

# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Leeanne & Itzhak Perez
Contact name (only applicable for companies)	Patrick Clifton C/- GMA Certification
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	patrickc@gmacert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20201043

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			De Meio Drive	Lower Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	16	RP865078	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

**Note:** Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

**5) Are there any existing easements over the premises?**

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

a) What is the type of development? *(tick only one box)*

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

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

- ☒ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Dwelling House

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**

a) What is the type of development? *(tick only one box)*

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

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

- ☐ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

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

- ☐ Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Dwelling House	Dwelling House	1	N/A
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				



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

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

**12) Boundary realignment**

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

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

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

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

**Division 3 – Operational work**

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

**14.1) What is the nature of the operational work?**

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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

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

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

\$ _____
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**PART 4 – ASSESSMENT MANAGER DETAILS**

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

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

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

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

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

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

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

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

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

## PART 6 – INFORMATION REQUEST

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

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Development application	867	20 February 1997	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

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

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

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

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

### 23) Further legislative requirements

#### **Environmentally relevant activities**

#### 23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

#### **Hazardous chemical facilities**

#### 23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

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

☒ No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### **Environmental offsets**

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

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

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

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

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

☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

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

☒ No

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

### **Marine activities**

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

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

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Brothels**

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

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

### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

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

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

---

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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





GMA Certification  
Group

*Leader's in  
Building Certification Services*

## **PLANNING STATEMENT**

---

For: Leanne & Itzhak Perez  
Development: Dwelling House  
At: Lot 16 De Meio Drive, Lower Daintree (Lot 16  
RP865078)  
Prepared by: GMA Certification Group  
File Ref: 20201043  
Revision: A

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## 1.0 Introduction

This report has been prepared in behalf of Leanne & Itzhak Perez in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at De Meio Drive and described as Lot 16 on RP865078.

The application site is a single, regular shaped residential allotment located at de Meio Drive and described as Lot 16 on RP865078. The site has an area of 4,835m<sup>2</sup> and has frontage to De Meio Drive of approximately 48 metres. The site is a sloping site with a fall from the west (rear) to the east (front) of in the order of 25 metres. The steeper portions of the site are in the west and the site has a lesser slope towards the road frontage to the east.

It is proposed to develop a dwelling house on the site. It would be a modest single storey one bedroom dwelling with a floor area of 75.5 metres including a covered patio. The house would be established within an existing cleared and benched area and setback 29 metres from the front boundary and 11.5 metres from the northern side boundary. Externally, the dwelling would be finished with colorbond, Deep Ocean, walls and colorbond, paperbark, roof.

The application is identified as being Code Assessable and consideration is required to be given to the assessment benchmarks only. The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

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

## 2.0 Development Summary

<b>Address:</b>	Lot 16 De Meio Drive, Lower Daintree
<b>Real Property Description:</b>	Lot 16 RP865078
<b>Easements &amp; Encumbrances:</b>	Nil
<b>Site Area/Frontage:</b>	Area: 4,835m <sup>2</sup> Frontage: 48 metres
<b>Registered Owner:</b>	Leeanne Gat Perez & Itzhak Perez
<b>Proposal:</b>	Dwelling House
<b>Approval Sought:</b>	Development Permit
<b>Level of Assessment:</b>	Code Assessment
<b>State Interests – State Planning Policy</b>	<ul style="list-style-type: none"> <li>• Economic Growth – Agricultural land classification, in part;</li> <li>• Environment and Heritage – MSES Wildlife Habitat (endangered or vulnerable), MSES Regulated vegetation (essential habitat);</li> <li>• Safety and Resilience to Hazards – Bushfire Prone Area.</li> </ul>
<b>State Interests – SARA Mapping:</b>	<ul style="list-style-type: none"> <li>• Native Vegetation Clearing – Category B &amp; X on the regulated vegetation management map, Category A or B area that is least concern regional ecosystem; and essential habitat.</li> </ul>
<b>Referral Agencies:</b>	Nil
<b>State Development Assessment Provisions:</b>	N/A
<b>Regional Plan Designation:</b>	Regional Landscape and Rural Production Area
<b>Zone:</b>	Environmental Management Zone
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>• Bushfire Hazard Overlay;</li> <li>• Hillslopes Overlay;</li> <li>• Landscape Values Overlay; and,</li> <li>• Natural Areas Overlay.</li> </ul>

### 3.0 Site and Locality

The application site is a single, regular shaped residential allotment located at de Meio Drive and described as Lot 16 on RP865078. The site has an area of 4,835m<sup>2</sup> and has frontage to De Meio Drive of approximately 48 metres.

The site is a sloping site with a fall from the west (rear) to the east (front) of in the order of 25 metres. The steeper portions of the site are in the west and the site has a lesser slope towards the road frontage to the east. The site is presently vacant and contains mature vegetation over the western portion and adjacent the southern boundary. In the north east of the site and adjacent the road frontage, an area of approximately 1,200m<sup>2</sup> has been cleared of vegetation for the purpose of the construction of a dwelling house. Access to the site is provided by an existing gravel driveway that terminates at an existing building pad located centrally on the site and setback approximately 25 metres from the site frontage.

The area containing the site is characterised by cane paddocks and vegetated hillsides with the exception of the strip of residential allotments along De Meio Drive, which have predominantly been developed with dwelling houses.



Photo 1 – Site Location (Source Queensland Globe)

### 4.0 Proposal

It is proposed to develop a Dwelling House in the site. It would be a modest single storey one bedroom dwelling with a floor area of 75.5 metres including a covered patio. The house would be established within the cleared area and setback 289 metres from the

front boundary and 11.5 metres form the northern side boundary. Externally, the dwelling would be finished with colorbond, Deep Ocean, walls and colorbond, paperbark, roof.

The Dwelling House would be located on the existing building pad and would be accessed via the existing gravel driveway.

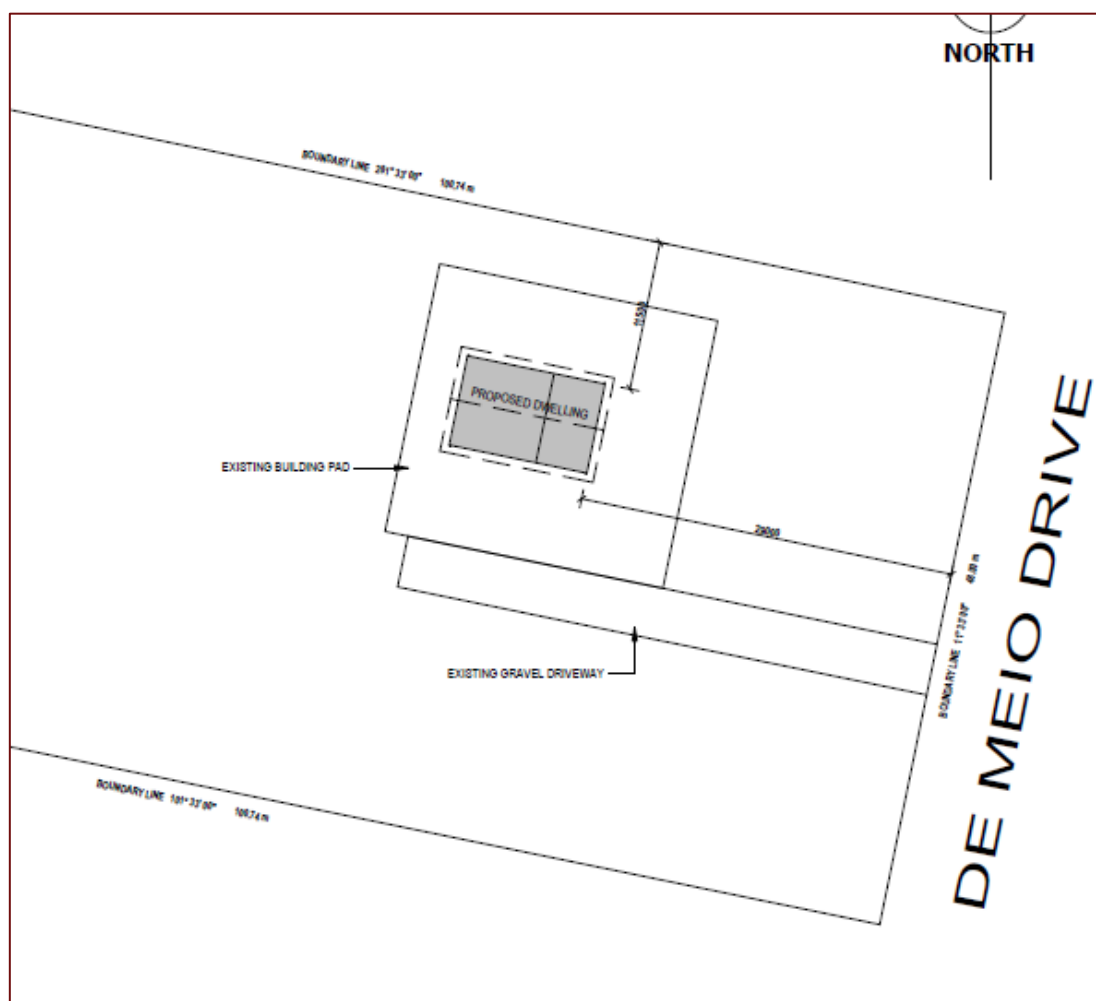


Figure 1: Extract of proposed site plan.

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

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

Development Feature	Proposal
Site Area:	4,835m <sup>2</sup>
Frontage:	Approx. 48 metres
Height:	4.2 metres
Gross Floor Area:	47.6m <sup>2</sup>
Site Cover:	1.5%
Setbacks:	Front (east) – 29 metres Side (north) – 11.5 metres
Access:	Existing gravel driveway
Car Parking Spaces:	Multiple (uncovered)



## 5.0 Statutory Planning Considerations

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

### 5.1 Planning Act 2016

#### 5.1.1 Categorisation of Development

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

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

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

#### 5.1.2 Assessment Manager

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

#### 5.1.3 Level of Assessment

The application involves the development of a Dwelling House. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

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

#### 5.1.4 Statutory Considerations for Assessable Development

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

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

#### 5.1.5 State Planning Policy

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

- Economic Growth – Agricultural land classification, in part;
- Environment and Heritage – MSES Wildlife Habitat (endangered or vulnerable), MSES Regulated vegetation (essential habitat);



- Safety and Resilience to Hazards – Bushfire Prone Area.

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

#### **5.1.6 Regional Plan**

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

#### **5.1.7 Referral Agencies**

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

#### **5.1.8 State Development Assessment Provisions**

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

## 6.0 Local Planning Considerations

### 6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (2018), the site is identified within the Environmental Management Zone and is affected by the following overlays:

- Bushfire Hazard Overlay;
- Hillslopes Overlay;
- Landscape Values Overlay; and
- Natural Areas Overlay.

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

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Complies with All applicable Acceptable Outcomes
Bushfire Hazard Overlay Code	Applies	Complies or able to comply with all applicable Acceptable Outcomes. Conditions may be required to secure compliance with water supply and landscaping requirements. Refer <a href="#">Appendix 3</a> .
Hillslopes Overlay Code	Applies	Generally complies with the applicable Acceptable Outcomes. Further consideration is required in respect of Performance Outcome PO1. Refer below.
Landscape Values Overlay Code	Not applicable	Not identified as an Assessment Benchmark
Natural Areas Overlay Code	Applies	Complies with all applicable Acceptable Outcomes.
Dwelling House Code	Applies	Complies with all applicable Acceptable

		Outcomes.
Access, Parking and Servicing Code	Applies	Complies with all applicable Acceptable Outcomes.
Filling and Excavation Code	Not applicable	No excavation or filling proposed. No applicable Assessment Benchmarks
Infrastructure Works Code	Applies	Complies or able to comply with the Acceptable Outcomes. Conditions may be required to secure compliance with water supply requirements. Refer <a href="#">Appendix 3</a> .
Vegetation Management Code	Not applicable	No vegetation removal proposed. No applicable Assessment Benchmarks.

### 6.1.1 Statement of Compliance – Benchmark Assessment

#### 6.1.2.1 Hillslopes Overlay Code

Performance Outcome PO1 of the Hillslopes Overlay Code requires that the landscape character and visual amenity quality of hillslopes areas be retained to protect the scenic backdrop to the region. Acceptable Outcome AO1.1 identifies, as an acceptable outcome, development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.

The Dwelling House would be located within the Hillslopes constraint sub category and therefore does not comply with AO1.1; however, it would be located on an existing cleared building pad that would be accessed via an existing driveway. No additional vegetation removal or earthworks would be required to facilitate the proposed development. Consequently, the existing landscape character and visual amenity quality of the hillslopes area would not be adversely affected by the proposed development. The proposed development is considered to comply with Performance Outcome PO1 and, therefore, the Assessment Benchmark.

## 7.0 Summary and Conclusion

This report has been prepared in behalf of Leanne & Itzhak Perez in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at De Meio Drive and described as Lot 16 on RP865078.

The application site is a single, regular shaped residential allotment located at de Meio Drive and described as Lot 16 on RP865078. The site has an area of 4,835m<sup>2</sup> and has frontage to De Meio Drive of approximately 48 metres. The site is a sloping site with a fall from the west (rear) to the east (front) of in the order of 25 metres. The steeper portions of the site are in the west and the site has a lesser slope towards the road frontage to the east. Centrally on the site is an existing building pad that is accessed by an existing gravel driveway.

It is proposed to develop a dwelling house on the site. It would be a modest single storey one bedroom dwelling with a floor area of 75.5 metres including a covered patio. The house would be established on the existing building pad and setback 29 metres from the front boundary and 11.5 metres from the northern side boundary. Externally, the dwelling would be finished with colorbond, Deep Ocean, walls and colorbond, paperbark, roof.

The application is identified as being Code Assessable and consideration is required to be given to the assessment benchmarks only. The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

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

## Appendix 1.

# CERTIFICATE OF TITLE

# CURRENT TITLE SEARCH

## NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33491971

Search Date: 13/03/2020 09:49

Title Reference: 50073550

Date Created: 01/06/1995

Previous Title: 20900121

### REGISTERED OWNER

Interest

Dealing No: 719530367 24/07/2019

LEEANNE GAY PEREZ

1/2

ITZHAK PEREZ

1/2

AS TENANTS IN COMMON

### ESTATE AND LAND

Estate in Fee Simple

LOT 16 REGISTERED PLAN 865078  
Local Government: DOUGLAS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20849177 (POR 15)
2. MORTGAGE No 719577450 21/08/2019 at 13:19  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]  
Requested By: D-ENQ GLOBALX TERRAIN

WARNING: PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

865078

PLAN MUST BE DRAWN WITHIN BLACK LINES

865078

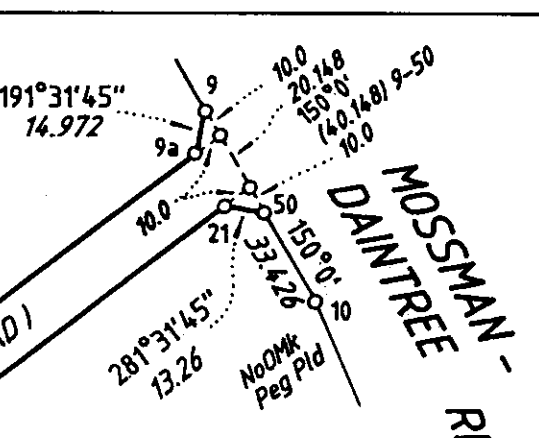
865078

PLAN MUST BE DRAWN WITHIN BLACK LINES

865078

REFERENCE		MARKS	
STN	TO	BRG	DIST
9	Pin	99°24'	1.01
22	Pin (0.5 Deep)	255°28'	0.93
23	Pin	275°13'	1.685
24	Pin	178°38'	2.22
25	Nail in conc driveway	23°32'30"	5.715
26	Nail in conc driveway	159°15'	2.145
28	Nail in head wall	111°10'	8.77
29	Nail in head wall	357°35'	0.64
30	Pin	319°23'	0.81
31	Pin	57°25'	1.074
32	Spike in bit	93°17'	13.335
35	Pin	341°51'	1.94
36	Pin	148°44'	0.995
37	Pin	357°05'	5.265

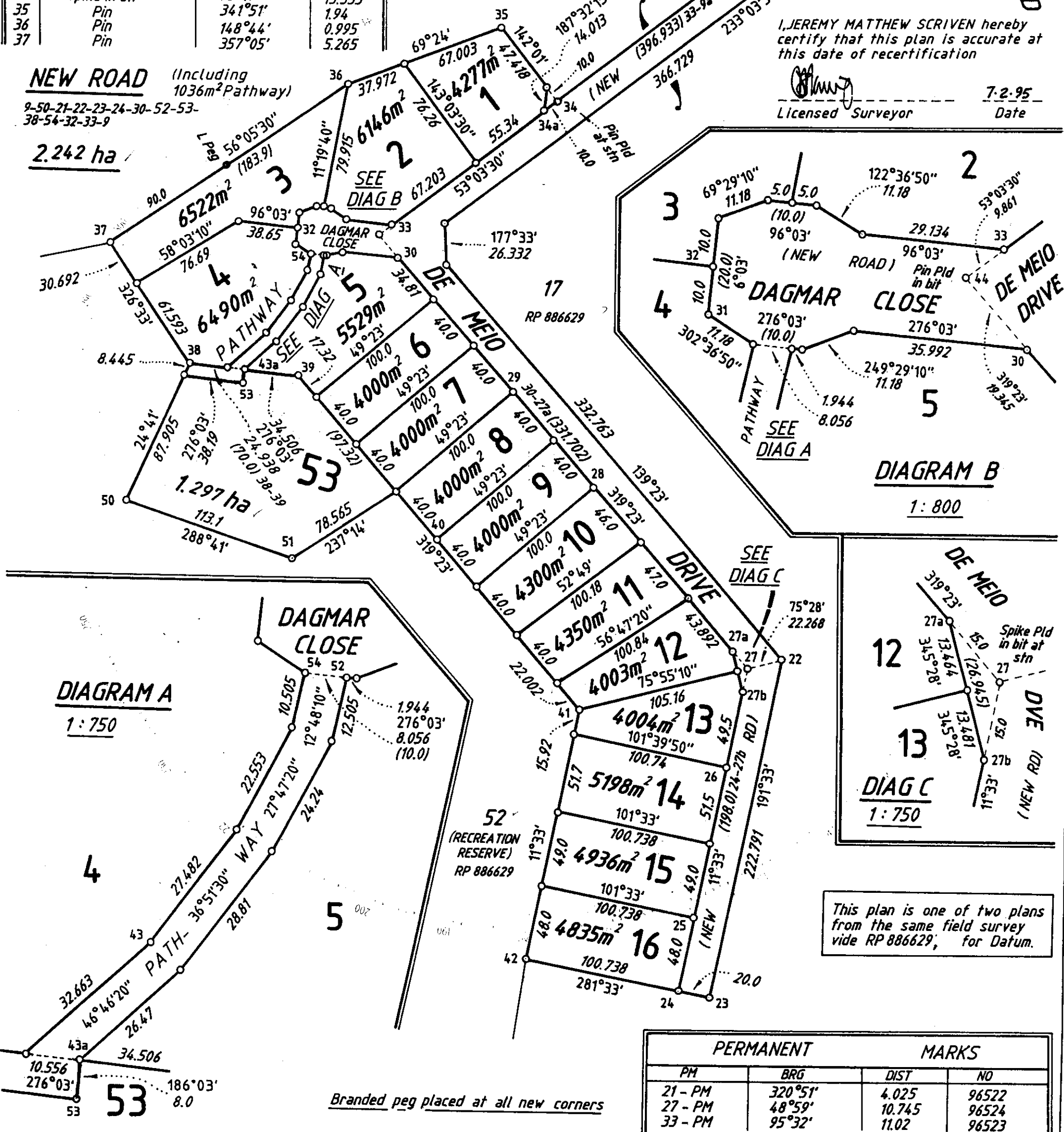
38	Pin	66°26'	1.45
39	Pin	245°36'	0.995
40	Pin	210°32'	2.75
41	Pin	155°20'	1.99
42	Pin	9°32'	2.905
43	Pin	261°05'	7.525
10	Pin	323°29'	1.05
50	Pin	80°49'	21.195
51	Pin	314°57'	10.065



**NEW ROAD** (Including 1036m<sup>2</sup> Pathway)  
9-50-21-22-23-24-30-52-53-38-54-32-33-9

**2.242 ha**

I, JEREMY MATTHEW SCRIVEN hereby certify that this plan is accurate at this date of recertification  
*[Signature]*  
Licensed Surveyor Date 7-2-95



**DIAGRAM A**  
1:750

**DIAGRAM B**  
1:800

**DIAG C**  
1:750

This plan is one of two plans from the same field survey vide RP 886629, for Datum.

PERMANENT		MARKS	
PM	BRG	DIST	NO
21 - PM	320°51'	4.025	96522
27 - PM	48°59'	10.745	96524
33 - PM	95°32'	11.02	96523

Branded peg placed at all new corners

I, JEREMY MATTHEW SCRIVEN hereby certify that I have surveyed the land comprised in this plan by Brett Stanley Campbell Surveying Graduate for whose work I accept responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 3/10/94

*[Signature]*  
Licensed Surveyor Date 24-10-94

**PLAN OF LOTS 1-16 & 53**  
Cancelling part of Lot 2 on plan SR 401 & part of Lot 2 on RP 726444  
ORIGINAL Portion 15

MERIDIAN Vide Plan SR 401	MAP REF PM	SCALE 1:2500	FILE REF	No SURVEY RECORDS DEPOSITED ENDORSED <i>[Signature]</i>	REGISTERING DIST NORTHERN
---------------------------------	---------------	-----------------	----------	---	------------------------------

PARISH COUNTY **WHYANBEEL Solander**  
TOWN/LOCALITY **Douglas S/C**  
LOCAL AUTHORITY **Cairns**  
LAND AGENTS/MINING DISTRICT  
MINING FIELD  
**REGISTERED PLAN 865078**

Council of the **Shire** of **Douglas** certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision SUBJECT TO the granting of an Easement in Gross, being Easement A in Lot 4 by the registered proprietor in favour of The Council of the Shire of Douglas for purposes of Right of Way and Water Supply Pipeline.

Dated this **4th** day of **NOVEMBER** 1994.

*[Signature]*  
A/Mayor or  
Chairman

*[Signature]*  
Town or  
A/Shire Clerk

I/We **REDENTORE DE MEIO**

(Names in full)

Registered Owner/s  
• as Proprietor/s of this land.

• as Lessee/s of Minor's Homestead

agree to this plan and dedicate the ~~new road~~ <sup>public use land</sup> as shown hereon in accordance with Section 50 of the Land Title Act 1994.

Signature of • Proprietor/s • Lessee/s • Owner/s

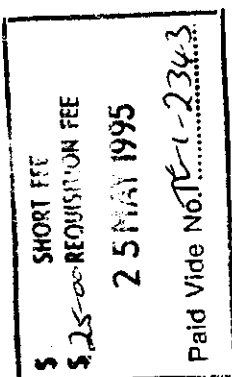
• Rule out which is inapplicable.

Council of the Shire of Douglas certifies that all requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this subdivision subject to the transfer of Lot 53, in Fee Simple, to the Council of the Shire of Douglas.

Dated this **30th** day of **MARCH** 1995

*[Signature]*  
Mayor

*[Signature]*  
Chief Executive  
Officer

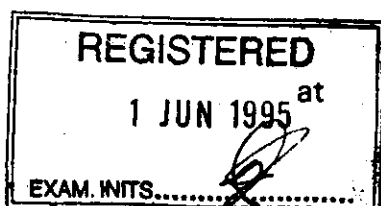


Re-endorsed 5/5/95 ALF

File Ref.  
Deposited **28/10/1994**  
Audited **08/11/94 MJS**  
Passed **08/11/94 MJS**  
Survey Records: File/Field Notes  
Charted **/ /**  
Original Grant  
**20377132 (POR 15)**  
**20819177 (SRR 2, 84)**  
**N16270 (S2)**

Particulars entered in Register Book

Vol. **20900121**  
Folio **20818136**



REGISTRAR OF TITLES

Previous Title

C/T **20900121**

Lot 2 on RP 726444

D/G **20818136**

Lot 2 on Plan SR 401

For Additional Plan &  
Document Notings  
Refer to CISP

TITLE REF	DESCRIPTION	NEW LOTS	ROAD	EMTS
20900121	Lot 2 on RP 726444	1-16 & 53	New Road	A & B
20818136	Lot 2 on Plan SR 401	1 & 5-10	New Road	-

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
1	50073535		16	50073550				
2		6	53		1			
3		7						
4		8						
5		9						
6		40						
7		1						
8		2						
9		3						
10		4						
11		5						
12		6						
13		7						
14		8						
15		9						

Lodged by **C. FOX & ASSOCIATES**  
**TOWNSVILLE**  
*Greer & Timmis (M)*

Received  
Registrar of Titles

#### Fees Payable

Postal fee and postage

Logt. Exam. & Ass. **27.00**

New Title **68.00**

Entd. on Deeds

Photo Fee **14.00**

Total **109.00**

Short Fees Paid

Rec No **563203**

Rec **355**

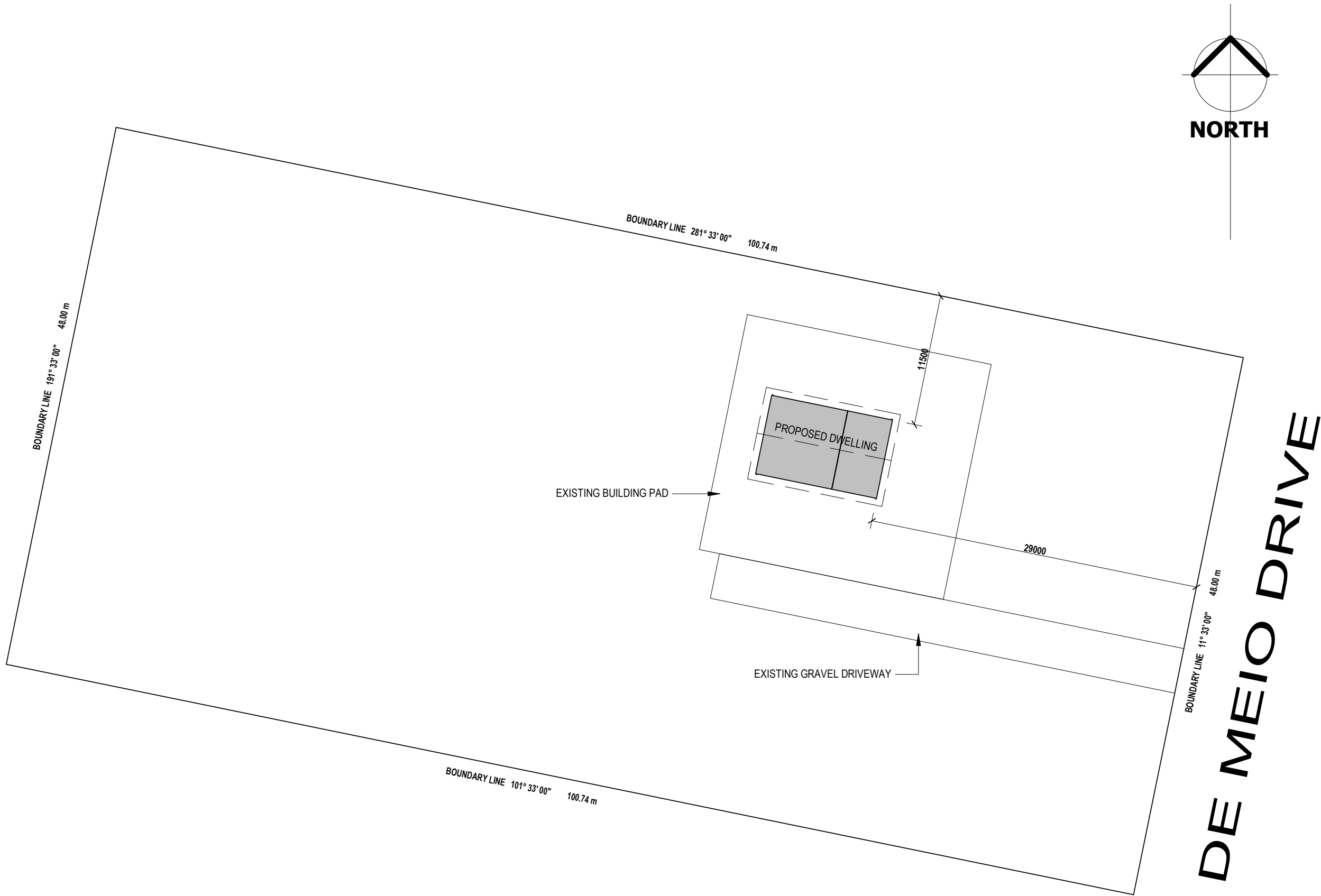
DATE **28-10-94**

**\$781.00**  
**04/04/1995**  
**11:37**  
**700588172**  
**TE 400 NT PLAN OF SURV ORIG**



## Appendix 2.

# PROPOSAL PLANS



Owners Approval of Preliminary Plans

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

DESIGN WIND SPEED - C2      SOIL CLASSIFICATION - S


A		
No.	DATE	DESCRIPTION

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

SITE PLAN

SHEET NO. 02      PRINT TIME: 11/03/2020 9:37:19 AM

PRELIMINARY: 07/03/20      CONSTRUCTION: -

A3	SCALE:	ISSUE:	A
	1:350 AT A3	DRAWN BY:	WE

PRELIMINARY ISSUE

SSHNQ JOB No. PER16      DRAWING No. -

PROJECT  
PROPOSED RESIDENCE  
Lot 16 on RP865078  
DE MEIO DRIVE  
LOWER DAINTREE

CLIENT  
LEEANNE PEREZ



PO BOX 876      QBCC. 1097802  
ATHERTON QLD 4883  
33-35 ALBRECHT ST  
TOLGA INDUSTRIAL ESTATE, QLD, 4882  
PH: 07 4095 4008  
EMAIL: info@sshnq.com.au  
WEB: www.superiorsteelhomesnq.com.au

THIS DRAWING IS COPYRIGHT ©

**NOTE:** (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Door Schedule					
Mark	Room	Height	Width	Comments	Description
D4	DINING	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR
D5	DINING	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR
D6	DINING	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR
D7	L'DRY	2040 mm	820 mm	DOOR LEAF SIZE	2x820
D8	LIVING	2100 mm	2400 mm	OPENING SIZE	SLIDING GLASS DOOR

Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W1	BED 1	1200 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W2	KITCHEN	1200 mm	1500 mm	2100 mm	SLIDING GLASS WINDOW
W3	BED 1	900 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W4	BATH	600 mm	600 mm	2100 mm	SLIDING GLASS WINDOW

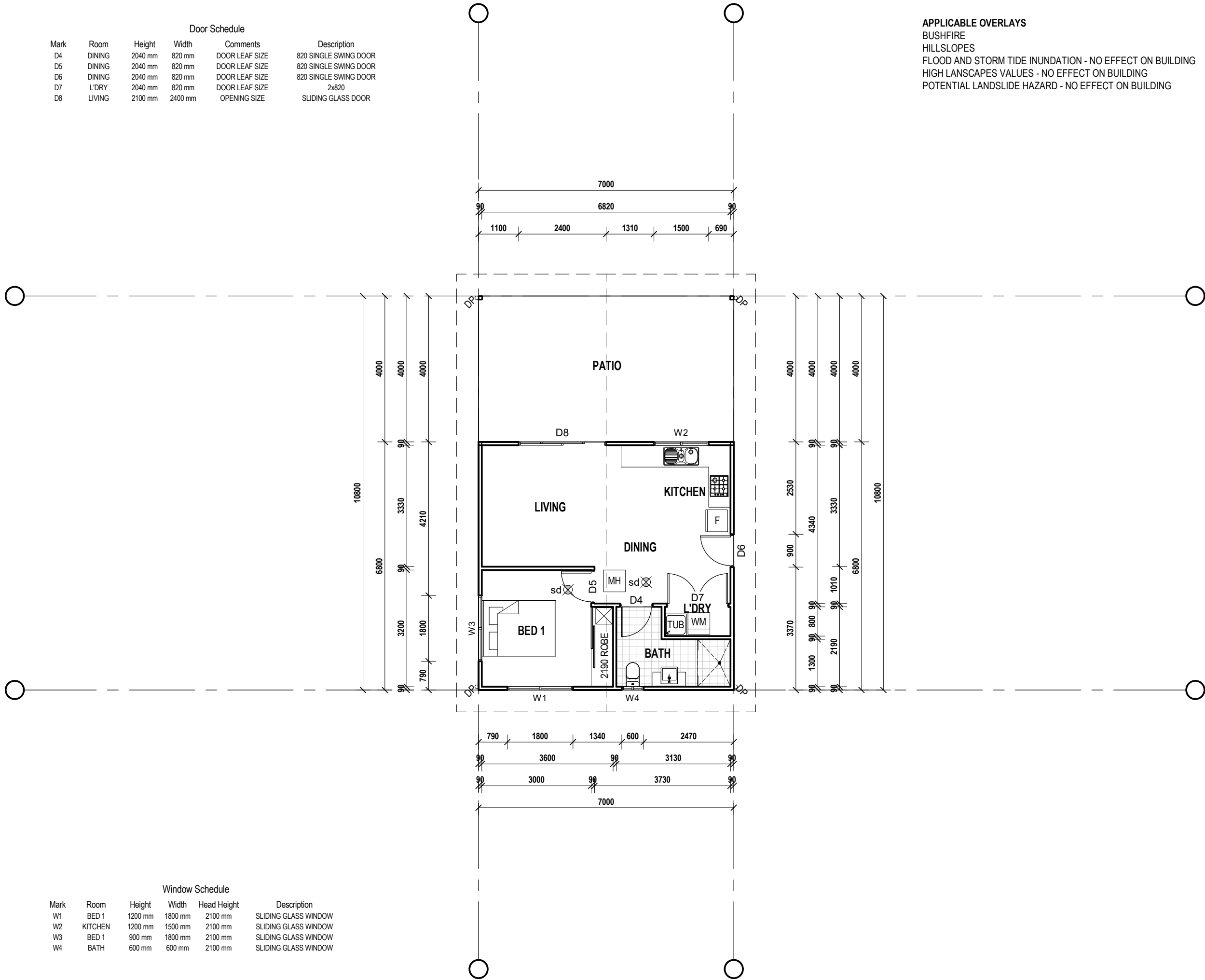
**APPLICABLE OVERLAYS**  
BUSHFIRE  
HILLSLOPES  
FLOOD AND STORM TIDE INUNDATION - NO EFFECT ON BUILDING  
HIGH LANDSCAPES VALUES - NO EFFECT ON BUILDING  
POTENTIAL LANDSLIDE HAZARD - NO EFFECT ON BUILDING



### ELEVATION KEY

#### FLOOR AREAS LEGEND

LIVING	47.60 m <sup>2</sup>
PATIO	28.00 m <sup>2</sup>
	75.60 m <sup>2</sup>



#### Owners Approval of Preliminary Plans

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

DESIGN WIND SPEED - C2 SOIL CLASSIFICATION - S

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No. DATE DESCRIPTION

#### VARIATIONS INCLUDED IN THIS DRAWING

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### FLOOR PLAN

SHEET NO. 03 PRINT TIME: 11/03/2020 9:37:20 AM

PRELIMINARY: 07/03/20 CONSTRUCTION: -

A3 SCALE: 1:100 AT A3 ISSUE: A DRAWN BY: WE

### PRELIMINARY ISSUE

SSHNQ JOB No. PER16 DRAWING No. -

**PROJECT**  
PROPOSED RESIDENCE  
Lot 16 on RP865078  
DE MEIO DRIVE  
LOWER DAINTREE

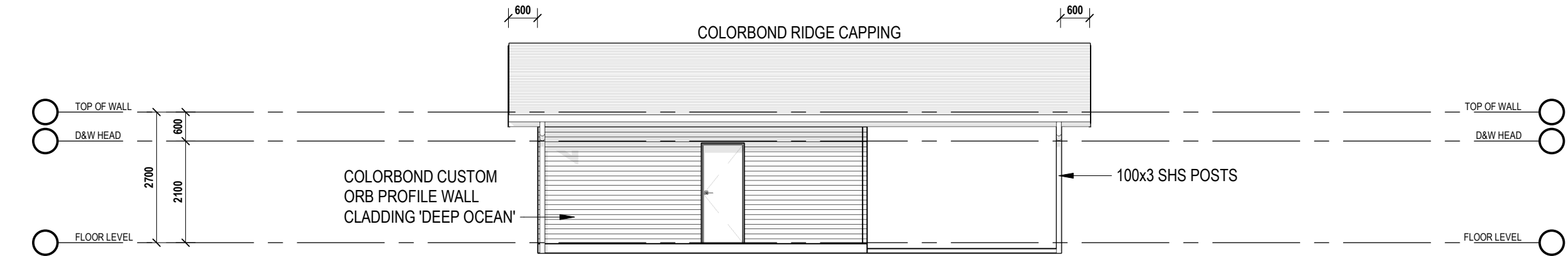
**CLIENT**  
LEEANNE PEREZ



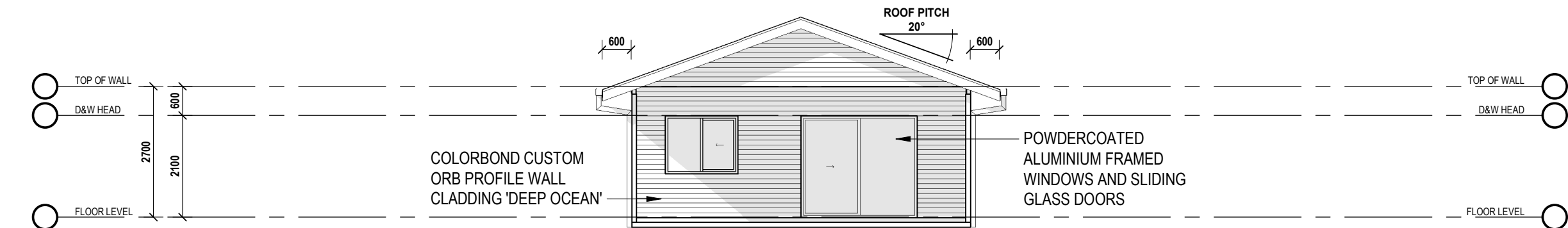
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ATHERTON QLD 4883  
33-35 ALBRECHT ST  
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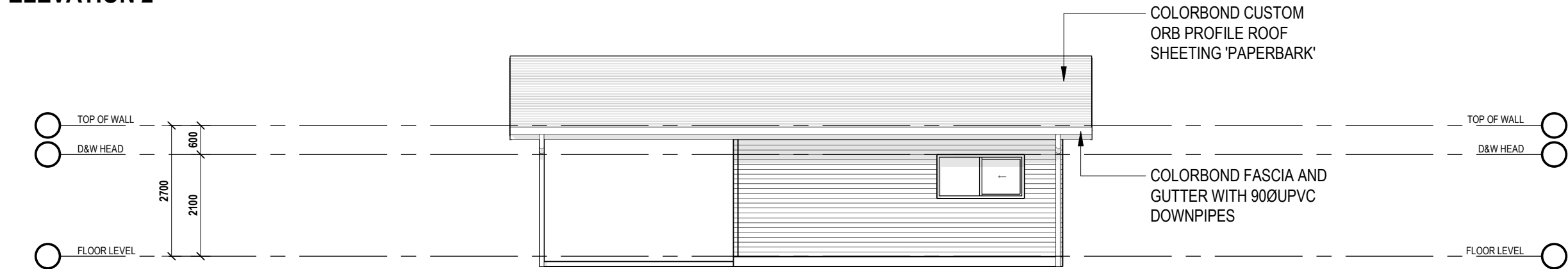
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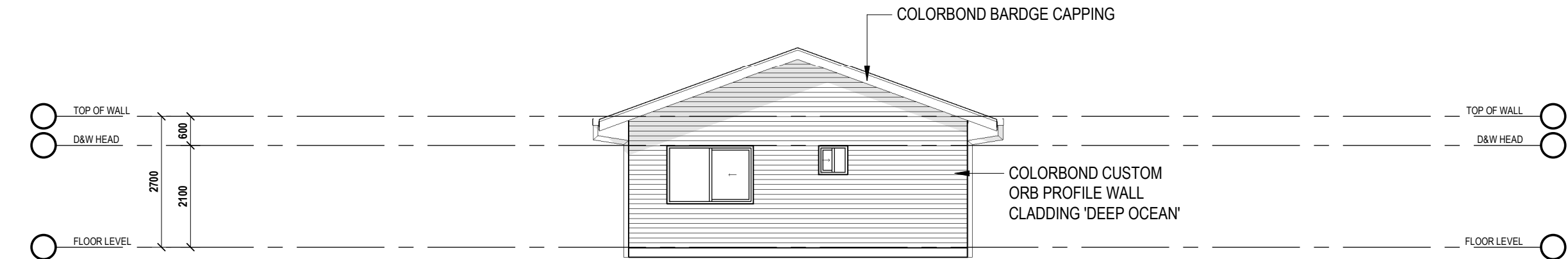
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

Owners Approval of Preliminary Plans

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

DESIGN WIND SPEED - C2 SOIL CLASSIFICATION - S

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ELEVATIONS

SHEET NO. 04 PRINT TIME: 11/03/2020 9:37:21 AM

PRELIMINARY: 07/03/20 CONSTRUCTION: -

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PRELIMINARY ISSUE

SSHNG JOB No. PER16 DRAWING No. -

PROJECT  
PROPOSED RESIDENCE  
Lot 16 on RP865078  
DE MEIO DRIVE  
LOWER DAINTREE

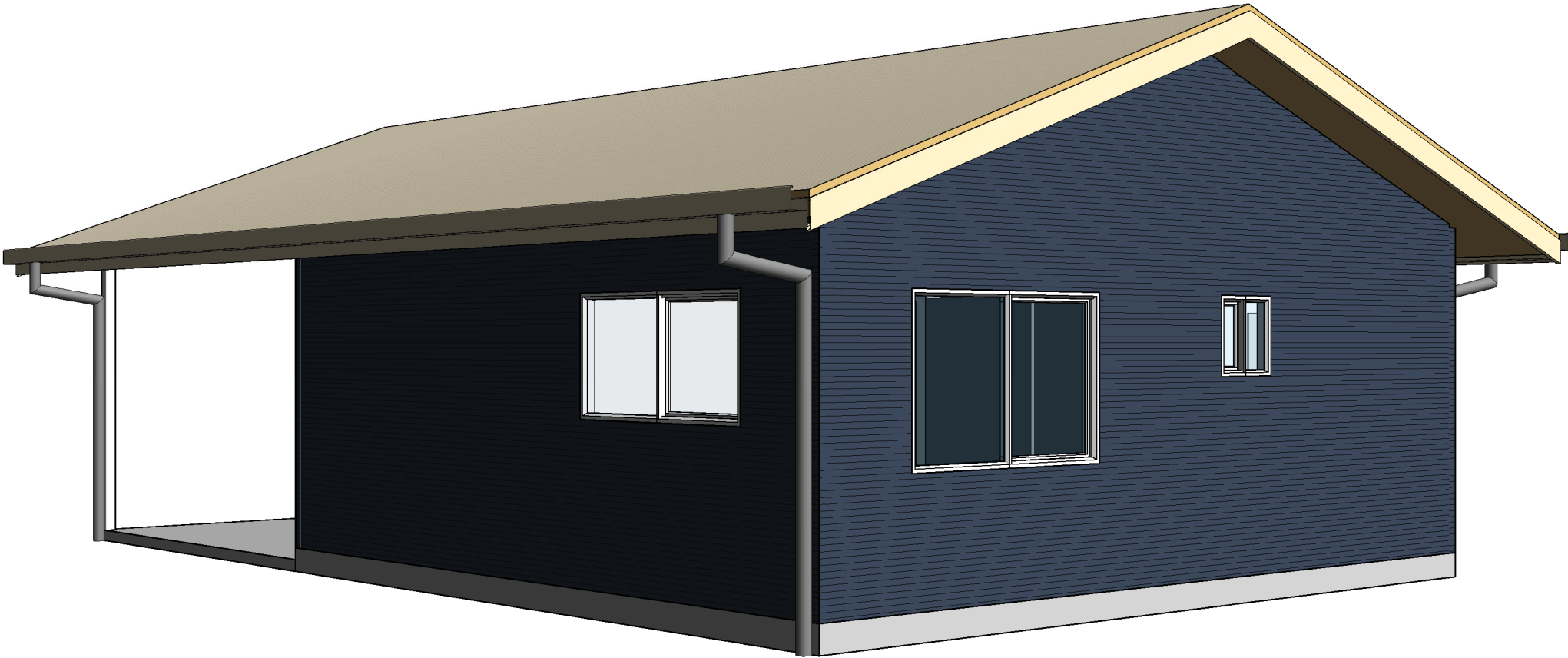
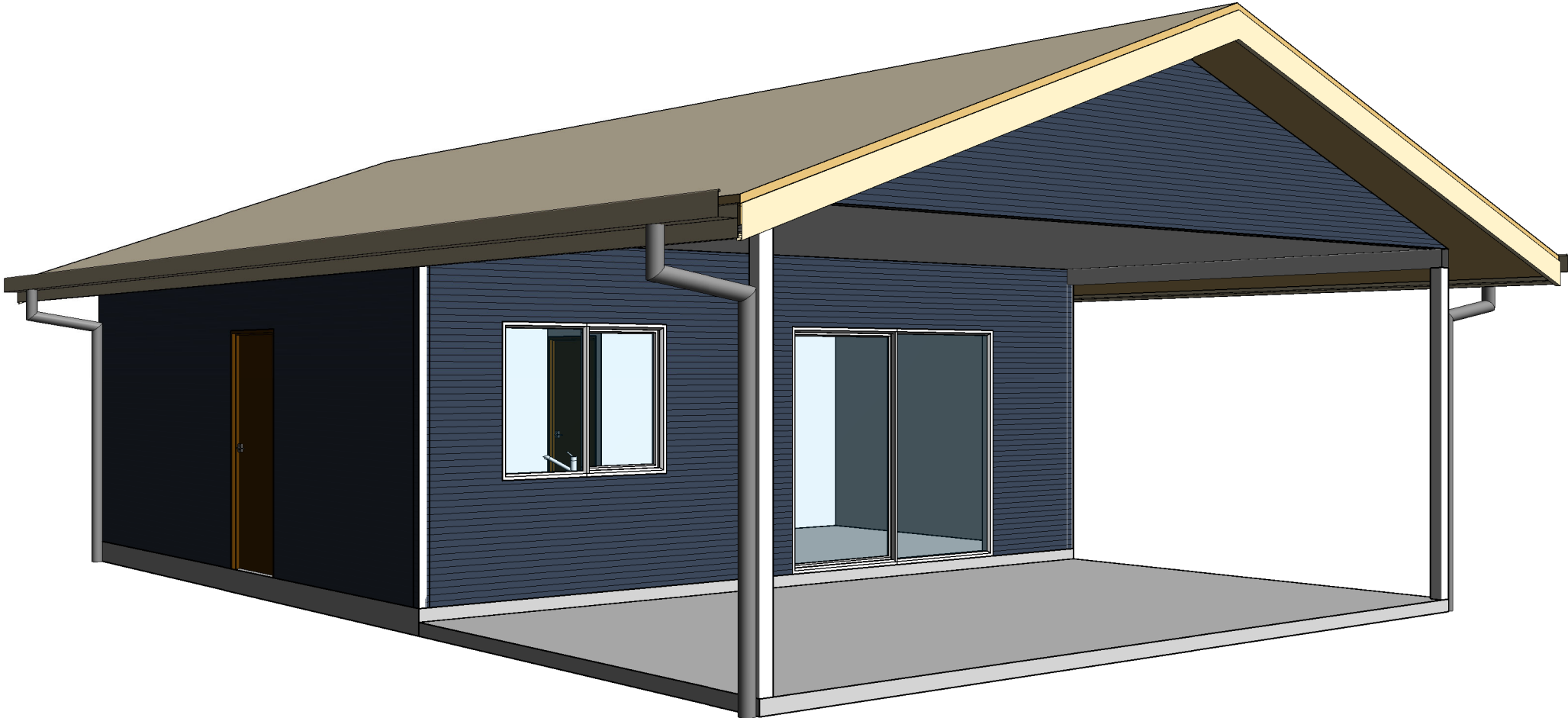
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Sign: \_\_\_\_\_

Date: \_\_\_\_\_

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PRELIMINARY ISSUE			
SSHQ JOB No.	PER16	DRAWING No.	-
PROJECT PROPOSED RESIDENCE Lot 16 on RP865078 DE MEIO DRIVE LOWER DAINTREE			
CLIENT LEEANNE PEREZ			
<div><div><div>superiorsteel</div><div>homes<sub>NSW</sub></div></div><div>PO BOX 876 ATHERTON QLD 4883 33-35 ALBRECHT ST TOLGA INDUSTRIAL ESTATE, QLD, 4882 PH: 07 4095 4008 EMAIL: info@sshq.com.au WEB: www.superiorsteelhomesnsw.com.au</div><div>QBCC. 1097802</div></div>			
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## Appendix 3.

# PLANNING BENCHMARK ASSESSMENT



20201043 – Lot 16 De Meio Drive, Lower Daintree

## **6.2.4 Environmental management zone code**

### **6.2.6.1 Application**

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

### **6.2.4.2 Purpose**

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
  - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is generally restricted to a dwelling house;
  - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
  - (c) Development reflects and responds to the natural features and environmental values of the area;



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- (d) Visual impacts are minimised through the location and design of development;
- (e) Development does not adversely affect water quality;
- (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

#### 6.2.4.3 Criteria for assessment

**Table 6.2.4.3.a – Environmental management zone – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b>  The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites	<b>AO1</b>  Buildings and structures are not more than 8.5 metres and two storeys in height.  Note – Height is inclusive of the roof height.	<b>Complies with AO1</b>  The proposed dwelling would be single storey and less than 8.5 metres in height.
	<b>AO1.2</b>  Buildings have a roof height not less than 2 metres.	<b>Complies with AO1.2</b>  The proposed roof height would not exceed 2 metres.





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Performance outcomes	Acceptable outcomes	Compliance
	(considered to be a drafting error and should read 'of less than' rather than 'not less than')	
<b>PO2</b>  Buildings and structures are set back to: <ul style="list-style-type: none"> <li>(a) maintain the natural character of the area;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages</li> </ul>	<b>AO2</b>  Buildings and structures are set back not less than: <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage of a state controlled road;</li> <li>(b) 25 metres from the frontage to Cape Tribulation Road;</li> <li>(c) 6 metres from any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>	<b>Complies with AO2</b>  The proposed Dwelling House would have a minimum setback to any boundary of 11.5 metres.
<b>For assessable development</b>		
<b>PO3</b>  Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	<b>AO3</b>  Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	<b>Complies with AO3</b>  A dwelling house is not identified as an inconsistent use.



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Performance outcomes	Acceptable outcomes	Compliance
<b>PO4</b>  The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	<b>AO4</b>  No acceptable outcomes are prescribed.	<b>Complies with AO4</b>  The proposed Dwelling House is modest in scale and would not have a site coverage that would adversely affect the environmental or scenic values.
<b>PO5</b>  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<b>AO5.1</b>  Buildings, structures and associated access, infrastructure and private open space are sited: <ul style="list-style-type: none"> <li>(a) within areas of the site which are already cleared; or</li> <li>(b) within areas of the site which are environmentally degraded;</li> <li>(c) to minimise additional vegetation clearing.</li> </ul>	<b>Complies with AO5.1</b>  The proposed Dwelling House would be sited on the lower portion of the site within an existing cleared area.
	<b>AO5.2</b>	<b>Complies with AO5.2</b>



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Performance outcomes	Acceptable outcomes	Compliance
	Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline	The proposed Dwelling House would be located on the lower portion of the site and would not be on slopes greater than 1 in 6.
<b>PO6</b>  Buildings and structures are responsive to steep slope through innovative construction techniques so as to: <ul style="list-style-type: none"> <li>(a) maintain the geotechnical stability of slopes;</li> <li>(b) minimise cut and/or fill;</li> <li>(c) minimise the overall height of development</li> </ul>	<b>AO6.1</b>  Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.	<b>Not applicable</b>  The development would not occur on land with a slope of greater than 1 in 6.
	<b>AO6.2</b>  Access and vehicle manoeuvring and parking areas are constructed and maintained to: <ul style="list-style-type: none"> <li>(a) minimise erosion;</li> <li>(b) minimise cut and fill;</li> <li>(c) follow the natural contours of the site.</li> </ul>	<b>Complies with AO6.2</b>  Access to the proposed dwelling would be via an existing gravel driveway.
<b>PO7</b>	<b>AO7</b>	<b>Complies with AO7</b>



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Performance outcomes	Acceptable outcomes	Compliance
The exterior finishes of buildings and structures are consistent with the surrounding natural environment	The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	The proposed dwelling house would have a paperbark coloured roof and Deep ocean walls.
<b>PO8</b>  Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	<b>AO8</b>  No acceptable outcomes are prescribed.	<b>Complies with AO8</b>  A Dwelling House is a development envisaged by the Planning Scheme on the site and given the modest scale of the development it would not have an adverse impact on the amenity of the zone.
<b>PO9</b>  The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	<b>AO9</b>  The maximum residential density is one dwelling house per lot.	<b>Complies with AO9</b>  Only one dwelling house is proposed.
<b>PO10</b>	<b>AO10</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  No lot reconfiguration is proposed.



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Performance outcomes	Acceptable outcomes	Compliance
<p>Lot reconfiguration results in no additional lots.</p> <p>Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.</p>		

**Table 6.2.4.3.b — Inconsistent uses within the Environmental management zone.**

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> </ul>	<ul style="list-style-type: none"> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• High impact industry</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and entertainment</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Motor sport facility</li> </ul>	<ul style="list-style-type: none"> <li>• Renewable energy facility</li> <li>• Relocatable home park</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Sales office</li> <li>• Service Station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> </ul>



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



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### **8.2.2 Bushfire hazard overlay code**

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

#### **8.2.2.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:
  - (a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Medium bushfire risk sub-category;
  - (b) High bushfire risk sub-category;
  - (c) Very high bushfire risk sub-category;
  - (d) Potential impact buffer sub-category.
- (3) When using this code, reference should be made to Part 5.

#### **8.2.2.2 Purpose**

- (1) The purpose of the Bushfire overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;



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- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
  - (b) development is designed and located to minimise risks to people and property from bushfires;
  - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
  - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
  - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.





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### 8.2.2.3 Criteria for assessment

**Table Error! No text of specified style in document..a – Bushfire hazard overlay code –assessable development**

Performance outcomes		Acceptable outcomes	Compliance
For self-assessable and assessable development			
Compatible development			
<p><b>PO1</b></p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p><b>AO1</b></p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural</p>	<p><b>Complies with AO1</b></p> <p>A Dwelling House is not identified as a vulnerable use.</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	hazards, provides a guide to the preparation of a Bushfire Management Plan.	
<b>PO2</b> Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	<b>AO2</b> Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	<b>Not applicable</b> The proposal does not involve emergency services.
<b>PO3</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	<b>AO3</b> The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	<b>Not applicable</b> The proposal does not involve hazardous materials.
<b>Development design and separation from bushfire hazard – reconfiguration of lots</b>		
<b>PO4.1</b> Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m <sup>2</sup> at the edge of	<b>AO4.1</b> No new lots are created within a bushfire hazard sub-category.  or	<b>Not applicable</b> The proposal does not involve lot reconfiguration.



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Performance outcomes	Acceptable outcomes	Compliance
<p>the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m<sup>2</sup> and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m<sup>2</sup> or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>		
<p><b>PO4.2</b></p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m<sup>2</sup> at any point.</p>	<p><b>AO4.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> <li>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</li> <li>(b) is contained wholly within the development site.</li> </ul> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p><b>Not applicable</b></p> <p>The proposal does not involve lot reconfiguration.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p><b>PO5</b></p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.</p>	<p><b>AO5.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal does not involve lot reconfiguration.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p>	
	<p><b>AO5.2</b></p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p><b>Not applicable</b></p> <p>The proposal does not involve lot reconfiguration.</p>
<p><b>PO6</b></p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily</p>	<p><b>AO6</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15</p>	<p><b>Not applicable</b></p> <p>The proposal does not involve lot reconfiguration.</p>



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Performance outcomes	Acceptable outcomes	Compliance
accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	<p>tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
<b>P07</b> Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	<b>A07</b> Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> </ul>	<b>Not applicable</b> The proposal does not involve lot reconfiguration.



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul>	
<p><b>PO8</b></p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p><b>AO8</b></p> <p>The lot layout:</p> <ul style="list-style-type: none"> <li>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> <li>(b) avoids the creation of potential bottle-neck points in the movement network;</li> <li>(c) establishes direct access to a safe assembly</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal does not involve lot reconfiguration.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	<p>/evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled “Undertaking a Bushfire Protection Plan.</p> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p><b>PO9</b></p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO9</b></p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p><b>Not applicable</b></p> <p>The proposal does not involve lot reconfiguration.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<b>Development design and separation from bushfire hazard – material change of use</b>		
<p><b>PO10</b></p> <p>Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(e) 10kW/m<sup>2</sup> where involving a vulnerable use; or (f) 29kW/m<sup>2</sup> otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p><b>AO10</b></p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m<sup>2</sup> for a vulnerable use or 29kW/m<sup>2</sup> otherwise; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain</p>	<p><b>Complies with AO10</b></p> <p>The Dwelling House would be located in an existing cleared area and would be separated from hazardous vegetation.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	ecological, slope, visual or character features or functions.	
<p><b>PO11</b></p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p><b>AO11</b></p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> </ul>	<p><b>Complies with AO11</b></p> <p>The Dwelling House would be separated from Hazardous Vegetation and would have a distance of greater than 20 metres to provide for a fire trail.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul>	
<b>All development</b>		
<b>PO12</b> All premises are provided with vehicular access that enables safe evacuation for occupants and	<b>AO12</b> Private driveways: <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60m from the street</li> </ul>	<b>Complies with AO1</b> Access would be provided by an existing driveway



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Performance outcomes	Acceptable outcomes	Compliance
easy access by fire fighting appliances.	<p>to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	that has a length of 29 metres.
<p><b>PO13</b></p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p><b>AO13</b></p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <p>(a) is either below ground level or of non-flammable construction;</p> <p>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:</p> <p>(i) 10,000l for residential buildings</p>	<p><b>Able to comply with AO13</b></p> <p>A water tank is able to be provided within 10 metres of the Dwelling House and Council are requested to condition any approval granted accordingly.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> <li>(ii) 45,000l for industrial buildings; and</li> <li>(iii) 20,000l for other buildings;</li> </ul> <ul style="list-style-type: none"> <li>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</li> <li>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</li> <li>(f) is clearly identified by directional signage provided at the street frontage.</li> </ul>	
<p><b>PO14</b></p> <p>Landscaping does not increase the potential bushfire risk.</p>	<p><b>AO14</b></p> <p>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p><b>Able to comply with AO14</b></p> <p>The application does not propose any landscaping; however Council are invited to secure future compliance by way of a condition of approval, if</p>



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Performance outcomes	Acceptable outcomes	Compliance
		necessary.
<b>PO15</b> The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	<b>AO15</b> Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	<b>Not applicable</b> No bushfire mitigation measures are proposed.



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## **8.2.5 Hillslopes overlay code**

### **8.2.5.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
  - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

### **8.2.5.2 Purpose**

- (1) The purpose of the Hillslopes overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
  - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:





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- (a) development on hillslopes is safe, serviceable and accessible;
- (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
- (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
- (d) Development responds to the constraints of the site including gradient and slope stability;
- (e) Works do not involve complex engineering solutions.

### 8.2.5.3 Criteria for assessment

**Table 8.2.5.3.a – Hillslopes overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable development</b>		
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO1.1</b> Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	<b>Does not comply with AO1.1</b> The Dwelling House would be located within the Hillslopes constraint sub category; however, it would be located on an existing cleared building pad that would be accessed via an existing driveway. No additional vegetation removal or earthworks are required to facilitate the proposed development. The landscape character and visual



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Performance outcomes	Acceptable outcomes	Compliance
		amenity quality of the hillslopes area would not be adversely affected by the proposed development. The proposed development is considered to comply with Performance Outcome PO1.
<b>For assessable development</b>		
<b>PO2</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region	<b>AO2.1</b> Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	<b>Complies with AO2.1</b> The proposed Dwelling House would be located on an existing building pad.
	<b>AO2.3</b> Access ways and driveways are: <ul style="list-style-type: none"> <li>(a) constructed with surface materials that blend with the surrounding environment;</li> <li>(b) landscaped with dense planting to minimise the visual impact of the construction;</li> <li>(c) provided with erosion control measures</li> </ul>	<b>Complies with AO2.3</b> The Dwelling House would be accessed via an existing gravel driveway.



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Performance outcomes	Acceptable outcomes	Compliance
	immediately after construction.	
	<b>AO2.4</b> The clearing or disturbance of vegetation is limited to clearing and disturbance that: <ul style="list-style-type: none"> <li>(a) is necessary for the construction of driveways;</li> <li>(b) is necessary to contain the proposed development;</li> <li>(c) minimises canopy clearing or disturbance;</li> <li>(d) minimises riparian clearing or disturbance.</li> </ul>	<b>Not applicable</b> No additional vegetation is required to be removed to facilitate the development.
	<b>AO2.5</b> On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	<b>Not applicable</b> The Dwelling House would be constructed on an existing building pad.



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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO2.6</b> Development does not alter the sky line.	<b>Complies with AO2.6</b> The Dwelling House would be sited below the top of the ridge and would not affect the sky line.
	<b>AO2.7</b> Buildings and structures: <ul style="list-style-type: none"> <li>(a) are finished predominantly in the following exterior colours or surfaces:               <ul style="list-style-type: none"> <li>(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> </ul> </li> <li>(b) are not finished in the following exterior colours or surfaces:               <ul style="list-style-type: none"> <li>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not</li> </ul> </li> </ul>	<b>Complies with AO2.7</b> The proposed building would be finished with a colorbond paperbark roof and colorbond deep ocean walls.



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Performance outcomes	Acceptable outcomes	Compliance
	blend with the surrounding vegetation and landscape; (ii) reflective surfaces.	
	<b>AO2.8</b> Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	<b>Complies with AO2.8</b> The proposed building would be finished with a colorbond paperbark roof and colorbond deep ocean walls.
	<b>AO2.9</b> Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	<b>Not applicable</b> There would be no area between the first floor and the ground.
	<b>AO2.10</b> Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the	<b>Not applicable</b> No ornamental or recreational features are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
	natural constraints of the land and require minimal earthworks.	
<b>PO3</b> Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ul style="list-style-type: none"> <li>(a) loss of privacy;</li> <li>(b) loss of access to sunlight;</li> <li>(c) intrusion of visual or overbearing impacts;</li> <li>(d) complex engineering solutions.</li> </ul>	<b>AO3</b> Excavation or fill: <ul style="list-style-type: none"> <li>(a) is not more than 1.2 metres in height for each batter or retaining wall;</li> <li>(b) is setback a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</li> <li>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.</li> </ul>	<b>Not applicable</b> No excavation or fill is proposed.
<b>Lot reconfiguration</b>		
<b>PO4</b>	<b>AO4.1</b>	<b>Not applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	<p>The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> <li>(a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);</li> <li>(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.</li> </ul>	No reconfiguration is proposed.
	<p><b>AO4.2</b></p> <p>Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.</p>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>
	<p><b>AO4.3</b></p>	<b>Not applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
	Development does not alter ridgelines.	No reconfiguration is proposed.
	<b>AO4.4</b> Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	<b>Not applicable</b> No reconfiguration is proposed.





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## **8.2.7 Natural areas overlay code**

### **8.2.7.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
  - (a) MSES – Protected area;
  - (b) MSES – Marine park;
  - (c) MSES – Wildlife habitat;
  - (d) MSES – Regulated vegetation;
  - (e) MSES – Regulated vegetation (intersecting a Watercourse);
  - (f) MSES – High ecological significance wetlands;
  - (g) MSES – High ecological value waters (wetlands);
  - (h) MSES – High ecological value waters (watercourse);
  - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.



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

#### **8.2.7.2 Purpose**

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

- (a) implement the policy direction in the Strategic Framework, in particular:
  - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
  - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

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

- (a) development is avoided within:
  - (i) areas containing matters of state environmental significance (MSES);
  - (ii) other natural areas;
  - (iii) wetlands and wetland buffers;
  - (iv) waterways and waterway corridors.
- (b) where development cannot be avoided, development:
  - (i) protects and enhances areas containing matters of state environmental significance;
  - (ii) provides appropriate buffers;
  - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;



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

### 8.2.7.3 Criteria for assessment

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

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



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



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Performance outcomes	Acceptable outcomes	Compliance
	quality, hydrology and biological processes.	
<b>Management of impacts on matters of environmental significance</b>		
<b>PO2</b>  Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<b>AO2</b>  The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> </ul>	<b>Complies with AO2</b>  The Dwelling House would be located within an existing cleared area and would not require the removal of any further vegetation or further disturbance of areas of significance.



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



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Performance outcomes	Acceptable outcomes	Compliance
	which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	
<b>PO4</b> Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	<b>AO4.1</b> Native vegetation within wetlands and wetland buffer areas is retained.	<b>Not applicable</b> The site is not located adjacent a wetland.
	<b>AO4.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.	<b>Not applicable</b> The site is not located adjacent a wetland.
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal) that pose a	<b>AO5.1</b> Development avoids the introduction of non-native pest species.	<b>Able to comply with AO5.1</b> No landscaping is proposed as part of the application; however, council are invited to attach a



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Performance outcomes	Acceptable outcomes	Compliance
risk to ecological integrity.		condition to any approval granted to ensure long term compliance, if necessary.
	<b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	<b>Able to comply with AO5.2</b> No landscaping is proposed as part of this application; however, Council are invited to attach a condition to any approval granted, if necessary.
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.  and	<b>Complies with AO6.1</b> The Dwelling House would be located within an existing cleared area and no further clearing would be required to facilitate the development.





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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO6.2</b> Development within an ecological corridor rehabilitates native vegetation. and	<b>Complies with AO6.2</b> The Dwelling House would be located within an existing cleared area and no further clearing would be required to facilitate the development.
	<b>AO6.3</b> Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	<b>Complies with AO6.3</b> The Dwelling House would be located within an existing cleared area and no further clearing would be required to facilitate the development.
<b>PO7</b> Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	<b>AO7.1</b> Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	<b>Complies with AO7.1</b> The proposed development would be separated from existing vegetation, which would be located at a higher elevation than the proposed Dwelling House. There would be no opportunity for



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Performance outcomes	Acceptable outcomes	Compliance
		overshadowing of existing vegetation.
	<b>AO7.2</b> Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	<b>Not applicable</b> The site does not contain riparian vegetation.
<b>Waterways in an urban area</b>		
<b>PO8</b> Development is set back from waterways to protect and maintain: (a) water quality;	<b>AO8.1</b> Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or	<b>Not applicable</b> The site does not contain a waterway.



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Performance outcomes	Acceptable outcomes	Compliance
(b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	<b>AO8.2</b>  Development does not occur on the part of the site affected by the waterway corridor.  Note – Waterway corridors are identified within 8.	<b>Not applicable</b>  The site does not contain a waterway.
<b>Waterways in a non-urban area</b>		
<b>PO9</b>  Development is set back from waterways to protect and maintain:  (a) water quality; (b) hydrological functions; (c) ecological processes;	<b>AO9</b>  Development does not occur on that part of the site affected by a waterway corridor.  Note – Waterway corridors are identified within table 8.2.7.3.b.	<b>Not applicable</b>  The site does not contain a waterway.



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Performance outcomes	Acceptable outcomes	Compliance
(d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.		

#### 8.2.7.3.a — Widths of waterway corridors for waterways

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



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### **9.3.8 Dwelling house code**

#### **9.3.8.1 Application**

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

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

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

#### **9.3.8.2 Purpose**

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



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

### 9.3.8.3 Criteria for assessment

**Table 9.3.8.3.a – Dwelling house code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Secondary dwellings: <ul style="list-style-type: none"> <li>(a) are subordinate, small-scaled dwellings;</li> <li>(b) contribute to a safe and pleasant living environment;</li> <li>(c) are established on appropriate sized lots;</li> <li>(d) do not cause adverse impacts on adjoining properties.</li> </ul>	<b>AO1</b> The secondary dwelling: <ul style="list-style-type: none"> <li>(a) has a total gross floor area of not more than 80m<sup>2</sup>, excluding a single carport or garage;</li> <li>(b) is occupied by 1 or more members of the same household as the dwelling house.</li> </ul>	<b>Not applicable</b> No secondary dwelling is proposed.



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



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





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#### **9.4.1 Access, parking and servicing code**

##### **9.4.1.1 Application**

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

##### **9.4.1.2 Purpose**

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



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

### 9.4.1.3 Criteria for assessment

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

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



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



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



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



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



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Performance outcomes	Acceptable outcomes	Compliance
	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	The existing driveway surface is gravel and it would be retained as part of this development.
<b>P04</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>A04</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>Not applicable</b> Not applicable to single dwelling houses.
<b>P05</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>A05</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>Not applicable</b> Not applicable to single dwelling houses.
<b>P06</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>A06</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.c.	<b>Not applicable</b> Not applicable to single dwelling houses.



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





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



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



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



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#### **9.4.4 Filling and excavation code**

##### **9.4.4.1 Application**

- (1) This code applies to assessing:
  - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
    - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

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

##### **9.4.4.2 Purpose**

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
  - (b) filling and excavation does not adversely impact on the environment;
  - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
  - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
  - (e) filling and excavation works do not involve complex engineering solutions.



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#### 9.4.4.3 Criteria for assessment

**Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Filling and excavation - General</b>		
<b>PO1</b>  All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	<b>AO1.1</b>  The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.  and  Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	<b>Not Applicable</b>  The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
	<b>AO1.2</b>  Cuts are supported by batters, retaining or rock walls and associated benches/terraces are	<b>Not Applicable</b>  The Dwelling House would be on an existing building pad and no excavation or fill would be



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Performance outcomes	Acceptable outcomes	Compliance
	capable of supporting mature vegetation.	undertaken as part of the development.
	<b>AO1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development..
	<b>AO1.4</b> Topsoil from the site is retained from cuttings and reused on benches/terraces.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
	<b>AO1.5</b> No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.



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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO1.6</b>  Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	<b>Not Applicable</b>  The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
<b>Visual Impact and Site Stability</b>		
<b>PO2</b>  Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	<b>AO2.1</b>  The extent of filling and excavation does not exceed 40% of the site area, or 500m <sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	<b>Not Applicable</b>  The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
	<b>AO2.2</b>  Filling and excavation does not occur within 2 metres of the site boundary.	<b>Not Applicable</b>  The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.



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Performance outcomes	Acceptable outcomes	Compliance
<b>Flooding and drainage</b>		
<b>PO3</b> Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	<b>AO3.1</b> Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development..
	<b>AO3.2</b> Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
	<b>AO3.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development..
	<b>AO3.4</b>	<b>Not Applicable</b>





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Performance outcomes	Acceptable outcomes	Compliance
	Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
<b>Water quality</b>		
<b>PO4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.	<b>AO4</b> Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.
<b>Infrastructure</b>		
<b>PO5</b> Excavation and filling does not impact on Public Utilities.	<b>AO5</b> Excavation and filling is clear of the zone of influence of public utilities.	<b>Not Applicable</b> The Dwelling House would be on an existing building pad and no excavation or fill would be undertaken as part of the development.



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#### **9.4.5 Infrastructure works code**

##### **9.4.5.1 Application**

- (1) This code applies to assessing:
  - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
    - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

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

##### **9.4.5.2 Purpose**

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
  - (b) development maintains high environmental standards;
  - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



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- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3.a – Filling and excavation code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Works on a local government road</b>		
<b>PO1</b>  Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<b>AO1.1</b>  Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b>  No works are proposed on a local government road.
	<b>AO1.2</b>  Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	<b>Not applicable</b>  No works are proposed on a local government



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Performance outcomes	Acceptable outcomes	Compliance
	FNQROC Regional Development Manual.	road.
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	<b>Not applicable</b> No works are proposed on a local government road.
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new	<b>Not applicable</b> No works are proposed on a local government road.



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Performance outcomes	Acceptable outcomes	Compliance
	and existing sections;  (c) new sections are matched to existing in terms of dimension and reinforcement.	
	<b>AO1.5</b>  Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	<b>Not applicable</b>  No works are proposed on a local government road.
<b>Accessibility structures</b>		
<b>PO2</b>  Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.  Note – Accessibility features are those features	<b>AO2.1</b>  Accessibility structures are not located within the road reserve.	<b>Not applicable</b>  No works are proposed on a local government road.
	<b>AO2.2</b>  Accessibility structures are designed in	<b>Not applicable</b>  No works are proposed on a local government



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Performance outcomes	Acceptable outcomes	Compliance
required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	accordance with AS1428.3.	road.
	<b>AO2.3</b> When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	<b>Not applicable</b> No works are proposed on a local government road.
<b>Water supply</b>		
<b>PO3</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	<b>AO3.1</b> The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or <b>AO3.2</b>	<b>Able to comply with AO3.2</b> Sufficient area is available within the existing building pad on site to accommodate the required water supply. Council are invited to secure compliance through a condition of approval.



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Performance outcomes	Acceptable outcomes	Compliance
	Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
<b>Treatment and disposal of effluent</b>		
<b>PO4</b>  Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of	<b>AO4.1</b>  The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 –	<b>Complies with AO4.1</b>  An on-site effluent disposal scheme is proposed that would satisfy the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> . Refer



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Performance outcomes	Acceptable outcomes	Compliance
systems in the locality.	<p>FNQROC Regional Development Manual; or</p> <p><b>AO4.2</b></p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	Appendix 4.
<b>Stormwater quality</b>		
<p><b>PO5</b></p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p>	<p><b>AO5.1</b></p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p><b>AO5.2</b></p>	<p><b>Complies with AO5.1</b></p> <p>All stormwater would be discharged to a lawful point of discharge.</p>





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Performance outcomes	Acceptable outcomes	Compliance
(a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	
	<b>AO5.3</b>  A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:  (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	<b>Not Applicable</b>  This is not considered applicable to a modest dwelling house.



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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO5.4</b>  Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	<b>Able to comply with AO5.4</b>  Erosion and sediment control practices would be employed during the construction phase.
	<b>AO5.5</b>  Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.  Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i> .  Note – During construction phases of development, contractors and builders are to have consideration in	<b>Not applicable</b>  No considered applicable to a modest dwelling house.



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Performance outcomes	Acceptable outcomes	Compliance
	their work methods and site preparation for their environmental duty to protect stormwater quality.	
<b>Non-tidal artificial waterways</b>		
<b>PO6</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: <ul style="list-style-type: none"> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> <li>(d) perform a function in addition to stormwater management;</li> </ul>	<b>AO6.1</b> Development involving non-tidal artificial waterways ensures: <ul style="list-style-type: none"> <li>(a) environmental values in downstream waterways are protected;</li> <li>(b) any ground water recharge areas are not affected;</li> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</li> <li>(d) existing areas of ponded water are included.</li> </ul>	<b>Not applicable</b> No non-tidal artificial waterways are proposed.
	<b>AO6.2</b>	<b>Not applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
(e) achieve water quality objectives.	<p>Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> <li>(a) outside natural wetlands and any associated buffer areas;</li> <li>(b) to minimise disturbing soils or sediments;</li> <li>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul>	No non-tidal artificial waterways are proposed
	<p><b>AO6.3</b></p> <p>Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <ul style="list-style-type: none"> <li>(a) there is sufficient flushing or a tidal range of &gt;0.3 m; or</li> <li>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</li> <li>(c) there is no introduction of salt water into</li> </ul>	<p><b>Not applicable</b></p> <p>No non-tidal artificial waterways are proposed</p>



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Performance outcomes	Acceptable outcomes	Compliance
	freshwater environments.	
	<p><b>AO6.4</b></p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> <li>(a) amenity (including aesthetics), landscaping or recreation; or</li> <li>(b) flood management, in accordance with a drainage catchment management plan; or</li> <li>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</li> <li>(d) aquatic habitat.</li> </ul>	<p><b>Not applicable</b></p> <p>No non-tidal artificial waterways are proposed</p>
	<p><b>AO6.5</b></p> <p>The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>	<p><b>Not applicable</b></p> <p>No non-tidal artificial waterways are proposed</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b> No non-tidal artificial waterways are proposed
	<b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	<b>Not applicable</b> No non-tidal artificial waterways are proposed
<b>Wastewater discharge</b>		
<b>PO7</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to:	<b>AO7.1</b> A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions;	<b>Not applicable</b> No waste water would be discharged from the site.



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Performance outcomes	Acceptable outcomes	Compliance
(i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	(c) water quality objectives; (d) best practice environmental management.	
	<b>A07.2</b> The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	<b>Not applicable</b> No waste water would be discharged from the site.
	<b>A07.3</b> Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and	<b>Not applicable</b> No waste water would be discharged from the site.



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Performance outcomes	Acceptable outcomes	Compliance
	intensity of algal blooms.	
	<p><b>AO7.4</b></p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any</p>	<p><b>Not applicable</b></p> <p>No waste water would be discharged from the site.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	<p>discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
<b>Electricity supply</b>		
<p><b>PO8</b></p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO8.1</b></p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p><b>AO8.2</b></p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning</p>	<p><b>Complies with AO8.1</b></p> <p>The site is provided with an existing connection to the electricity supply.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	
	<p><b>AO9.1</b></p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p>	<p><b>Not applicable</b></p> <p>No pad-mount electricity is proposed.</p>
<p><b>PO9</b></p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p><b>AO9.2</b></p> <p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres</p>	<p><b>Not applicable</b></p> <p>No pad-mount electricity is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	should not be located on the street frontage.	
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Complies with AO10</b> The site has existing telecommunications connectivity.
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The site has existing telecommunications connectivity.
<b>Road construction</b>		
<b>PO12</b> The road to the frontage of the premises is	<b>AO12.1</b> The road to the frontage of the site is constructed	<b>Complies with AO12.1</b> De Meio Drive is an existing constructed and



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Performance outcomes	Acceptable outcomes	Compliance
<p>constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p> <p>(b) pedestrians and cyclists adjacent to the site;</p> <p>(c) vehicles on the road adjacent to the site;</p> <p>(d) vehicles to and from the site;</p> <p>(e) emergency vehicles.</p>	<p>in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.</p>	<p>Council maintained road.</p>
	<p><b>AO12.2</b></p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p><b>Not applicable</b></p> <p>De Meio Drive is an existing constructed and Council maintained road.</p>
	<p><b>AO12.3</b></p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p><b>Complies with AO12.3</b></p> <p>De Meio Drive is an existing constructed and Council maintained road.</p>
<b>Alterations and repairs to public utility services</b>		
<p><b>PO13</b></p> <p>Infrastructure is integrated with, and efficiently</p>	<p><b>AO13</b></p> <p>Development is designed to allow for efficient</p>	<p><b>Not applicable</b></p> <p>No alterations are required to public utility</p>



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Performance outcomes	Acceptable outcomes	Compliance
extends, existing networks.	connection to existing infrastructure networks.	services.
<b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or <b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> No alterations are required to public utility services
<b>Construction management</b>		
<b>PO15</b>	<b>AO15</b>	<b>Able to comply with AO15</b>



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Performance outcomes	Acceptable outcomes	Compliance
Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	<p>Works include, at a minimum:</p> <ul style="list-style-type: none"> <li>(a) installation of protective fencing around retained vegetation during construction;</li> <li>(b) erection of advisory signage;</li> <li>(c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;</li> <li>(d) removal from the site of all declared noxious weeds.</li> </ul>	All appropriate protection and signage would be installed during the construction stage in accordance with legislative requirements.
<p><b>PO16</b></p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p><b>AO16</b></p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken</p>	<p><b>Not applicable</b></p> <p>It is not proposed to alter any existing infrastructure.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	in accordance with the Transport Infrastructure Act 1994.	
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> Not considered applicable to a single modest Dwelling House.
<b>Trade waste</b>		
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur;	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No trade waste would be generated by the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>		
<b>Fire services in developments accessed by common private title</b>		
<p><b>PO19</b></p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO19.1</b></p> <p>Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p>	<p><b>Not applicable</b></p> <p>No common private title is proposed.</p>
	<p><b>AO19.2</b></p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above</p>	<p><b>Not applicable</b></p> <p>No common private title is proposed.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	
<p><b>PO20</b></p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p><b>AO20</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b></p> <p>No common private title is proposed.</p>



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#### **9.4.9 Vegetation management code**

##### **9.4.9.1 Application**

- (1) This code applies to assessing operational works for vegetation damage if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; (
  - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

##### **9.4.9.2 Purpose**

- (1) The purpose of the Vegetation management code is achieved through the overall outcomes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) vegetation is protected from inappropriate damage;
  - (b) where vegetation damage does occur it is undertaken in a sustainable manner;
  - (c) significant trees are maintained and protected;
  - (d) biodiversity and ecological values are protected and maintained;
  - (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
  - (f) landscape character and scenic amenity is protected and maintained;
  - (g) heritage values are protected and maintained.



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### 9.4.9.3 Criteria for assessment

**Table 9.4.9.3.a – Vegetation Management – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Vegetation is protected to ensure that: <ul style="list-style-type: none"> <li>(a) the character and amenity of the local area is maintained;</li> <li>(b) vegetation damage does not result in fragmentation of habitats;</li> <li>(c) vegetation damage is undertaken in a sustainable manner;</li> <li>(d) the Shire's biodiversity and ecological values are maintained and protected;</li> <li>(e) vegetation of historical, cultural and / or visual significance is retained;</li> <li>(f) vegetation is retained for erosion prevention and slope stabilisation</li> </ul>	<b>AO1.1</b> Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.2</b> Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.3</b> Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or</p> <p>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</p> <p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence.</p> <p>or</p>	
	<p><b>AO1.4</b></p> <p>Vegetation damage that is reasonably necessary for carrying out work that is:</p>	<p><b>Not applicable</b></p> <p>No vegetation is proposed to be damaged as a result of this application.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; or	
	<b>AO1.5</b> Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.6</b> Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.



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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO1.7</b> Vegetation damage is essential to the maintenance of an existing fire break; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.8</b> Vegetation damage is essential to prevent interference to overhead service cabling; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.9</b> Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999; <b>or</b>	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.10</b> Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.



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Performance outcomes	Acceptable outcomes	Compliance
	2009.	
	<b>AO1.11</b> Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
	<b>AO1.12</b> Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
<b>PO2</b> Vegetation damaged on a lot does not result in a nuisance.	<b>AO2.1</b> Damaged vegetation is removed and disposed of at an approved site; or	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.



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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO2.2</b> Damaged vegetation is mulched or chipped if used onsite.	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.
<b>For assessable development</b>		
<b>PO3</b> Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values	<b>AO3</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No vegetation is proposed to be damaged as a result of this application.



## Appendix 4.

# EFFLUENT DISPOSAL REPORT



**Site Classification**

**And**

**Wastewater Management System**

**For**

**L & I Perez**

**At**

**Lot 16 DeMeio Drive**

**Lower Daintree**

## **INTRODUCTION:**

Earth Test has been engaged by L & I Perez to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 16 DeMeio Drive, Lower Daintree.

Real Property Description:-

Lot 16, on RP 865078

Local Authority: Douglas Shire Council.

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

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

## **SITE FACTORS:**

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

The Lot has an area of 4835 square metres and is predominantly covered with grass and rainforest.

The water supply to the site is reticulated.

No rock outcrops were noted during the investigation. An intermittent watercourse flows on the Southern Boundary.

Three Dynamic Cone Penetrometer tests were performed at locations DCP1 through to DCP3, and two one boreholes BH1 and BH2 as shown on the site plan.

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



**BH1 being sampled at Lot 16 DeMeio Drive, Lower Daintree**



## **SITE INVESTIGATION REPORT**

### **BOREHOLE LOG**

<b>CLIENT:</b> L & I Perez.		<b>DATE SAMPLED:</b> 25/06/2019
<b>PROJECT:</b> Lot 16 DeMeio Drive, Lower Daintree.		<b>Sampled by:</b> G. Negri
<b>REPORT DATE:</b> 29/06/19		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-1.6	Red-Brown Silty-Clay (Possible Fill)	Disturbed sample 0.6- 0.9m.
1.6-2.0	Brown Silty-Clay	Watertable not encountered
<b>BOREHOLE No:</b>		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.4	Red-Brown Silty-Clay (Possible Fill)	Watertable not encountered
0.4-2.0	Brown Silty-Clay	



## **ATTERBERG LIMITS TEST REPORT**

**CLIENT:** L & I Perez

**SAMPLE No:** SI 238-19

**PROJECT:** Lot 16 DeMeio Drive, Lower Daintree

**DATE SAMPLED:** 25/06/2019

**SAMPLE DETAILS:** BH1 0.6-0.9m

**Sampled by:** G. Negri

**REPORT DATE:** 29/06/19

**Tested By:** P. Weigand

TEST METHOD	RESULT
<b>Liquid Limit:</b> AS 1289.3.1.2	36%
<b>Plastic Limit:</b> AS 1289.3.2.1	24%
<b>Plasticity Index:</b> AS 1289.3.3.1	12%
<b>Linear Shrinkage:</b> AS 1289.3.4.1	7.0%
<b>Length Of Mould:</b>	250.1mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	Nil
<b>Sample History:</b>	Air Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	15.9%
<b>% Passing 0.075mm:</b>	



## **DYNAMIC CONE PENETROMETER REPORT**

### **AS 1289.6.3.2**

**CLIENT:** L & I Perez

**SAMPLE No:** SI 238-19

**PROJECT:** Lot 16 DeMeio Drive, Lower  
Daintree.

**DATE SAMPLED:** 25/06/2019

**Tested By:** G. Negri

**SAMPLE DETAILS:** Sites "DCP1, DCP2 & DCP3"  
as per site plan.

**REPORT DATE:** 29/06/19

<b>DEPTH (Metres)</b>	<b>Site: DCP1</b>	<b>Site: DCP2</b>	<b>Site: DCP3</b>
	<b>No Blows</b>	<b>No Blows</b>	<b>No Blows</b>
<b>0.0 – 0.1</b>	3	4	4
<b>0.1 – 0.2</b>	4	4	3
<b>0.2 – 0.3</b>	8	3	3
<b>0.3 – 0.4</b>	7	3	4
<b>0.4 – 0.5</b>	5	3	2
<b>0.5 – 0.6</b>	6	2	2
<b>0.6 – 0.7</b>	5	2	1
<b>0.7 – 0.8</b>	4	1	2
<b>0.8 – 0.9</b>	3	1	2
<b>0.9 – 1.0</b>	4	1	1
<b>1.0 – 1.1</b>	4	2	1
<b>1.1 – 1.2</b>	6	3	1
<b>1.2 – 1.3</b>	4	4	2
<b>1.3 – 1.4</b>			2
<b>1.4 – 1.5</b>			
<b>1.5 – 1.6</b>			
<b>1.6 – 1.7</b>			
<b>1.7 – 1.8</b>			
<b>1.8 – 1.9</b>			
<b>1.9 – 2.0</b>			



## **SITE CLASSIFICATION**

### **Lot 16 DeMeio Drive, Lower Daintree.**

Uncontrolled Fill exists at the site.

The Dynamic Cone Penetrometer test results indicate soft conditions to depths up to 1.1m at DCP2 and 1.4m DCP3. DCP1 results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

Due to the soft conditions and “uncontrolled fill” the site must be classified **CLASS-“P”**. To comply with the “Building Services Board Subsidence Policy” advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 “Guidelines on earthworks for commercial and residential developments”

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri  
Earth Test



## **SITE AND SOIL EVALUATION**

### **Lot 16 DeMeio Drive, Lower Daintree.**

The site and soil evaluation carried out on 25/06/2019 provided the following results.

#### **Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	2° on pad on 14° slope, 17° batter at front of block
Shape	Linear-Planar
Aspect	West on Pad, East slope
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Nil
Vegetation	Grass and rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	As shown on site plan.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Nil

#### **Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Red-Brown to Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	10%
Measured Permeability Ksat (m/d)	Indicative Permeability 0.5-1.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20





## **WASTEWATER MANAGEMENT SYSTEM**

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

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

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

### **SYSTEM SIZING FACTORS.**

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

The residence is connected to a reticulated water supply system.

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

They shall include:-

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

Note: - Garbage grinders are not permitted.

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

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

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

The tank must NOT be fitted with an outlet filter.



## **LAND-APPLICATION SYSTEM**

### **DISPOSAL AREA SIZING**

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

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

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

See site plan and detail cross-section.

**Its recommended that 1kg gypsum per m<sup>2</sup> be applied to the scarified base before laying the sand**

### **SYSTEM SAND**

All configurations of Advanced Enviro-Septic® require a minimum of 150mm of system sand surrounding the circumference of the pipe. This sand, typically gravelly coarse sand, must adhere to the following percentage and quality restrictions.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media will pass requirements please contact Earth Test for further advice.



## **SYSTEM INSTALLATION**

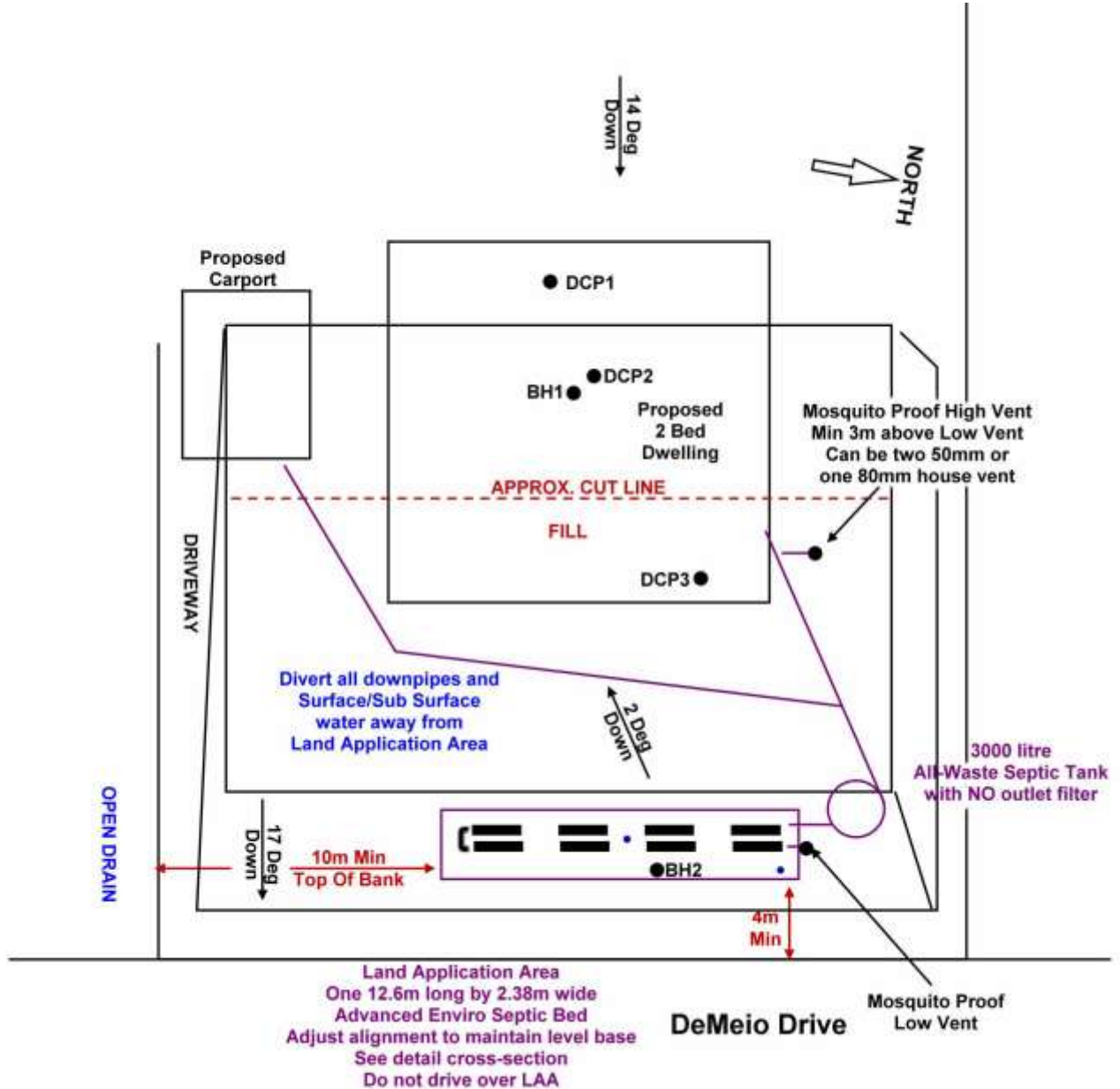
Avoid compaction by keeping people and machinery off the finished trench or bed floor.  
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

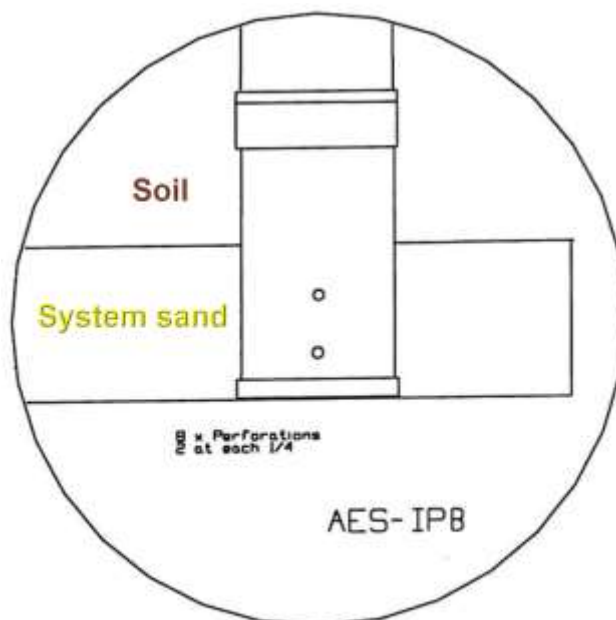
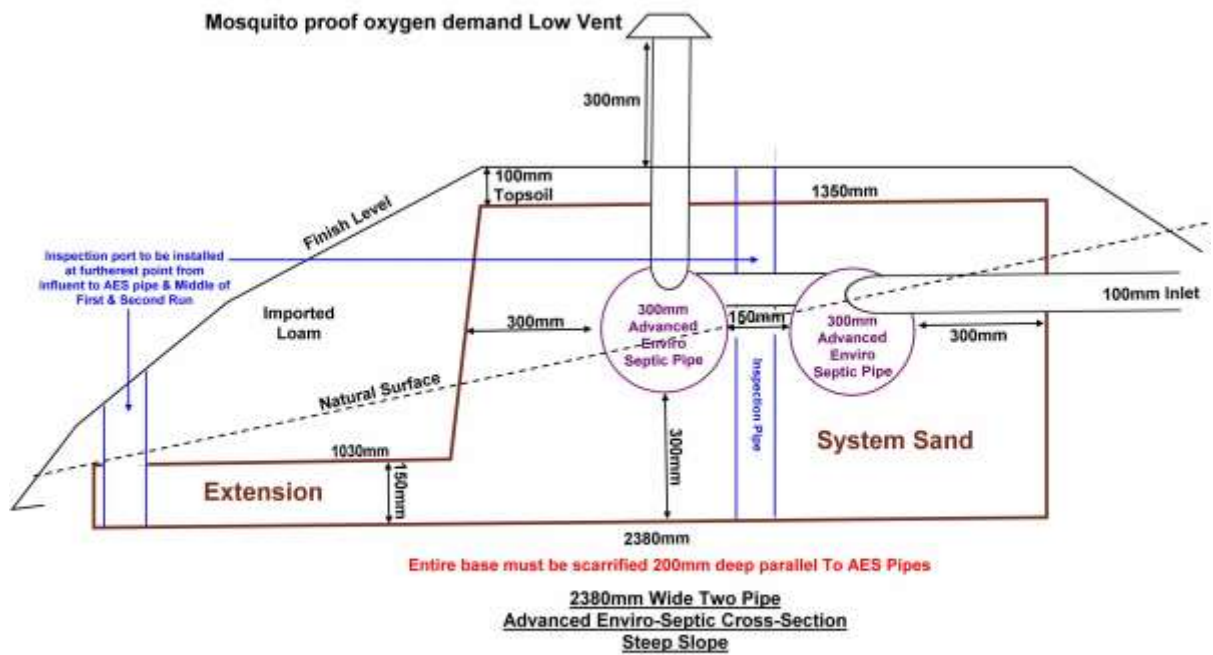
## **Operation and Maintenance**

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

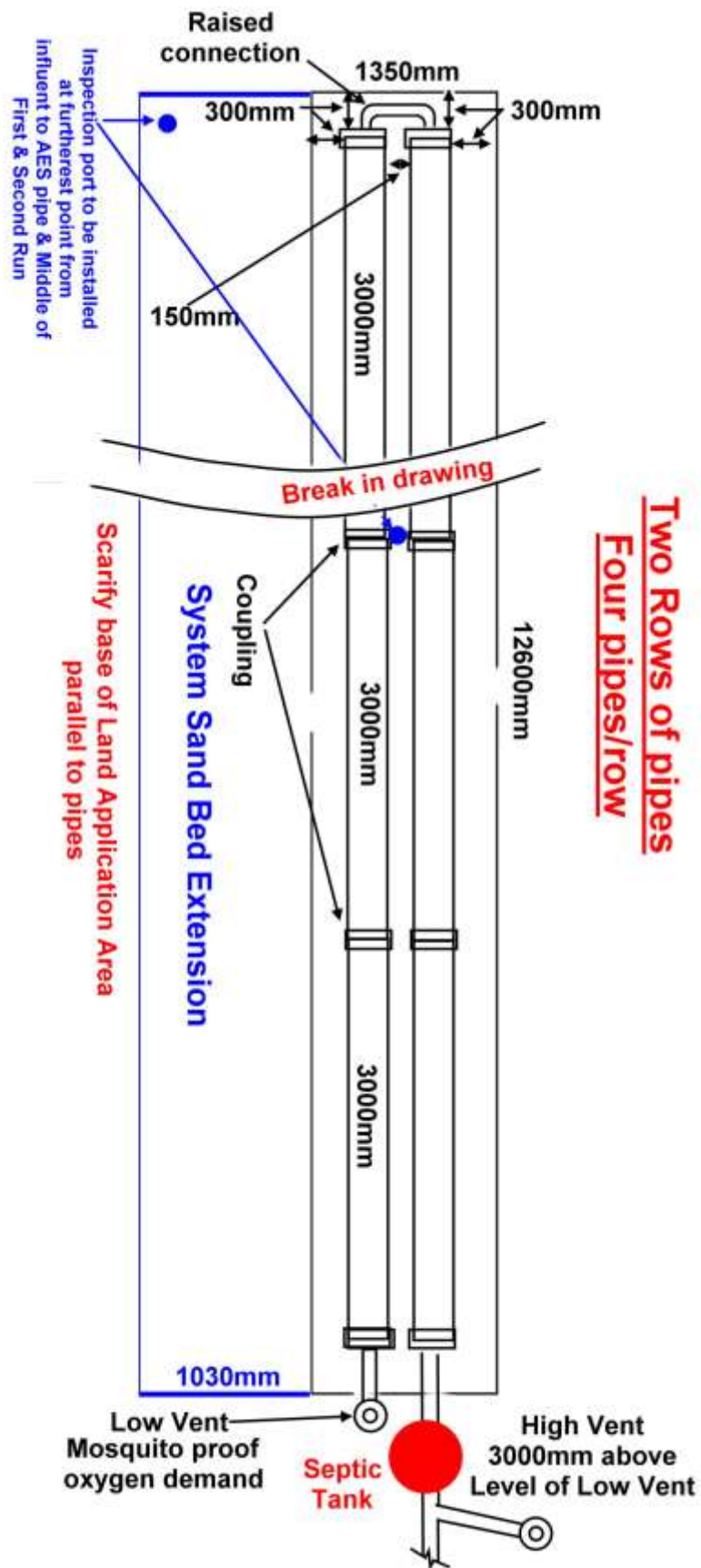
Gavin Negri  
Earth Test

**SITE PLAN**  
**Lot 16 DeMeio Drive, Lower Daintree.**  
**NOT TO SCALE**





**AES Inspection point detail**





**GMA Certification  
Group**

*Leaders in  
Building Certification Services*



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