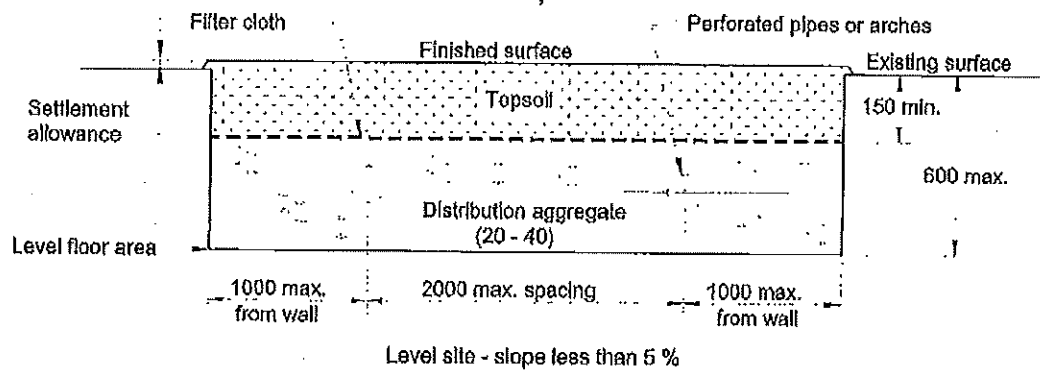


FIGURE 4.5A5 CONVENTIONAL BED

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Planting plan



Planning Report

Application for a Development Permit for a Material Change of Use for the purpose of a Dwelling and converting shed to studio on land described as
Lot 7 on SP204454 GRAY'S CREEK TERRACE,
MOWBRAY.

November 2016

1.0 Application Details

Table 1. Summary of relevant details of the application.

Applicant	JEAN CONNOLLY-PRICE
Registered Owner of Land	JEAN CONNOLLY-PRICE
Contact	JEAN CONNOLLY-PRICE. P.O. Box 950, Mossman Qld 4873 Ph 0408 777192
Real Property Description	Lot 7 SP 204454
Location	40A GRAY'S CREEK TCE, Mossman
Tenure	Free Hold
Total Area	4257sqm.
Present Use	Vacant land + existing sheds.
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	Yes
Proposal	Development Permit for a Material Change of Use for a Dwelling and shed conversion to studio
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Rural Settlement
Overlays	

2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of a Dwelling and Shed. *conversion to studio.*

The attached plans illustrate:

- Site plan, indicating the location of the proposed dwelling ; and,
- Architectural plans including floor plans and elevations.

3.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme and as defined in the Sustainable Planning Act, 2009 [SPA].

Under the provisions of the SPA and the Douglas Shire Planning Scheme, the following level of assessment is applicable, in accordance with the IDAS process:

- 'Code Assessable' – Material Change of Use for the purpose of a house within the Rural Settlement locality.

4.0 Planning Considerations

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

4.1 Douglas Shire Planning Scheme Code Assessment

Table 3 provides an assessment of the proposal with regard to the Douglas Shire Planning Scheme's associated Codes. The proposal generally complies with the Acceptable Solutions of the Scheme.

Table 3. Assessment Against the Douglas Shire Planning Scheme Codes

Rural Areas and Rural Settlement Locality Code

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	A1.1 In all Planning Areas in this Locality the maximum Height of Buildings/structures is 8 metres and 2 Storeys.	The maximum height of the proposed dwelling and shed <i>conversion to studio is 8m.</i>
P2 Development is connected to all urban services or to sustainable on site infrastructure.	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible,</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p>OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p>AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>	<p>Power, and telecommunications services will be provided to the dwelling.</p> <p>N/A</p> <p><i>Water tanks, access and screening will be fully complied with.</i></p> <p>N/A</p> <p><i>On-site sewerage facilities will be fully complied with.</i></p>

P3 Landscaping of development Sites complements the existing rural character of the Locality.	A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality AND A minimum of 60% of the total proposed species are endemic or native species.	Landscaping shall be provided over time while the owners reside on the property.
P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Use of existing driveway will continue & the on-site driveways will be gravel.

Protecting Rural/Rural Settlement Amenity – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.	A5.1 Any Industrial development is limited to rural Industrial activities which, by necessity, are related to primary Industries in the surrounding area and require a rural location and where an urban location is inappropriate.	None proposed.
P6 Any community facilities or service Infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.	A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate. A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width. AND All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.	N/A
P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.		All conditions will be complied with.

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

P9 Development of Lot 7 GRAYS CREEK TCE SP 204454 IS NOT connected to urban services.	A9.1 Any future reconfiguration of Lot 7 GRAYS CREEK TCE SP 204454 IS NOT connection to reticulated sewerage and water supply servicing.	N/A
P10 The development of Lot 7 GRAYS CREEK TCE for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.		All conditions will be complied with.

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A

Indigenous Interests

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A

Landscaping Code

Landscape Design

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

Landscape Character and Planting

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

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

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

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

	an area of natural environmental value.	
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Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p>A10.1 Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Landscaping shall be provided over time while the owners reside on the property.
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank 	Landscaping shall be provided over time while the owners reside on the property.

	<p>walls;</p> <ul style="list-style-type: none"> ♦ low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> ♦ 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting; ♦ screening shrubs to grow to 3 metres in Height within 2 years of planting; ♦ low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> ♦ trees planted for an average of every 10 metres where adjacent to a Building; ♦ screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; ♦ low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	
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Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>Landscaping shall be provided over time while the owners reside on the property.</p>
<p>P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	<p>N/A</p>

Safety

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

Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or</p>	N/A

	<p>rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • In an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	
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Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; 	<p>A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>There is adequate area on-site for vehicle parking.</p>

<ul style="list-style-type: none"> • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation. 		
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Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and 	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • It is not a reflection of the lower cost of providing motorcycle parking. 	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	N/A

Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • It is a reflection of the proportion of the likely vehicle 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations 	N/A

fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces	for parking users; and, • the parking provided complies with other elements of this Code.	
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Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	N/A

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; 	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street. A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access. A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	Existing access from <i>Craig's Creek</i> Tce will be utilised.

<ul style="list-style-type: none"> • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 		
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Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	N/A
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms</p>	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	Existing access from Gows Creek Tce will be utilised.
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	A gravel driveway is proposed at this time.

Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A

Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	N/A

Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 Access for cyclists is	A13.1 Access pathways for	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any 	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> • are sealed in urban areas; <p>AND</p> <ul style="list-style-type: none"> • upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>Gravel driveway will be suitably graded and drained.</p>

Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 Sufficient area or	A16.1 Circulation and turning	N/A

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

Rural Settlement Planning Area Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	The proposal is a consistent use according to the assessment table.

Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The built form is subservient to the natural environment or the rural character of the area.	<p>A2.1 The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m².</p> <p>A2.2 An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.</p>	<p>The proposed dwelling and shed conversion to studio will have site cover of less than 450 m².</p> <p>The proposed shed conversion to studio is to be used for artistic purposes.</p> <p>The rural character of the area will not be affected.</p>

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Building Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 Buildings/structures are Setback to:</p> <ul style="list-style-type: none"> • maintain the natural or rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A3.1 Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> • • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site. 	<p>The proposed dwelling setbacks are compliant for the house.</p> <p>The shed conversion to studio is 10.5m from front boundary. Many other properties in immediate vicinity are closer to boundary than 10.5m.</p>
<p>P4 Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.</p>	<p>A4.1 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.</p>	<p>Majority of vegetation will remain</p> <p>The owners will provide vegetative screening to the dwelling ^{as} required.</p>

Scenic Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	A5.1 White and shining metallic finishes are avoided on external surfaces in prominent view.	External colours of dwelling and shed include: Roof - Colorbond Pale eucalypt. Walls - timber stain.
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	A6.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development).	N/A

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A7.1 Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage. OR Development proposed to be Erected on land with a maximum	The land is sloping all conditions will be complied with.

	<p>slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 -- Reports and Information the Council May Request, for code and impact assessable development.)</p>	
<p>P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A8.1 A split level building form is utilised.</p> <p>A8.2 A single plane concrete slab is not utilised.</p> <p>A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	<p>All conditions will be complied with.</p>
<p>P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p>A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>All conditions will be complied with.</p>
<p>P10 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.</p>	<p>A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>Stormwater to be managed on-site.</p>

Land Use Code

House Code

General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	A1.1 A lot contains no more than one House. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	Complies
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	Complies
P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Vehicle parking is adequate.

General Codes

Filling and Excavation Code

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

Natural Areas and Scenic Amenity Code

Not applicable

Overlay Codes

Cultural Heritage and Valuable Sites

Overlay is not applicable

Natural Hazards

The subject site is mapped as being Low Risk Hazard – Bushfire.

5.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling and shed conversion to studio on land described as lot 7 GRAYS CREEK TCE, SP 204454, MONSIEUR.

The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Sustainable Planning Act; &
- The proposal is consistent with the existing and future use of the property.