

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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)	Jim Casey and Laura Mather
Contact name (only applicable for companies)	Jim Casey
Postal address (P.O. Box or street address)	Po Box 162
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0448953657
Email address (non-mandatory)	Jlc1988@hotmail.com lauramather12@outlook.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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
		3013	Mossman Daintree Road	Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	4	SP 243579	Douglas
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):*

Material Change of Use (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 ²) (if applicable)
Dwelling House	Dwelling House	1	240
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 ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

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

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
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 Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<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 relevant port operator , 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 Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input 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

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

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 type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- ☐ 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. An ERA requires an environmental authority to operate. See 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 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 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 for further information.

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the 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 *Electronic Transactions Act 2001*

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

PART 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	

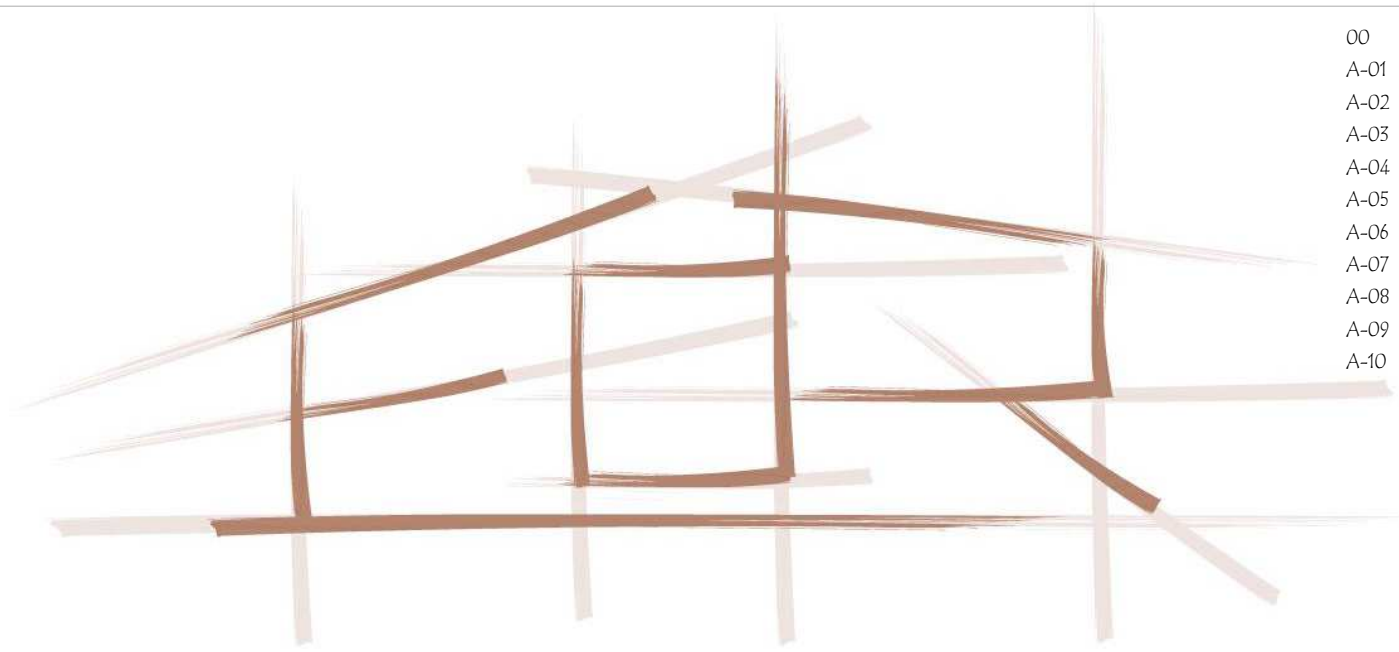
QLeave notification and payment

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	

ALL DESIGN, CONSTRUCTION METHODS
& MATERIALS TO BE IN ACCORDANCE WITH:
THE BUILDING CODE OF AUSTRALIA (BCA),
THE QUEENSLAND DEVELOPMENT CODE
(QDC)

BUILDING REGULATIONS:
CURRENT ISSUES OF AUSTRALIAN STANDARDS
& MANUFACTURERS SPECIFICATIONS &
INSTALLATION DETAILS FOR MATERIALS USED



00	COVER SHEET	E-01	ELECTRICAL PLAN
A-01	PERSPECTIVE VIEWS	H-01	DRAINAGE PLAN
A-02	WHS NOTES	S-01	CONSTRUCTION NOTES
A-03	SUSTAINABLE HOUSING	S-03	SLAB SETOUT PLAN
A-04	SITE PLAN	S-04	FOOTING/FLOOR FRAMING PLAN
A-05	SITE SETOUT PLAN	S-05	ROOF FRAMING PLAN
A-06	FLOOR PLAN	S-06	STRUCTURAL DETAILS
A-07	DIMENSION PLAN	S-07	TIE DOWN DETAILS
A-08	ELEVATIONS	S-08	RAINWATER TANK DETAIL
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A-10	ARCHITECTURAL SECTIONS		

EDR BUILDING DESIGNS

PO BOX 1330 ATHERTON QLD 4883

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Proposed Residence

FOR

J Casey

AT

Lot 4 Mossman Daintree Rd
Lower Daintree

JOB No. - 22055

**CUSTOMER APPROVED PLANS
PROCEED TO ENGINEERING**

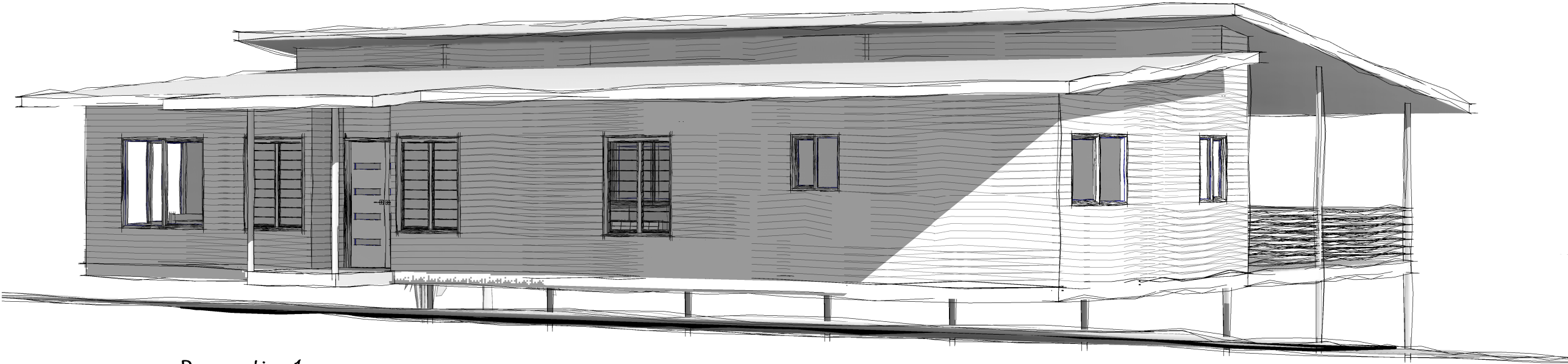
I/we have checked the
**SITE PLAN
FLOOR PLAN
ELEVATIONS PLAN**
thoroughly and confirm that they are
drawn true and correct, accurately
representing all our specified
amendments and we would like to
proceed to engineering. Should I/we
make a variation that requires the plans
be amended, I/We agree to **Clause 5.00**
of the Contract of Engagement I/we
signed whereby an hourly will be charged
for all additional work performed. I/We
understand that the re-draw will be
completed as soon as practical however
may take 2-4 working days turnaround for
my/our approval. Furthermore changes
that require the engineering to be revised
will add 2 days to the re-draw turnaround
time.

Client/s

Witness

Date ____/____/____





Perspective 1



Perspective 2

NOTE
NO SEWER PLAN AVAILABLE AT TIME OF DRAWING.
VERIFY ON SITE PRIOR TO CONSTRUCTION.
MAX 500kPa WATER PRESSURE OR INSTALL PRESSURE
LIMITING DEVICE

SITE NOTES
LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT
OF HOUSE SEWER & STORMWATER. CONFIRM ALL
FALLS PRIOR TO CONSTRUCTION.
CLIENT TO PROVIDE SKETCH PLAN SHOWING ANY
FUTURE ALTERATIONS, EXTENSIONS, SWIMMING
POOLS ETC. SO HOUSE SEWER & STORMWATER CAN
BE ALIGNED TO ACCOMMODATE REQUIREMENTS.
ALL PLUMBING & DRAINAGE WORK SHALL BE IN
ACCORDANCE WITH SEWERAGE AND WATER SUPPLY
ACT 1949-1982, ASSOCIATED AMENDMENTS &
RELEVANT AUSTRALIAN STANDARDS.
ALL WATER TO BE DRAINED AWAY FROM BUILDING
DURING & AFTER CONSTRUCTION & TO COMPLY
WITH AS. 2870 'RESIDENTIAL SLABS & FOOTINGS.'
FINISHED SLAB LEVEL TO BE MINIMUM 250mm
ABOVE FINISHED GROUND LEVEL.
ALL EARTHWORKS TO COMPLY WITH AS. 3798-1996
'GUIDELINES ON EARTHWORKS FOR COMMERCIAL &
RESIDENTIAL DEVELOPMENTS'.

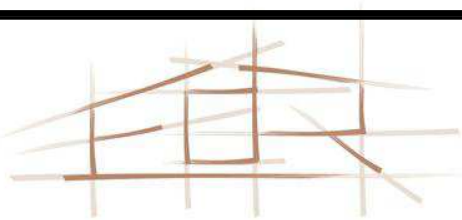
ALL EXISTING VEGETATION ON THE PROPERTY
WITHIN THE FOOTPRINT OF THE PROPOSED
RESIDENCE AND/OR WITHIN A RECOMMENDED SAFE
DISTANCE FROM THE PROPOSED RESIDENCE'S
FOOTINGS ARE TO BE REMOVED WELL PRIOR TO
CONSTRUCTION TO ALLOW THE SOILS MOISTURE
CONDITIONS TO RETURN TO A STATE OF EQUILIBRIUM

DEPRESSIONS FORMED BY THE REMOVAL OF
VEGETATION & ALL DISTURBED WEAKEND SOIL
SHOULD BE CLEANED OUT & BACKFILLED WITH
COMPACTED SELECT FILL.

CONSTRUCTION ISSUE

ISSUES/REVISIONS		





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DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS OR
COMMENCING MANUFACTURE. THE CONTRACTOR IS TO
ANNOUNCE ANY DISCREPANCIES TO THE DESIGNER WHICH
MAY BE FOUND IN THIS DRAWING PRIOR TO COMMENCING
CONSTRUCTION.

-Drawn By:

-Project Type:

-Client Name:

-Project Address:

Edr

Proposed Residence

J Casey

Lot 4 Mossman
Daintree Rd
Lower Daintree

-Project Number:

-Drawing Title:

-Scale:

-Sheet Number:

22055

PERSPECTIVE VIEWS

AT A3

A-01 I

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 40953375 ABN: 75 121 588 052 QBSA: 104 2586 www.edrconcepts.com.au

PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

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DESIGN WIND CLASSIFICATION C2

1. FALLS, SLIPS, TRIPS

a) *WORKING AT HEIGHTS DURING CONSTRUCTION*
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.
b) *SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES*
Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.
BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Underground power lines are located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
This building was constructed prior to 1990 and therefore may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
This building was constructed prior to 1986 and therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building contains timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

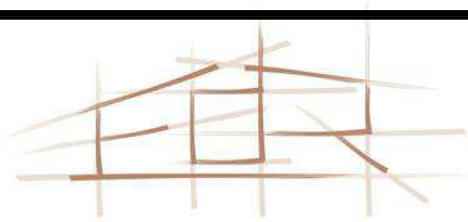
9. OPERATIONAL USE OF BUILDING

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

ISSUES/REVISIONS		



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-Drawn By:	Author	
-Project Type:	Proposed Residence	-Project Number: 22055
-Client Name	J Casey	-Drawing Title: WHS NOTES
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale: AT A3
		-Sheet Number: A-02

DESIGN WIND CLASSIFICATION C2

WATER SAVING TARGETS

QDC MP 4.2 – WATER SAVINGS TARGETS

THIS PART APPLIES TO A NEW CLASS 1 BUILDING IN A NON-EXEMPT LOCAL GOVERNMENT AREA. THIS DOES NOT APPLY TO ALTERATIONS AND ADDITIONS TO AN EXISTING CLASS 1 BUILDING.

NEW CLASS 1 BUILDINGS SUPPLIED DIRECTLY WITH WATER FROM THE RETICULATED TOWN WATER SUPPLY MUST ACHIEVE THE TARGETS NOTED IN APPENDIX A OF QDC PART MP 4.2 – WATER SAVINGS TARGETS, THROUGH THE USE OF :

- (a) A RAINWATER TANK,
- (b) A GREYWATER TREATMENT PLANT,
- (c) AN ALTERNATIVE WATER SUBSTITUTION MEASURE OR
- (d) A COMBINATION OF (a) AND/OR (b) AND /OR (c).

NON-WATER SERVICED SITES SHOULD ALSO ADOPT WATER SAVING METHODS.

RAINWATER TANKS

A MINIMUM 5000 LITRE RAINWATER TANK FOR A DETACHED CLASS 1 BUILDING or A MINIMUM 3000 LITRE RAINWATER TANK FOR A CLASS 1 BUILDING OTHER THAN A DETACHED CLASS 1 BUILDING OR AS SPECIFIED BY THE LOCAL GOVERNMENT.

THE MINIMUM ROOF CATCHMENT AREA MUST BE AT LEAST 50% OF THE TOTAL ROOF AREA OR 100 SQUARE METRES, WHICHEVER IS THE LESSER OR AS SPECIFIED BY THE LOCAL GOVERNMENT.

THE RAINWATER TANK IS CONNECTED TO TOILET CISTERNS AND WASHING MACHINE COLD WATER TAPS (OTHER THAN THOSE CONNECTED TO A GREYWATER TREATMENT PLANT OR ALTERNATIVE WATER SUBSTITUTION MEASURE) AND AN EXTERNAL USE.

THE RAINWATER TANK HAS A SCREENED DOWNPIPE RAINHEAD WITH SCREEN MESH 4-6mm, DESIGNED TO PREVENT LEAVES FROM ENTERING THE DOWNPIPE.

A MINIMUM OF 20 LITRES OF THE FIRST FLUSH ROOF CATCHMENT RAINWATER MUST BE DIVERTED/DISCARDED TO AN APPROVED POINT AWAY FROM BUILDING FOUNDATIONS BEFORE ENTERING THE RAINWATER TANK WHERE

- (a) CONNECTED TO SHOWERS, WASH BASINS, KITCHENS OR HOT WATER SERVICES OR
- (b) REQUIRED BY THE LOCAL GOVERNMENT.

THE RAINWATER TANK MUST BE PROVIDED WITH

- (a) MOSQUITO-PROOF SCREENS WITH NOT GREATER THAN 1mm MESH APERTURE OR FLAP VALVES AT EVERY OPENING AND
- (b) A VERMIN TRAP OR
- (c) MOSQUITO-PROOFING IN ACCORDANCE WITH HB230 WHERE A WET SYSTEM IS USED TO HARVEST RAINWATER &
- (d) A CHILD-PROOF ACCESS HOLE.

THE RAINWATER TANK MUST BE PROVIDED WITH

- (a) AN AUTOMATIC SWITCHING DEVICE OR
- (b) A TRICKLE TOP-UP SYSTEM

PROVIDING SUPPLEMENTARY WATER FROM FROM THE RETICULATED TOWN WATER SUPPLY AND A BACKFLOW PREVENTION DEVICE.

THE RAINWATER TANK MUST BE PROVIDED WITH THE REQUIRED SIGNAGE ON THE FRONT OF THE TANK, ON THE COVER AND AT ALL OUTLET POINTS. THE WORDING ON THE SIGNAGE MUST COMPLY WITH MP 4.2, A8 AND TO AS1390 AND AS1345. INTERNAL RAINWATER TAPS TO HAVE GREEN 'RW' INDICATORS OR TAP BUTTONS.

A GATE VALVE MUST BE INSTALLED IN THE OUTLET PIPE TO SHUT OFF IN CASE OF EMERGENCY.

THE RAINWATER TANK MUST BE SUPPORTED ON AN APPROVED STRUCTURE OR STAND.

THE OVERFLOW MUST BE CONNECTED TO THE EXISTING STORMWATER DRAINAGE SYSTEM WITH A PHYSICAL AIR-BLOCK OR NON-RETURN VALVE.

SUSTAINABLE HOUSING REQUIREMENTS

QUEENSLAND DEVELOPMENT CODE (QDC) MP 4.1 – SUSTAINABLE BUILDINGS

MEASURE	CLASS 1	CLASS 2	CLASS 1 RENO	CLASS 2 RENO	OTHER CLASS 1 RENO
P1 5-STAR ENERGY RATING	YES	NO	YES	NO	YES
P2 INTERNAL RATING	YES	YES	YES	YES	YES
P3 AIR-CONDITIONING	YES	YES	YES	YES	YES
P4 3-STAR (WELS) SHOWER	YES	YES	NO	NO	NO
P5 DUAL FLUSH 4-STAR (WELS) TOILET	YES	YES	NO	NO	NO
P6 3-STAR (WELS) TAPWARE	YES	YES	NO	NO	NO

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

ASSESSABLE BUILDING WORK OR SELF-ASSESSABLE BUILDING WORK IN A NEW CLASS 1 BUILDING OR A SOLE-OCCUPANCY UNIT IN A CLASS 2 BUILDING AND RENOVATIONS TO AN EXISTING CLASS 1 BUILDING AND RENOVATIONS TO A SOLE-OCCUPANCY UNIT OF A CLASS 2 BUILDING.

ACCEPTABLE SOLUTIONS: P1 – 5-STAR ENERGY RATING

CLASS 1 BUILDINGS AND ATTACHED ENCLOSED CLASS 10a BUILDINGS WILL REQUIRE A 5-STAR ENERGY RATING. ACHIEVING 5 STARS WILL BE BY COMPLIANCE WITH THE PROVISIONS OF PART 3.12 OF THE BUILDING CODE OF AUSTRALIA.

CONCESSIONS APPLY TO BUILDINGS WHICH HAVE AN OUTDOOR LIVING SPACE WHICH IS DIRECTLY ACCESSIBLE FROM A LIVING AREA SUCH AS A LOUNGE, KITCHEN, DINING OR FAMILY ROOM. THE OUTDOOR LIVING SPACE MUST HAVE A MINIMUM AREA OF 12 SQUARE METRES AND A MINIMUM DIMENSION OF 2.5 METRES.

IN CLIMATE ZONES 1 & 2, BUILDINGS WITH A CONFORMING OUTDOOR LIVING SPACE WILL BE REQUIRED TO BE NOT LESS THAN 4.5-STARS, WHERE THE ROOF OF THE OUTDOOR LIVING SPACE ACHIEVES A TOTAL R-VALUE OF 1.5 DOWNWARDS THE BUILDING WILL REQUIRE A MINIMUM 4.25-STARS AND WHERE THE OUTDOOR LIVING SPACE IS FITTED WITH A 900mm DIAMETER MINIMUM CEILING FAN AND THE ROOF ACHIEVES A TOTAL R-VALUE OF 1.5

P2 - INTERNAL LIGHTING

A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

P3 – AIR-CONDITIONING

ALL HARD-WIRED NEW AND REPLACEMENT AIR-CONDITIONERS TO HAVE AN ENERGY EFFICIENCY RATIO (EER) OF AT LEAST 2.9.

P4 – 3-STAR (WELS) SHOWER

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL SHOWER ROSES HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS (WELS) RATING.

P5 – DUAL FLUSH 4-STAR (WELS) TOILET

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TOILET CISTERNS MUST BE DUAL FLUSH 4-STAR (WELS) RATED AND MUST BE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL.

P6 – 3-STAR (WELS) TAPWARE

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TAPWARE SERVING LAUNDRY TROUGHS, KITCHEN SINKS AND BASINS MUST HAVE A MINIMUM 3-STAR (WELS) RATING.

SUSTAINABLE HOUSING REQUIREMENTS

QUEENSLAND PLUMBING AND WASTEWATER CODE

MEASURE	CLASS 1	CLASS 2	CLASS 1 RENO	CLASS 2 RENO	OTHER CLASS 1 RENO
P7 HOT WATER SYSTEMS	YES	NO	NO	NO	YES
P8 IRRIGATION SYSTEMS	YES	YES	YES	YES	YES

P7 – HOT WATER SYSTEMS

HOT WATER MUST BE SUPPLIED BY EITHER:

- (a) SOLAR HOT WATER SYSTEM OR
- (b) HEAT PUMP HOT WATER SYSTEM
 - (i) ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES FOR 3 BEDROOMS OR MORE;
 - (ii) ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES FOR LESS THAN 3 BEDROOMS OR
- (c) GAS HOT WATER SYSTEM (5-STAR ENERGY RATED). HOT WATER SYSTEMS MUST BE INSTALLED AS CLOSE AS PRACTICABLE TO THE COMMON BATHROOM.

P8 – IRRIGATION SYSTEMS

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, AND WHERE RAINWATER TANKS HAVE A CONTINUITY OF SUPPLY THROUGH EITHER A TRICKLE TOP-UP SYSTEM OR AN AUTOMATIC SWITCHING DEVICE, ALL OUTDOOR IRRIGATION SYSTEMS MUST COMPLY WITH QUEENSLAND WATER COMMISSION GUIDELINES 'EFFICIENT IRRIGATION FOR WATER CONSERVATION'.

AN 'EFFICIENT IRRIGATION SYSTEM' CONSISTS OF A NETWORK OF PERMANENT PIPING CONNECTED TO EMITTERS WHICH HAVE BEEN DESIGNER TO WATER A SPECIFIC LANDSCAPED AREA AND:

- (a) THE MAXIMUM OUTPUT CAPACITY OF EACH EMITTER MUST NOT EXCEED 9 l/m AND
- (b) THE IRRIGATION SYSTEM IS FITTED WITH EITHER:
 - (i) A MANUAL TIMER WITH A MAXIMUM RANGE OF 2 HOURS OR
 - (ii) AN AUTOMATIC TIMER USED IN CONJUNCTION WITH A SOIL MONITOR SENSOR OR RAIN SENSOR TO TURN THE SYSTEM OFF DURING PERIODS OF ADEQUATE SOIL MOISTURE OR RAIN, AND
 - (iii) WHERE DRIP LINE IS USED, IT MUST BE PRESSURE COMPENSATED AND CONSIST OF RIGID PLASTIC TUBING WITH IN-LINE OR INTERNAL EMITTERS SPACED AT REGULAR INTERVALS OF AT LEAST 300mm,
 - (iv) THE USE OF AN EFFICIENT IRRIGATION SYSTEM MUST BE IN ACCORDANCE WITH THE OPERATING REQUIREMENTS AND WATERING TIMES DETERMINED BY THE QWC.

GREYWATER TREATMENT PLANT

GREYWATER (definition) – DOMESTIC WASTEWATER FROM A BATH, BASIN, KITCHEN, LAUNDRY OR SHOWER, WHETHER OR NOT THE WASTEWATER IS CONTAMINATED WITH HUMAN WASTE.

THE GREYWATER TREATMENT PLANT MUST HAVE A STORAGE CAPACITY NOT MORE THAN 2000 LITRES AND BE CONNECTED TO RECEIVE GREYWATER FROM ALL BATHROOM SANITARY OUTLETS (EXCLUDING WATER CLOSETS) IN THE BUILDING.

THE GREYWATER TREATMENT SYSTEM MUST HAVE A MINIMUM PROCESSING CAPACITY TO TREAT THE TOTAL GREYWATER INPUT VESSEL VOLUME IN 24 HOURS. THE GREYWATER TREATMENT PLANT IS CONNECTED TO SUPPLY TREATED WATER TO:

- (a) ALL TOILET CISTERNS,
- (b) WASHING MACHINE COLD WATER TAPS,
- (c) AN EXTERNAL USE AND
- (d) OTHER FIXTURES SPECIFIED BY THE LOCAL GOVERNMENT,
- (e) SUPPLIES TREATED WATER SEPARATE TO THE RETICULATED TOWN WATER SUPPLY AND
- (f) HAS A BACKFLOW PREVENTION DEVICE INSTALLED TO PROTECT THE RETICULATED TOWN WATER SUPPLY,
- (g) HAS AN AUTOMATIC SWITCHING DEVICE PROVIDING SUPPLEMENTARY WATER FROM THE RETICULATED TOWN WATER SUPPLY,
- (h) DISPOSES OF UNTREATED GREYWATER TO THE SEWER,
- (i) MUST NOT BE SUPPLIED FOR DRINKING OR POTABLE USE AND
- (j) COMPLIES WITH TABLE 1A OF THE QUEENSLAND PLUMBING AND WASTEWATER CODE FOR THE EFFLUENT COMPLIANCE VALUE FOR END USES WITH A HIGH LEVEL OF HUMAN CONTACT.

ROOFWATER DRAINAGE

ALL ROOFWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO A STORMWATER DRAINAGE SYSTEM COMPLYING WITH RELEVANT CODES & STANDARDS;

THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING;

THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM THE RELEVANT CODES & STANDARDS;

GUTTERS & DOWNPIPES MUST BE SELECTED FROM RELEVANT CODES & STANDARDS;

EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES;

BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100, IN ACCORDANCE WITH RELEVANT CODES & STANDARDS;

THE WIDTH OF VALLEY GUTTERS SHALL BE IN ACCORDANCE WITH RELEVANT CODES & STANDARDS. REFER TO ROOF SHEETING MANUFACTURERS SPECIFICATIONS FOR LIMITATIONS ON SHEET OVERHANGS INTO VALLEY GUTTERS. VALLEY GUTTERS ON ROOF PITCHED LESS THAN 12.5° MUST BE DESIGNED AS BOX GUTTERS;

RAINWATER DRAINAGE
RAINFALL INTENSITY OF 280mm/hr
WITH ARI OF 20 YEARS(CAIRNS)

THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD GUIDE IN CONJUNCTION WITH AS2179 & AS3500.3. U.N.O ON ROOF PLAN 150 QUAD EAVES GUTTER WITH A EFFECTIVE CROSS-SECTIONAL AREA OF 8600 SQ.MM INSTALLED AT 1:500 MIN, ACHIEVING A MAXIMUM ROOF AREA OF 34sqm PER DOWNPIPE USING U.N.O 100mm Ø DOWNPIPE

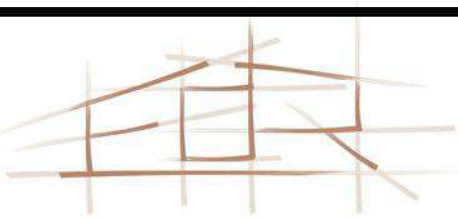
SPACINGS BETWEEN DOWNPIPES NOT TO EXCEED 12m. PROVISIONS FOR OVERFLOWS MUST BE MADE FOR DOWNPIPES FUTHER THAN 1.2m FROM VALLEY GUTTERS
MIN FALL FOR EAVES GUTTERS = 1:500
MIN FALL FOR BOX GUTTERS = 1:100
MAX 500kPa WATER PRESSURE. IF GREATER, INSTALL PRESSURE LIMITING DEVICE TO MANUFACTURERS SPECS SIZE & LOCATION OF PVC STOMWATER PITS WITH REMOVABLE GREAT LID VERIFIED BY PLUMBER ON SITE

SLAB HEIGHT

MINIMUM FINISHED SLAB HEIGHT MUST BE DETERMINED FOR EACH INDIVIDUAL PROJECT AND IS DEPENDENT UPON DESIGN FACTORS SUCH AS -

- (1) U.N.O ON PLAN MIN FINISHED SLAB HEIGHTS TO BE 150mm ABOVE ADJACENT FINISHED GROUND LEVEL or 100mm ABOVE SANDY, WELL-DRAINED AREAS or 50mm ABOVE PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE DWELLING FOR 50mm OVER THE FIRST 1m. (CHECK STATE AND TERRITORY VARIATIONS)
- (2) MASONRY VENEER CONSTRUCTION WHERE DPC'S MUST BE 150mm MINIMUM ABOVE ADJACENT GROUND LEVEL AND REQUIRE A SLAB EDGE RECESS AS PER BCA part 3.3.4.5 - 170mm ABOVE ADJACENT FINISHED GROUND LEVEL or 95mm ABOVE ADJACENT PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE WALL or 70mm ABOVE ADJACENT PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE WALL AND ARE PROTECTED FROM THE WEATHER BY A CARPORT, VERANDAH OR THE LIKE. THESE DIMENSIONS ASSUME A 20mm SLAB EDGE RECESS. (CHECK STATE AND TERRITORY VARIATIONS)
- (3) LEVEL RELATIVE TO DRAINAGE ORG AS PER AS3500, PLUMBING AND DRAINAGE CODE - 150mm MINIMUM ABOVE TOP OF ORG TO LOWEST FIXTURE POINT i.e. FLOOR WASTE OR SHOWER DRAIN, LEVEL OF ORG MUST BE 75mm MIN. ABOVE FINISHED GROUND LEVEL.
- (4) STANDARD BUILDING REGULATIONS REQUIRE THE LEVEL OF ALL HABITABLE ROOMS BE 300mm MINIMUM ABOVE THE Q100 FLOOD LEVEL OR AS DETERMINED BY THE LOCAL AUTHORITY.
- (5) LOCAL TOWN PLANNING SCHEMES MAY SPECIFY FLOOR LEVELS RELATIVE TO FINISHED SURFACES IN RURAL AREAS.

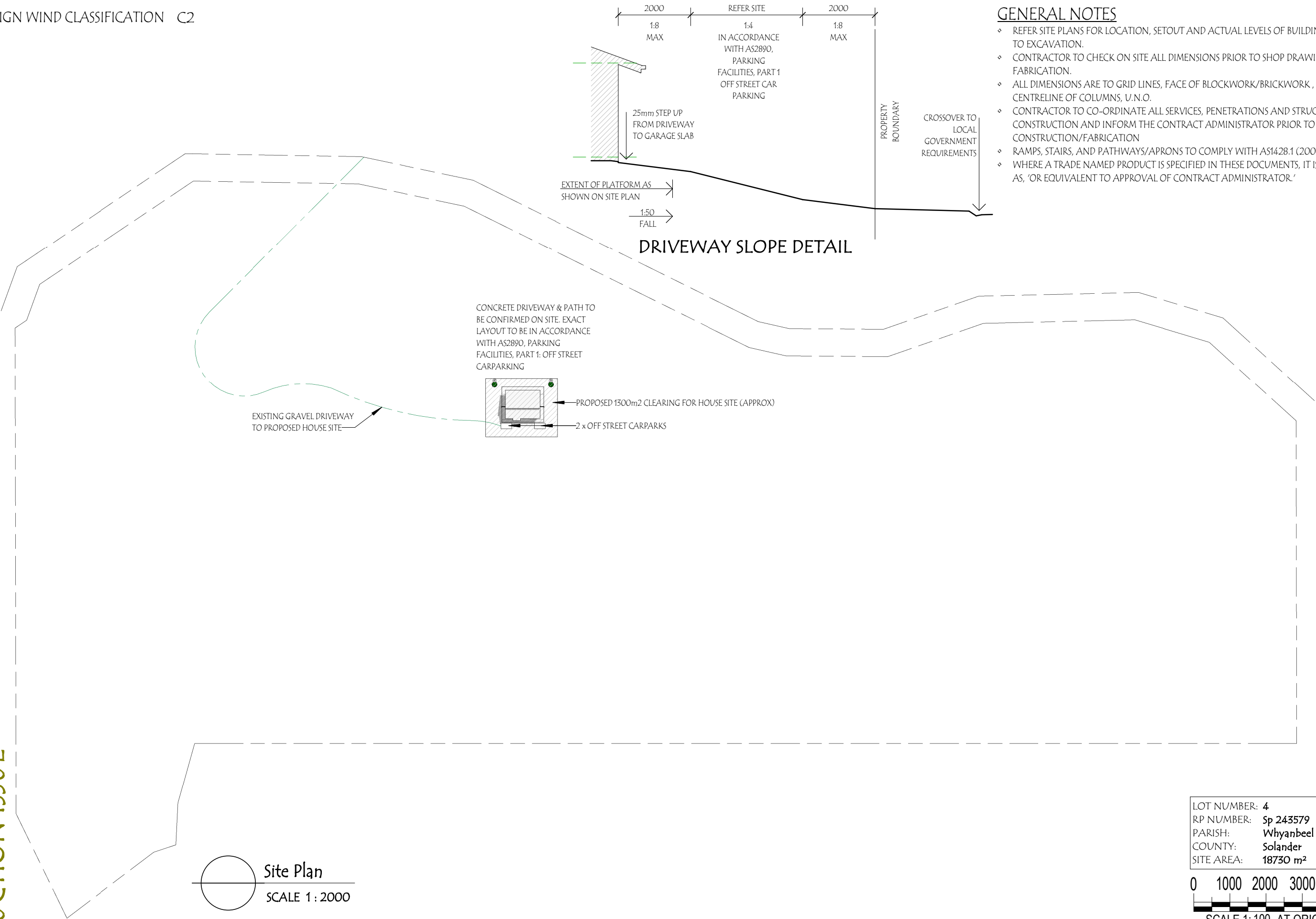
ISSUES/REVISIONS		



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-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	SUSTAINABLE HOUSING
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-03

CONSTRUCTION ISSUE



GENERAL NOTES

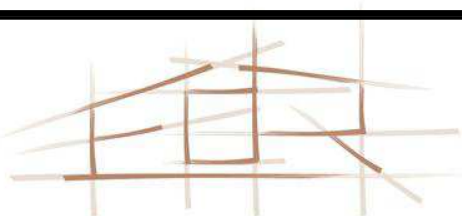
- REFER SITE PLANS FOR LOCATION, SETOUT AND ACTUAL LEVELS OF BUILDINGS. CONFIRM PRIOR TO EXCAVATION.
- CONTRACTOR TO CHECK ON SITE ALL DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
- ALL DIMENSIONS ARE TO GRID LINES, FACE OF BLOCKWORK/BRICKWORK, FACE OF STUD OR CENTRELINE OF COLUMNS, U.N.O.
- CONTRACTOR TO CO-ORDINATE ALL SERVICES, PENETRATIONS AND STRUCTURE PRIOR TO CONSTRUCTION AND INFORM THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION/FABRICATION
- RAMPS, STAIRS, AND PATHWAYS/APRONS TO COMPLY WITH AS1428.1 (2009).
- WHERE A TRADE NAMED PRODUCT IS SPECIFIED IN THESE DOCUMENTS, IT IS TO BE CONSIDERED AS, 'OR EQUIVALENT TO APPROVAL OF CONTRACT ADMINISTRATOR.'

Site Plan
SCALE 1 : 2000

LOT NUMBER: 4
RP NUMBER: Sp 243579
PARISH: Whyanbeel
COUNTY: Solander
SITE AREA: 18730 m²



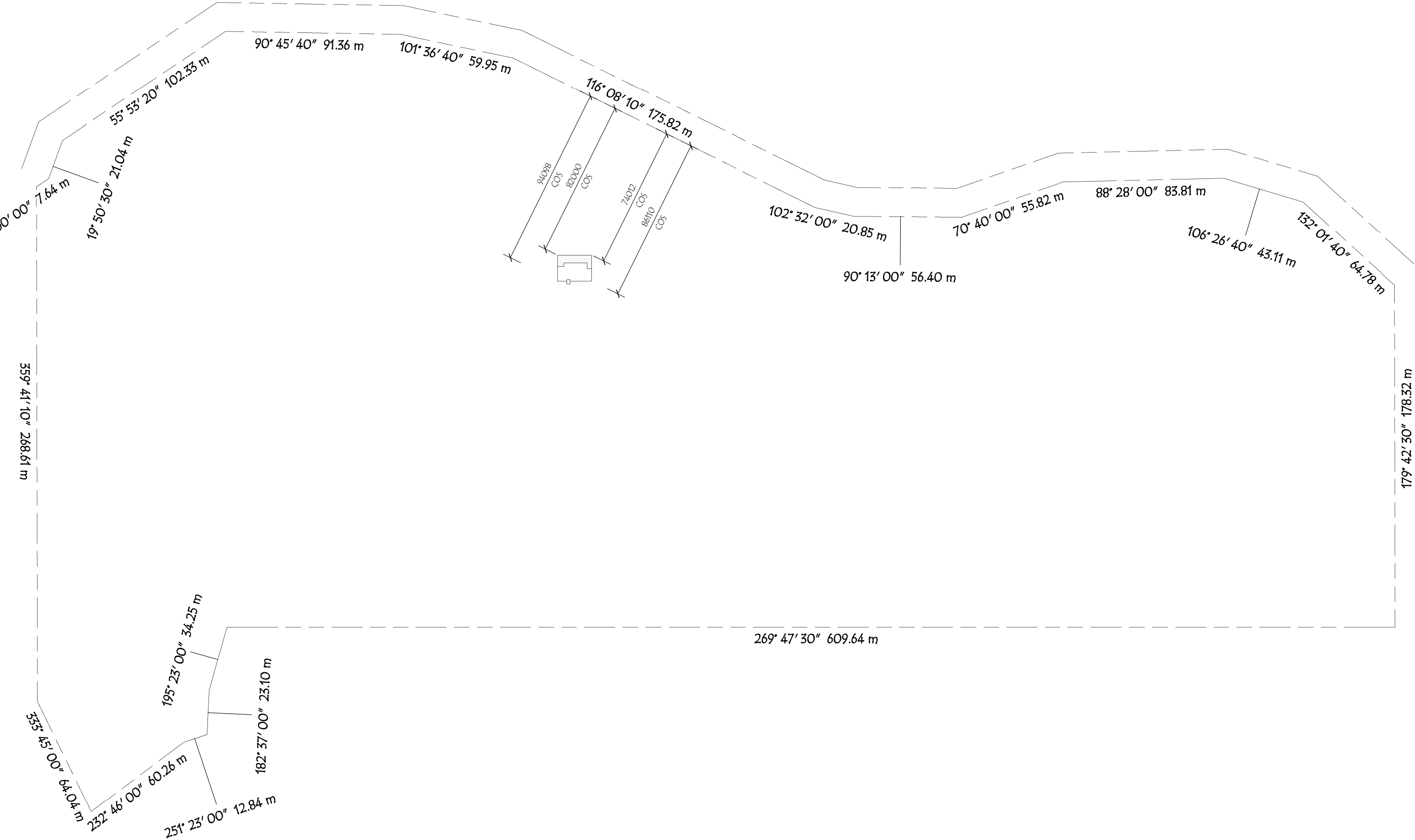
ISSUES/REVISIONS		



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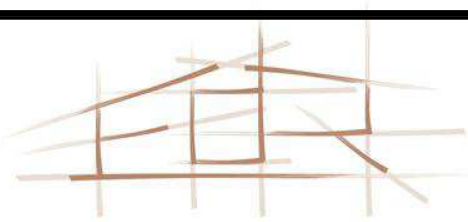
-Drawn By:
-Project Type:
-Client Name
-Project Address:

Edr
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree
-Project Number: 22055
-Drawing Title: SITE PLAN
-Scale: AT A3
-Sheet Number: A-04 |



Site Setout Plan
SCALE 1 : 2000

ISSUES/REVISIONS		



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-Project Type:
-Client Name
-Project Address:

Author
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree

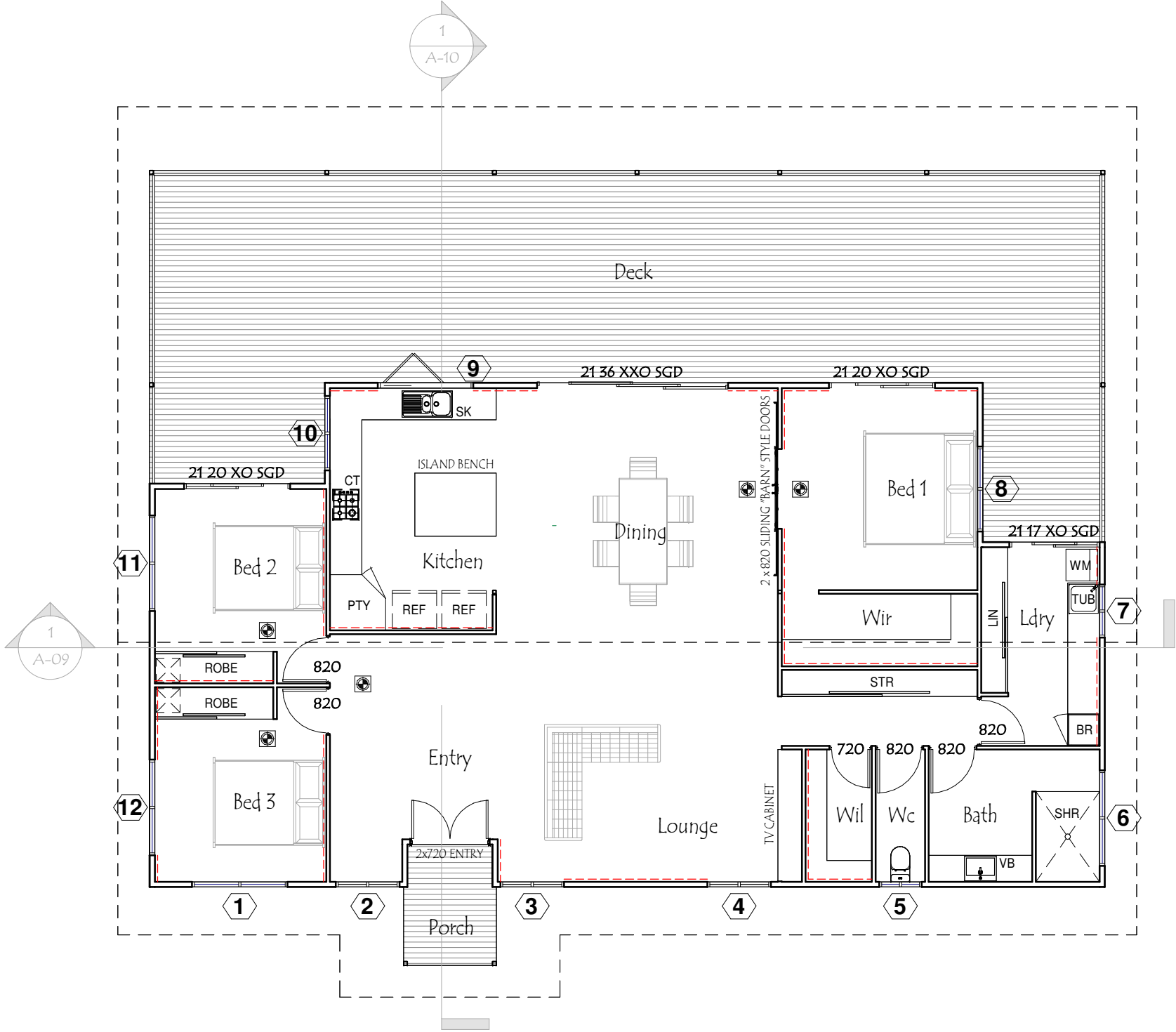
-Project Number: **22055**
-Drawing Title: **SITE SETOUT PLAN**
-Scale: **AT A3**
-Sheet Number: **A-05 |**

Floor Area

Living	156.6 m ²
Deck	85.2 m ²
Porch	3.9 m ²
	245.6 m ²

Window Schedule

No.	Ht	Wd	Description
1	1500	1800	XO SLIDING GLASS WINDOW
2	1500	1200	2 PANEL GLASS LOUVRES
3	1500	1200	2 PANEL GLASS LOUVRES
4	1500	1200	2 PANEL GLASS LOUVRES
5	800	800	XO SLIDING GLASS WINDOW OBS
6	1000	1800	XO SLIDING GLASS WINDOW
7	1000	1000	XO SLIDING GLASS WINDOW
8	800	1600	XO SLIDING GLASS WINDOW
9	1200		
10	1200	1400	XO SLIDING GLASS WINDOW
11	1500	1800	XO SLIDING GLASS WINDOW
12	1500	1800	XO SLIDING GLASS WINDOW



Keynote Legend

Key Value	Keynote Text
BR	BROOM CPD
CT	COOKTOP
LIN	LINEN
PTY	PANTRY
REF	REFRIDGERATER PROVISIONS ONLY
ROBE	ROBE
SHR	SHOWER
SK	SINK
STR	STORE
TUB	LAUNDRY TUB
VB	VANITY BASIN
WM	WASHING MACHINE SPACE

GENERAL JOINERY NOTES & STANDARDS

CHECK ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

CONTRACTOR TO REPORT ANY DISCREPANCIES (ON DRAWING OR ON SITE) BEFORE COMMENCING OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

SPECIFIED PROPRIETARY ITEMS DOES NOT IMPLY PREFERENCE FOR THE ITEM INDICATED, BUT IDENTIFIES THE MINIMUM PROPERTIES REQUIRED FOR SUCH ITEMS. ANY SUBSTITUTIONS ARE BY APPROVAL ONLY

CONFIRM NOMINATED APPLIANCES' MANUFACTURER'S RECOMMENDATIONS, SPECIFICATION, REQUIRED SPATIAL REQUIREMENTS AND INSTALLATION REQUIREMENTS WHERE SPECIFIED AS PART OF JOINERY UNIT AND / OR LOCATED ADJACENT TO - REFER JOINERY DRAWINGS AND FLOOR PLAN

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT FITS IN ALLOCATED SPACINGS, AND TO ADVISE AND ACCOUNT FOR ADJUSTMENTS FOR APPROVED SUBSTITUTIONS

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT THAT REQUIRE POWER, WATER AND/OR WASTE ARE CORRECTLY PROVIDED

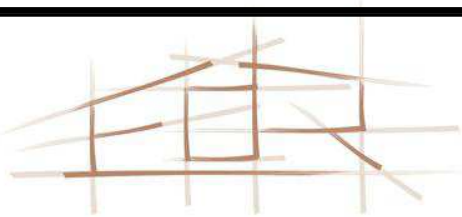
CONSTRUCTION ISSUE

Ground Floor
SCALE 1 : 100



ELEVATION KEY

ISSUES/REVISIONS



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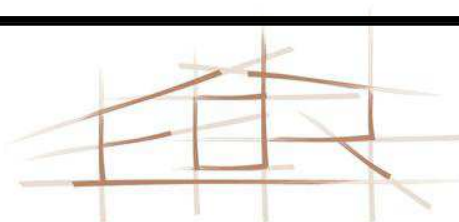
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-Project Type:	Proposed Residence
-Client Name:	J Casey
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree
-Project Number:	22055
-Drawing Title:	FLOOR PLAN
-Scale:	AT A3
-Sheet Number:	A-06

SCALE 1 : 100

ISSUES/REVISIONS		



CHARTED MEMBER

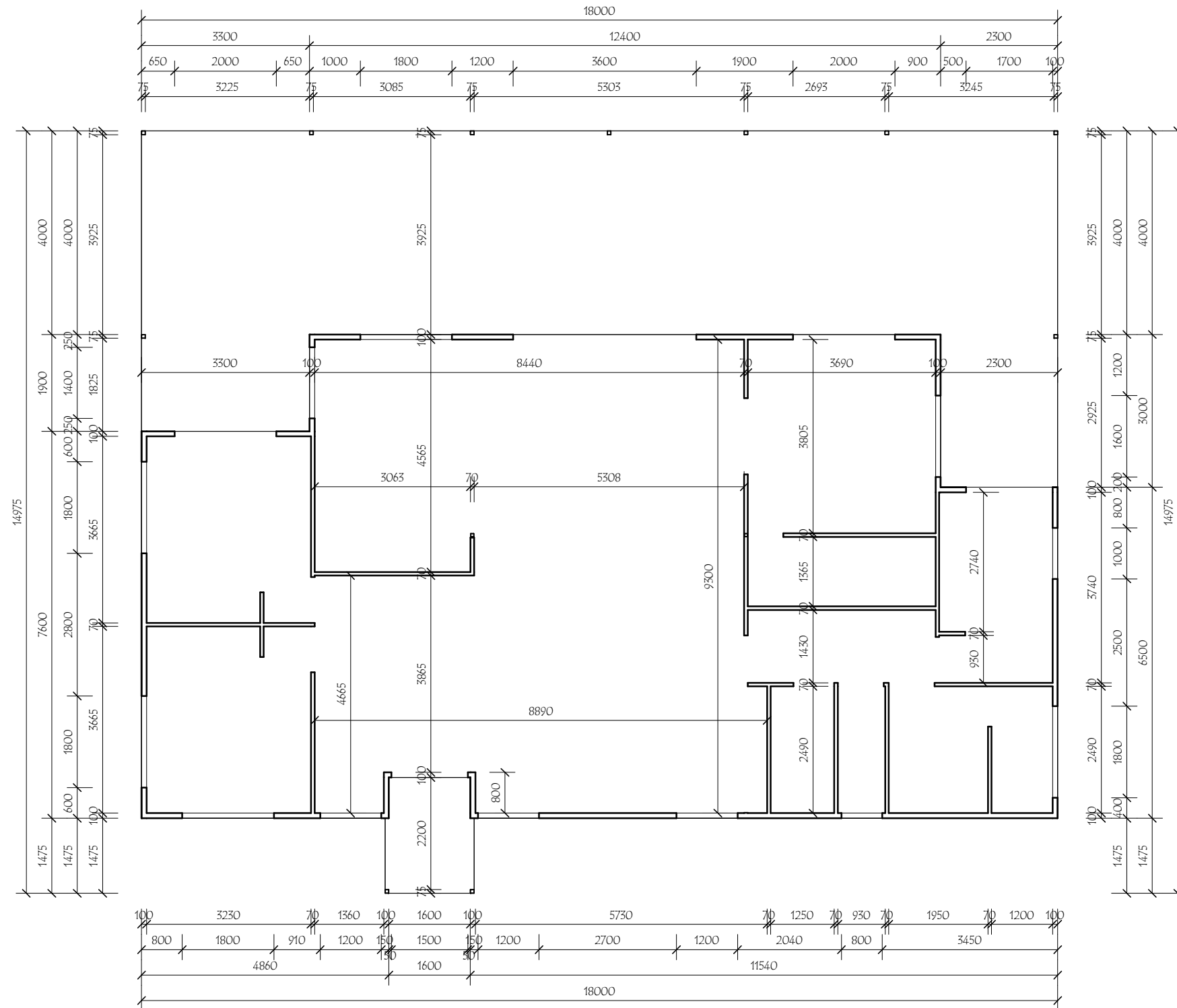


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-Drawn By:
-Project Type:
-Client Name
-Project Address:

Edr
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree

-Project Number: 22055
-Drawing Title: DIMENSION PLAN
-Scale: AT A3
-Sheet Number: A-07 |



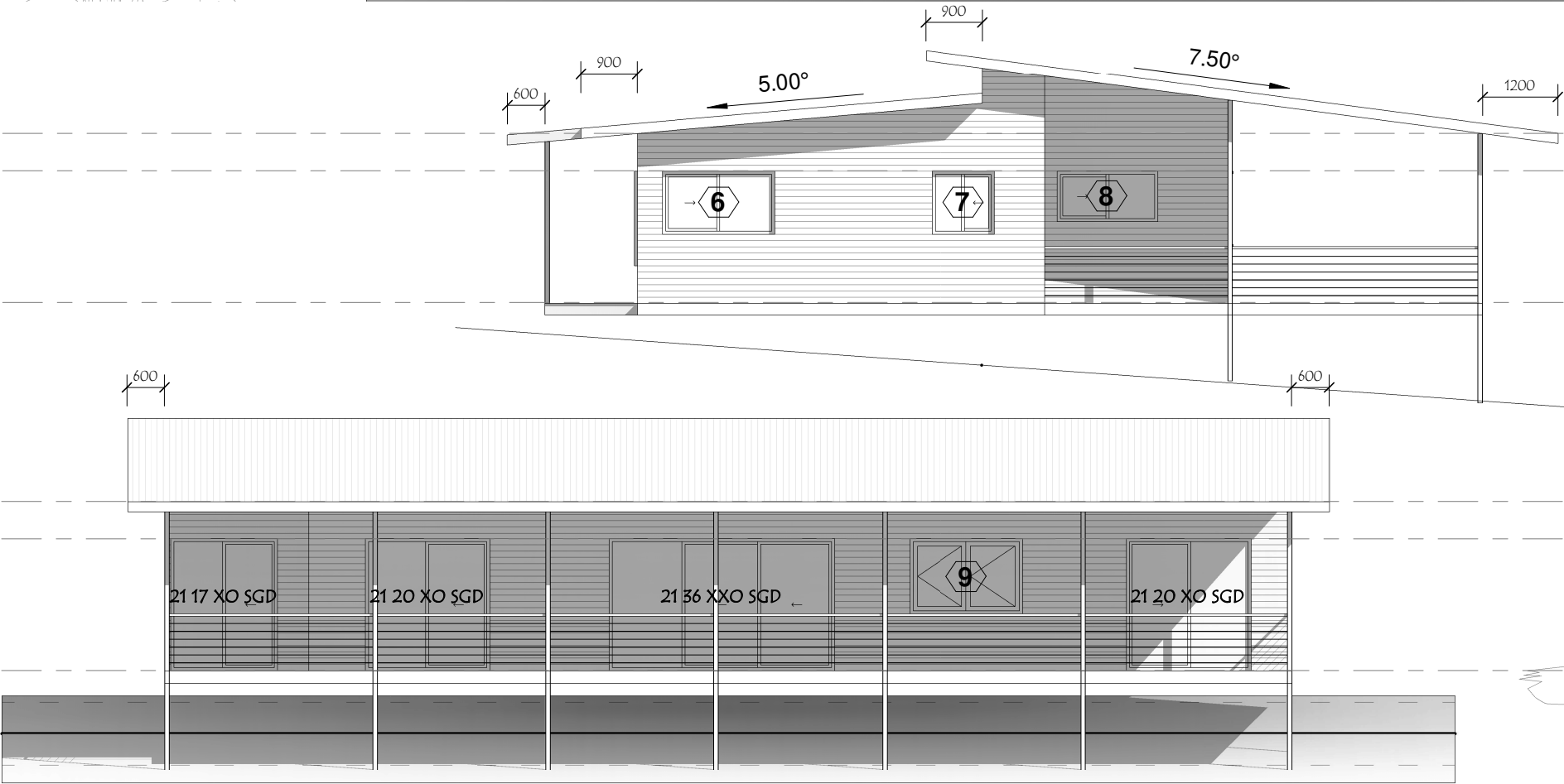
DESIGN WIND CLASSIFICATION C2

ROOF PITCH - AS SHOWN
TYP O/H = AS SHOWN

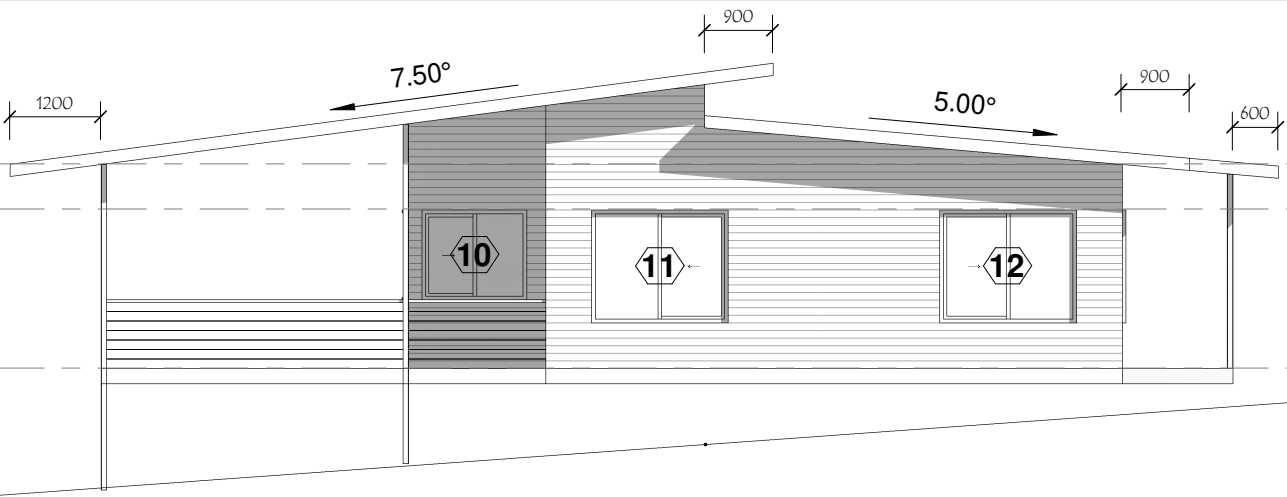
Elevation 1



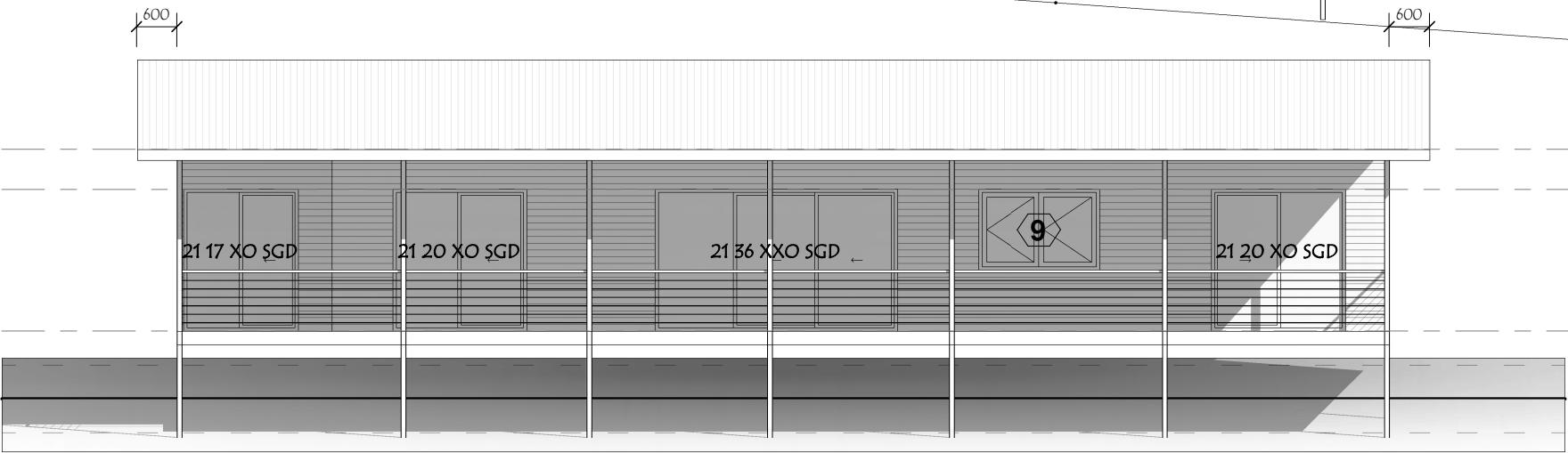
Elevation 2



Elevation 3



Elevation 4



Top Of Wall 2700
Head Height 2100
Ground Floor

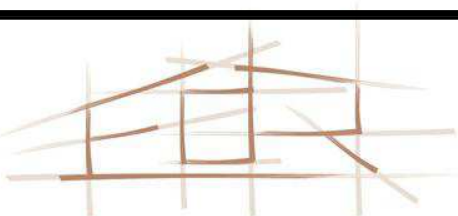
Top Of Wall 2700
Head Height 2100
Ground Floor

Top Of Wall 2700
Head Height 2100
Ground Floor

Top Of Wall 2700
Head Height 2100
Ground Floor

CONSTRUCTION ISSUE

ISSUES/REVISIONS		



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-Client Name
-Project Address:

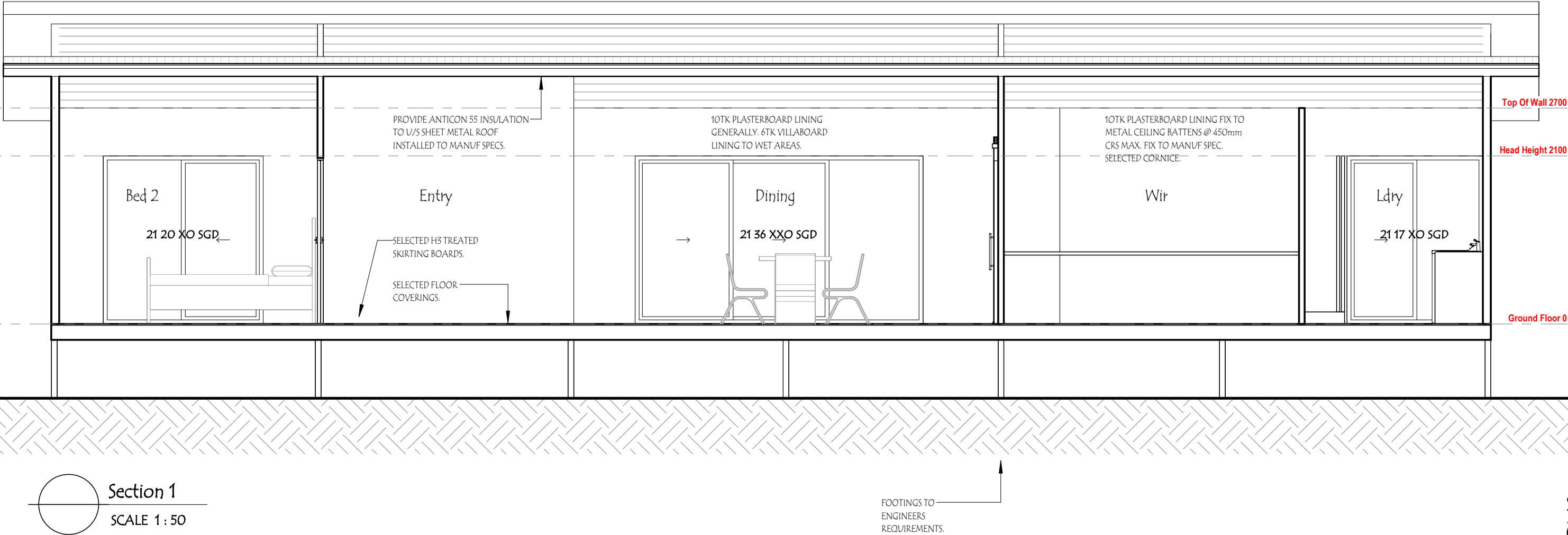
Edr
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree

-Project Number: 22055
-Drawing Title: ELEVATIONS
-Scale: AT A3
-Sheet Number: A-08 |

EDR BUILDING DESIGNS

PO BOX 1330 ATHERTON QLD 4883 40953375 ADN: 75 121 588 052 QBSA: 104 2586 www.edrconcepts.com.au

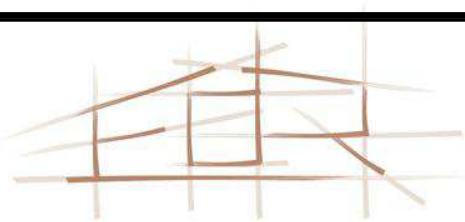
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D:\Dropbox\Projects\22000 Jobs\22055\WorkingDwgs\22055Wd's.rvt 7/10/2022 9:35:18 AM



ISSUES/REVISIONS		



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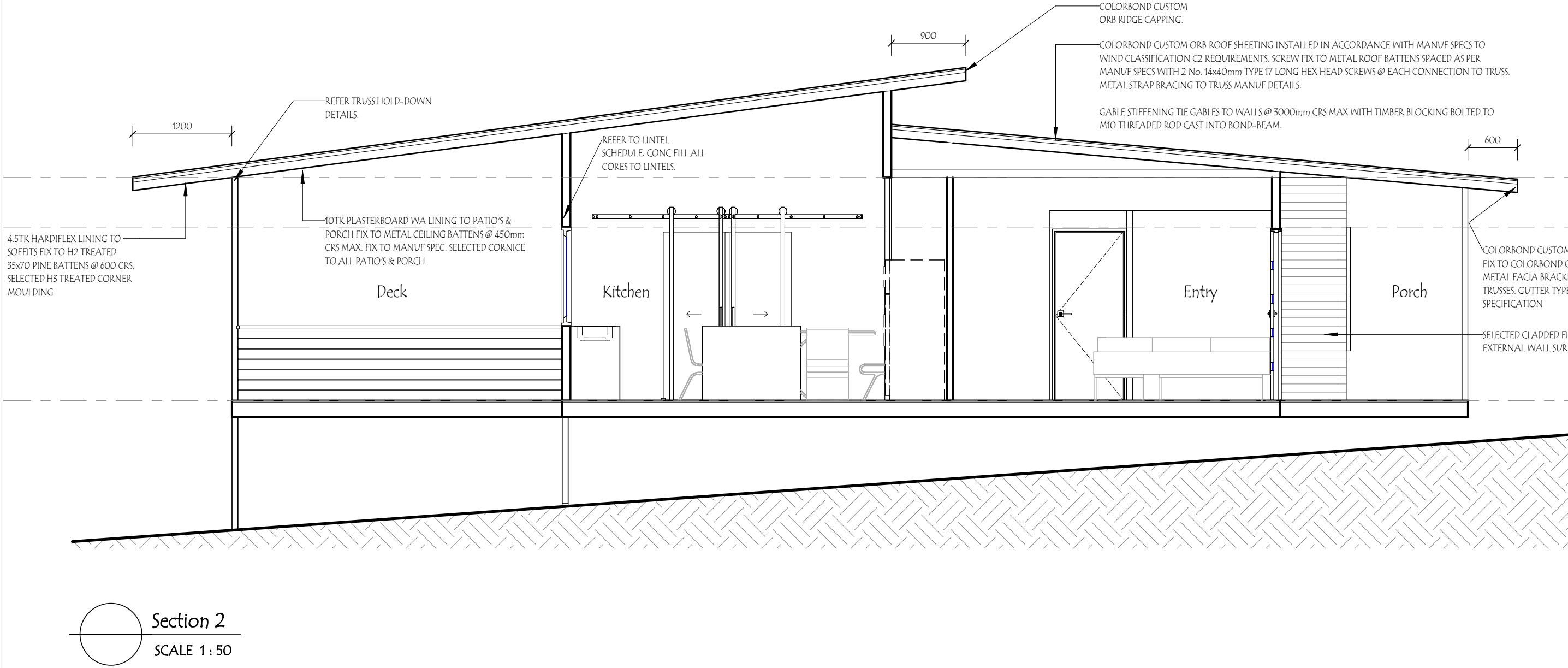


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-Client Name
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J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree

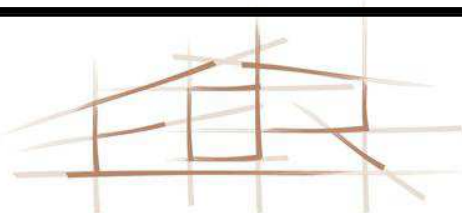
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-Drawing Title: ARCHITECTURAL SECTIONS
-Scale: AT A3
-Sheet Number: A-09 |



ISSUES/REVISIONS



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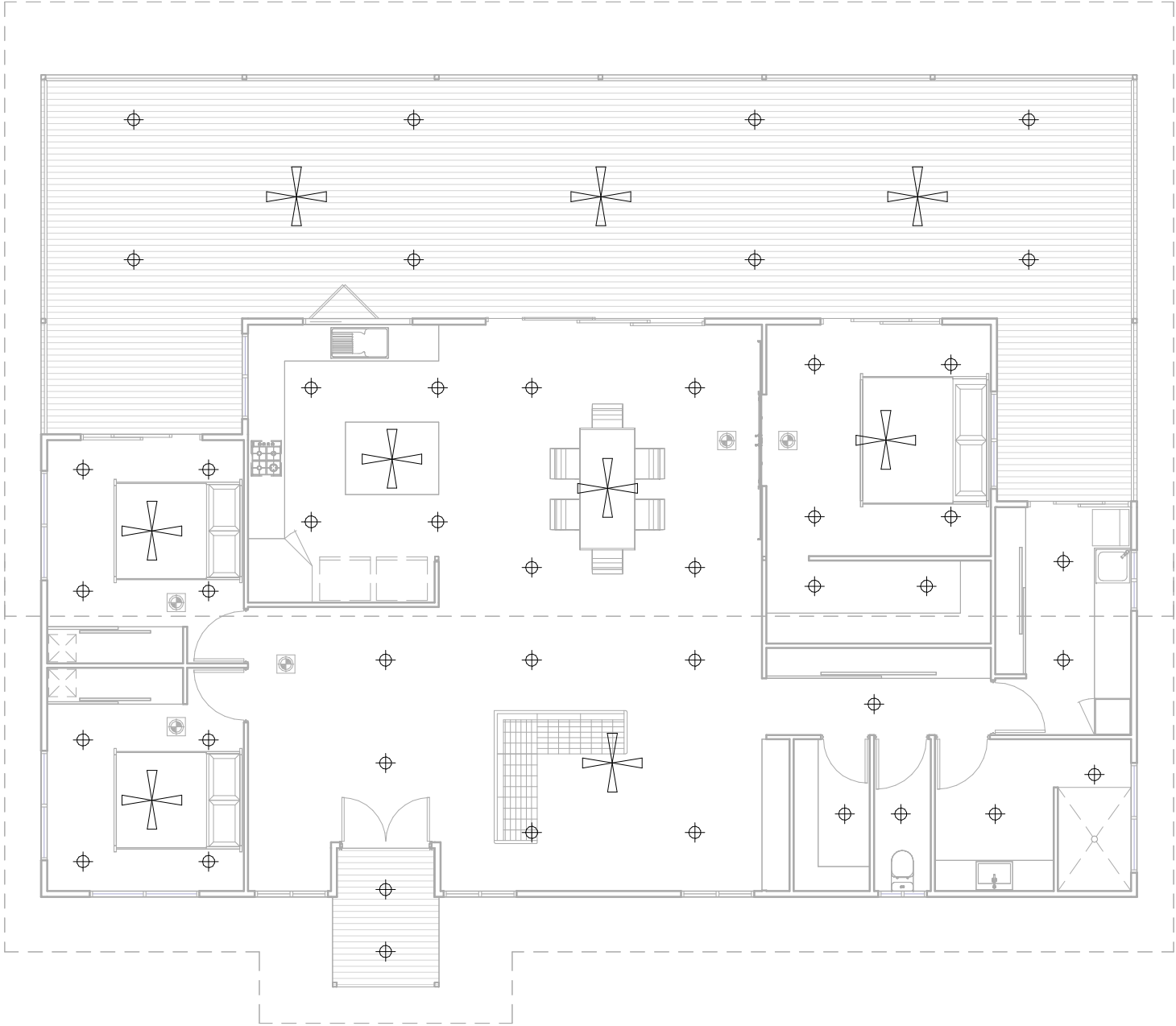
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











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-Project Type:
-Client Name
-Project Address:

AUTHOR
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree

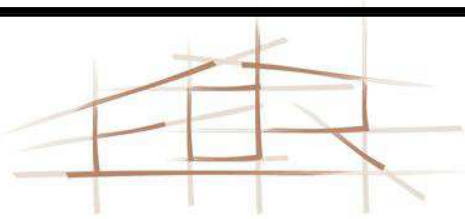
-Project Number: 22055
-Drawing Title: ARCHITECTURAL SECTIONS
-Scale: AT A3
-Sheet Number: A-10 |

Electrical Plan
SCALE 1 : 100



ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	QTY.
LIGHTING ITEMS		
	LED DOWN LIGHT	x 47
	HEAT LIGHT	-
	WALL LIGHTS	-
	BATTEN FLUORESCENT	-
	ROUND FLUORESCENT EXTERNAL	-
	DOUBLE FLOOD LIGHT WITH SENSOR	-
TOTAL LIGHT POINTS		-
POWER ITEMS		
	SINGLE GPO	-
	DOUBLE GPO	-
	SINGLE GPO (WATERPROOF)	-
	DOUBLE GPO (WATERPROOF)	-
TV- 	TELEVISION POINT CONNECT TO ANTENNA	-
	TELEPHONE POINT	-
	SINGLE PHASE SWITCH	-
	SINGLE PHASE SWITCH - 2 GANG	-
	SINGLE PHASE SWITHC WITH FAN CONTROLLER	-
MISCELLANEOUS ITEMS		
	CEILING FAN 1400mm DIA.	x 9
	EXHAUST FAN DUCTED TO EXTERNAL WALL OR SOFFIT	-
	SMOKE DETECTOR AND ALARM CONNECT TO 240V. SUPPLY BATTERY BACKUP INTERCONNECT WITH OTHER DETECTORS IN SINGLE DWELLING TO GIVE COMMON ALARM ON ACTIVATION OF ANY DETECTOR. COMPLY WITH A53786 & NCC	-
 AC HEAD	SPLIT AC HEAD UNIT	-
	SPLIT AC CONDENSER	-
	METER BOX	-
ABBREVIATION LEGEND		
1000	DENOTES HEIGHT AFFL	
AB	ABOVE BENCH (375 ABOVE KITCHEN BENCH)	
HWS	HOT WATER SYSTEM	
MW	MICROWAVE	
WP	WATER PROOF	
IS	ELECTRICAL APPLIANCE ISOLATIONG SWITCH	
AC	AIR CONDITIONING POWER OUTLET. ALL AIR CONDITIONING POWER OUTLETS TO BE ON DEDICATED CIRCUIT	
NOTE: ELECTRICAL LAYOUT DIAGRAMATIC ONLY. LICENCED ELECTRICAL CONTRACTOR TO CONFIRM LAYOUT WITH BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION		

ISSUES/REVISIONS		

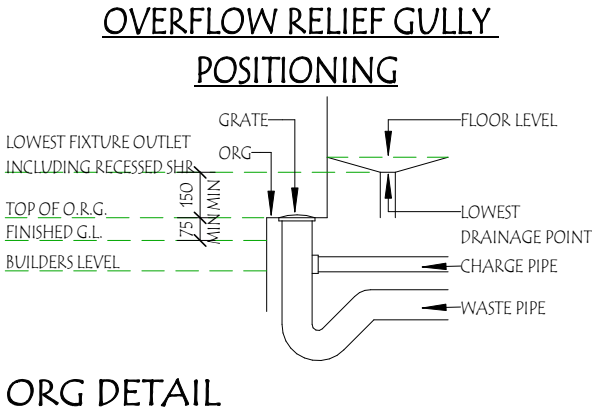
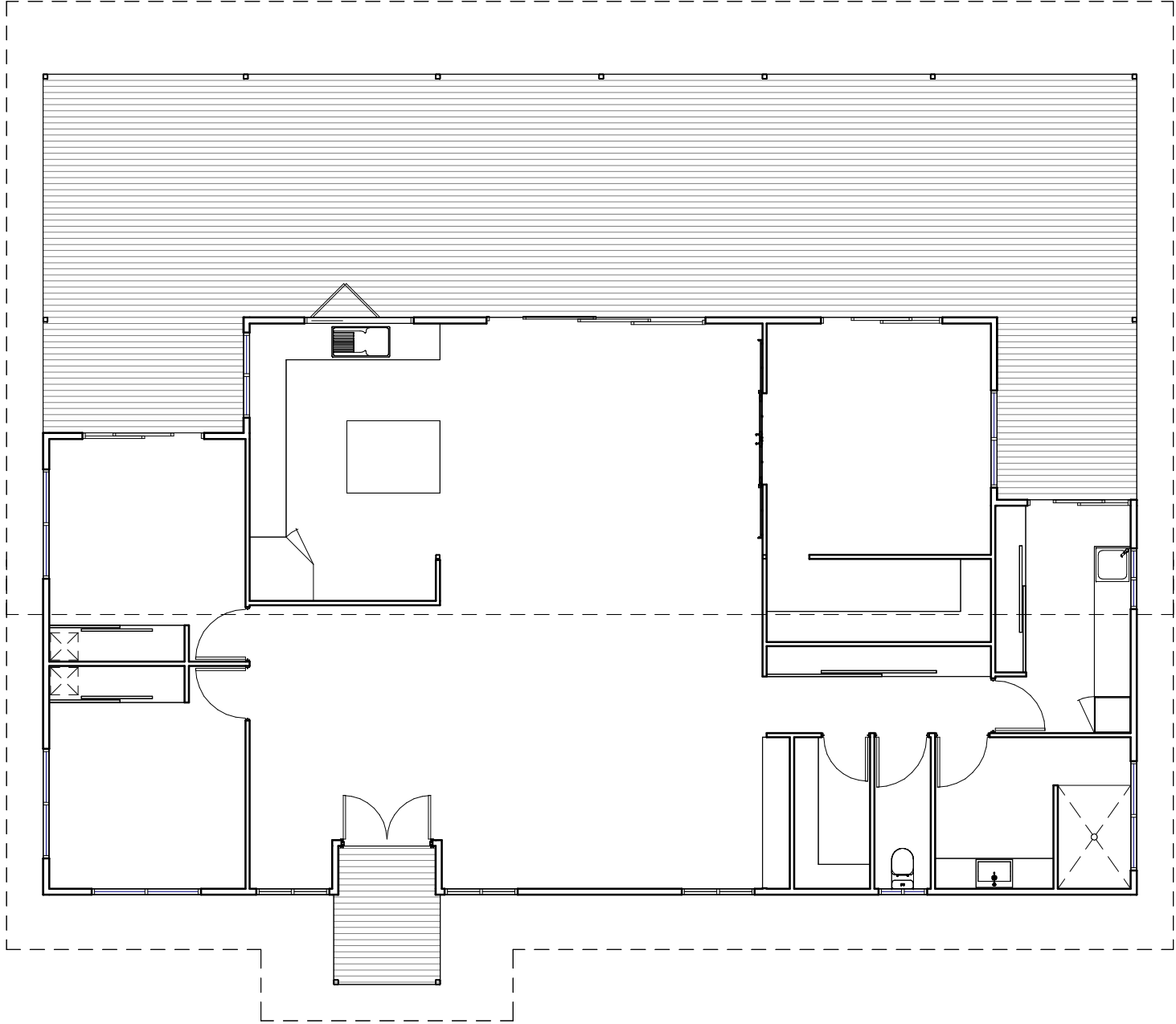


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-Drawn By:
-Project Type:
-Client Name
-Project Address:

Edr
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree
-Project Number: 22055
-Drawing Title: ELECTRICAL PLAN
-Scale: AT A3
-Sheet Number: E-01 |

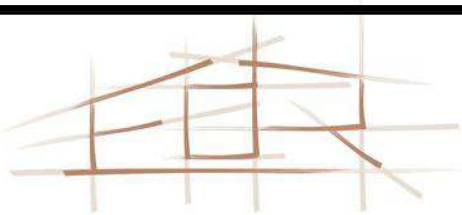
Drainage Plan
SCALE 1 : 100



ISSUES/REVISIONS		



CHARTED MEMBER



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-Drawn By:	Edr	-Project Number:	22055
-Project Type:	Proposed Residence	-Drawing Title:	DRAINAGE PLAN
-Client Name:	J Casey	-Scale:	AT A3
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Sheet Number:	H-01 I

DESIGN WIND CLASSIFICATION C2

PATHWAY AND DRIVEWAY NOTES

ALL PATHWAYS AND PAVEMENTS SHALL HAVE A MINIMUM FALL OF 1 IN 100 (1%) U.N.O

THE MAXIMUM GRADE OF PAVEMENTS SHALL NOT EXCEED 1 IN 5 (20%). WHERE GRADES ARE NEAR THE MAXIMUM, A TRANSITION ZONE AT EITHER END MAY BE REQUIRED. REFER TO RELEVANT STANDARDS & CODES

CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSEOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB

CLEAR THE AREA OF ALL TOPSOIL AND ORGANIC MATTER;

PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELLED;

AN OPTIONAL 0.2um POLYETHYLENE MOISTURE BARRIER MAY BE PROVIDED UNDER THE SLAB IN SALINE AREAS, LAPPED 200mm AT JOINS AND TAPED;

SLAB THICKNESS SHALL BE:
PEDESTRIAN PATHWAYS - 100mm THICK WITH 1 LAYER SL72 MESH,
VEHICULAR DRIVEWAYS (TO 3t GROSS) - 100mm THICK WITH 1 LAYER SL72 MESH. 30mm MINIMUM TOP COVER TO ALL REINFORCEMENT, CONCRETE STRENGTH SHALL BE N20 MINIMUM;

JOINTS ARE REQUIRED IN ALL CONCRETE PATHWAY AND DRIVEWAY SLABS -
ISOLATION JOINTS MUST BE PROVIDED WHERE ABUTTING EXISTING STRUCTURES,
EXPANSION JOINTS SHALL BE PROVIDED AT 15 METER CENTRES IN ALL DIRECTIONS. N12x300lg DOWEL BARS AT 400 CENTRES ALONG THE JOINTS IN 100mm THICK SLABS,
CRACK CONTROL JOINTS SHALL BE PROVIDED AT 3 METER MAXIMUM CENTRES AND AT LOCATIONS WHERE THERE IS A LIKELIHOOD A CRACK WOULD OCCUR (i.e. RE-ENTRANT CORNERS). JOINTS SHALL BE LOCATED SO THE LONGEST SIDE OF ANY SLAB PANEL IS NO MORE THAN 1.5 TIMES THE LENGTH OF THE SHORTEST SIDE. ANY ANGLE FORMED BETWEEN JOINTS OR JOINTS AND THE SLAB EDGE SHALL BE NO LESS THAN 75°, DUE TO THE VARYING NATURE OF PATHWAYS AND DRIVEWAYS,

REFERENCE SHOULD BE MADE TO 'CEMENT', CONCRETE & AGGREGATE AUSTRALIA - GUIDE TO CONCRETE FOR HOUSING 2007, PATHS AND DRIVEWAYS' AND 'RESIDENTIAL CONCRETE DRIVEWAYS AND PATHS, JULY 2005'

TERMITE PROTECTION NOTES

A TERMITE MANAGEMENT SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH BCA part 3.1.3 & AS3660 - TERMITE MANAGEMENT FOR A SLAB CONFORMING WITH AS2870 - RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION.
TERMITE BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR BY AN ACCREDITED TECHNICIAN.
WHERE A CONCRETE SLAB-ON-GROUND IS USED AS THE BARRIER, NOT LESS THAN 75mm OF THE SLAB EDGE MUST REMAIN EXPOSED ABOVE FINISHED GROUND LEVEL, MUST BE A CLEAN, SMOOTH FINISH AND MUST NOT BE CONCEALED BY RENDER, TILES, CLADDINGS OR FLASHINGS.

FLOOR WASTE NOTE

FLOOR WASTES ARE NOT REQUIRED IN CLASS 1 AND 10 BUILDINGS BUT CAN BE INCLUDED AS A FIXTURE TRAP FOR OTHER FIXTURES (i.e. BASINS, BATH, SHOWER etc);

THE FLOOR IS NOT REQUIRED TO BE GRADED TO A FIXTURE TRAP. IT IS NOT RECOMMENDED TO DRAIN A LAUNDRY TUB TO A FLOOR WASTE OR FIXTURE TRAP DUE TO 'FOAMING';

FLOOR WASTES ARE REQUIRED IN A CLASS 2, 3 OR 4 PART, IN WET AREAS LOCATED ABOVE A SOLE-OCCUPANCY UNIT OR PUBLIC SPACE WITH THE FLOOR GRADED TO THE FLOOR WASTE.

SITE NOTES

THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM TO AN EARTH DRAIN AS INDICATED ON THE SITE PLAN;

SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES;

ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER; CUT AND FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE AS PER BCA TABLE 3.1.1.1 FOR THE SITE SPECIFIC SOIL TYPE. REFER ALSO TO BCA CLAUSE 3.2.2.4 FOR SLAB EDGE SUPPORT ON SLOPING SITES;

RETAINING WALLS WITH 100Ø AG PIPE BEHIND (TO DISCHARGE TO STORMWATER LINE) AND GRANULAR BACKFILL BEHIND, TO BE WHOLLY CONTAINED WITHIN THE SITE ONLY IF INDICATED ON THE PLANS;

THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL, ONLY IF INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.

GENERAL NOTES

ALL TIMBER OR STEEL FRAMED WALLS TO WET AREAS TO BE LINED WITH FC OR APPROVED WET AREA CLADDING, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS;

SUSPENDED TIMBER OR STEEL FRAMED FLOORS TO HAVE WET AREA FLOORING TO ALL WET AREAS, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS;

THE SUB-FLOOR SPACE OF A DWELLING MUST BE VENTILATED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS;

ALL GLAZING TO COMPLY WITH RELEVANT CODES & STANDARDS & MUST BE DESIGNED FOR THE WIND LOADS SPECIFIC TO THE BUILDING;

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS, BE MAINS CONNECTED & COMPLY WITH RELEVANT CODES & STANDARDS;

WATER CLOSETS (WC's) TO HAVE A MINIMUM CLEAR WIDTH OF 900mm;

DOORS TO WC's WHICH SWING 'IN' ARE TO HAVE LIFT-OFF HINGES. PROVIDE ADEQUATE CLEARANCE AT TOP OF DOOR TO SUIT HINGES;

ALL BALUSTRADES AND HANDRAILS TO BE 1000 MINIMUM ABOVE FINISHED FLOOR LEVEL (i.e. TOP OF TILES, CARPET etc) AND HAVE NO OPENINGS GREATER THAN 124mm, IN ACCORDANCE WITH RELEVANT CODES & STANDARDS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND VERIFIED BY BUILDER BEFORE WORK COMMENCES.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.

STUDS EA. SIDE OF OPENING			
OPENING	No. OF STUDS		
900	1		
1200 - 2100	2		
2400 - 3000	3		
3300 - 4000	4		
4300 - 4800	5		

LINTELS - UNO			
SPAN	FL4 HWID	LVL	RHS
900	75x75	95x63	125x75x3.0
1200	100x75	2/95x45	125x75x3.0
1500	125x75	2/130x45	125x75x3.0
1800	150x75	2/150x45	125x75x3.0
2100	175x75	170x45	125x75x3.0
2400	200x75	200x45	125x75x3.0
2700	225x75	240x45	125x75x4.0
3000	250x75	240x63	125x75x4.0
3300	250x75	240x63	125x75x4.0
3600	275x75	240x63	125x75x4.0
4000	300x75	300x63	125x75x5.0
4800	-	-	125x75x5.0

BRACING LEGEND

TIMBER ANGLED BRACE IN ACCORDANCE WITH AS1684 TABLE 8.18 FIGURE (c) AND BCA = 1.5kN/m;
STRUCTURAL PLY SHEET BRACING IN ACCORDANCE WITH AS1684-2006, TABLE 8.18 FIGURE (h), Method B = 6.0kN/m. PLYWOOD BRACING PANELS CAN BE LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 600mm,

PLYWOOD STRESS GRADE	STUDS @ 450 CRS.
F8	7 mm THK. PLYWOOD
F11	6 mm " "
F14	4 mm " "
F27	4 mm " "

PLYWOOD NAILING TYPES & STRENGTHS REFER TO EWPA 'STRUCTURAL PLYWOOD WALL BRACING - LIMIT STATE DESIGN MANUAL', TABLE 1 - MINIMUM FASTENER SPECIFICATION;
BRICK PIERS IN ACCORDANCE WITH CBPA QUEENSLAND 'DESIGN OF CLAY BRICK HOUSING FOR QUEENSLAND' DESIGN MANUAL, TABLE 4.7;
BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE B = 6.0kN/m. BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE C = 9.0kN/m. BRACING PANELS CAN BE LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 460mm, TO HAVE 1/M12 ROD AT EACH END IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE E = 6.0kN/M;
FIBRE CEMENT SHEET BRACING IN ACCORDANCE WITH MANUFACTURERS FIXING MANUAL (JAMES HARDIES, TABLE 4) = 5.3kN/m;
CONCRETE MASONRY BLOCK BRACING REACTIONS FOR CONCRETE MASONRY BLOCK WALLS SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2, AS3700 - MASONRY STRUCTURES OR CMAA SINGLE-LEAF MASONRY DESIGN MANUAL.

STAIR RISER & GOING DIMS: (BCA PART 3.9.1)			
CLASS	RISER	GOING	2R + G =
2 to 9	190 - 115	355 - 250	700 - 550
1 & 10	190 - 115	355 - 240	700 - 550
MAX OPENING = 124mm			

WALL FRAMING NOTES

EXTERNAL WALLS & INTERNAL LOAD BEARING WALLS.
- TOP PLATE = 2/35x90 MGP12
- BOTTOM PLATE = 1/35x90 MGP12 (CONC FLOOR)
1/45x90 MGP12 (TIMBER FLOOR)
- STUDS = 90x35 MGP12 @ 450crs FOR 0-HT<3000
- 90x35 MGP12 @ 300crs FOR 3000<HT<3300, 2 ROWS OF NOGGING
- 90x45 MGP12 @ 300crs FOR 3300<HT<3600, 2 ROWS OF NOGGING
- PROVIDE NOGGING @ 1350crs MAX

HIGH WALLS ONLY
- TOP PLATE = 2/130x45 MGP12
- BOTTOM PLATE = 1/130x45 MGP12
STUDS = 130x45 LVL @ 300crs FOR 3600<HT<4700, NOGS @ 1350crs MAX

- GALV M12 CYCLONE RODS @ ENDS, CORNERS, EACH SIDE OF OPENINGS & 1200crs MAX BETWEEN. PROVIDE 2-M12 CYCLONCE RODS @ GIRDER TRUSS
- UNO PROVIDE M12 CYCLONE RODS @ EACH END OF BRACING WALL & @ 1800crs MAX BETWEEN
- PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC
- ALL GIRDER TRUSSES TO BE SUPPORTED ON 3/MGP12 STUDS MINIMUM OF A SIZE COMMON TO THE WALL or 2/MGP12 STUDS MINIMUM OF A SIZE COMMON TO THE WALL @ EACH SIDE OF AN OPENING IN ADDITION TO THE JAMB STUDS WHERE THE GIRDER TRUSS IS LOCATED OVER AN OPENING WHICH DOES NOT EXCEED 2460mm IN WIDTH U.N.O

FOUNDATIONS

EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100kPa WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF 150mm BELOW NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.

EXCAVATIONS FOR BORED PIERS SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS, SIDES OF HOLES SHALL BE VERTICAL, AND SIDES AND BOTTOM SHALL BE FREE FROM LOOSE MATERIAL. CONCRETE SHALL BE PLACED IN EACH HOLD WITHIN 12 HOURS.

SITE PREPARATION

SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS

PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RECOMPACTED.

IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 95% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS1289 TESTS 5.3.1 & 5.5.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.

ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 1 SUPERVISION (AS3798-1900 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS) TO THE MAX DRY DENSITY RATIO OF 95% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)

ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15% SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.

FILLINGS SHOULD NOT BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION

CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT - SENSITIVE FEATURES ETC.

RETAINING STRUCTURES

DO NOT BACKFILL RETAINING WALLS UNTIL 21 DAYS AFTER CONCRETE HAS BEEN PLACED IN THE WALLS OF THE RETAINING STRUCTURES UNLESS NOTED OTHERWISE.

THE BACKFILL MATERIAL BEHIND THE FULL LENGTH OF THE EARTH RETAINING WALLS SHALL CONSIST OF A COURSE GRAINED SOIL OF HIGH PERMEABILITY (I.E. CLEAN COURSE SAND OR GRAVEL) TO A MAX WIDTH OF 300mm FOR THE FULL RETAINING HEIGHT.

LOAD BEARING MASONRY

ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS3700, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

BUILDER TO ALLOW CLEAN OUT OPENINGS AT THE BASE COURSE OF ALL REINFORCED CONCRETE MASONRY WALLS OR AS INDICTED, AND ALL CORES TO BE RAKED CLEAN BEFORE FILLING WITH GROUT.

GROUT MIX TO FILL CAVITY OR REINFORCED CONCRETE MASONRY WALLS TO HAVE A MINIMUM CHARACTERISTIC COMPRESSION STRENGTH OF 200MPa(f'c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10m.

UNREINFORCED CONCRETE MASONRY AND BRICKWORK SUPPORTING SLABS AND BEAMS SHALL HAVE A LAYER OF MORTAR PLACED ON TOP AND TROWELLED SMOOTH WITH TWO LAYERS OF BITUMINOUS FELT BETWEEN THIS SURFACE AND THE CONCRETE.

MORTAR CLASSIFICATION - M4.

MINIMUM CHARACTERISTIC UNCONFINED COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15mPa.

STRUCTURAL STEEL

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS410 AND AS1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.

UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH: AS1204 GRADE 250 FOR ROLLED SECTIONS
AS1163 GRADE 350 FOR R.H.S SECTIONS
AS1163 GRADE 200 FOR C.H.S SECTIONS
AS1163 GRADE 350 FOR C.H.S. SECTIONS
AS1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 13.2 AS1554 - PART 1.

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.

HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8/TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATING WASHERS. CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED OR AS SPECIFIED

UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF A GRAD 4.6/5.

ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.

STEEL WORK IS TO BE SAND BLASTED (2.5) AND COATED WITH ZINC SILICATE STEEL PRIMER (OR AS SPECIFIED) BEFORE ERECTION. STEELWORK ENCASED IN CONCRETE IS NOT TO BE PAINTED.

CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MIN OF 50mm COVER UNLESS NOTED OTHERWISE.

THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLT HOLES AND CLEATS NECESSARY FOR THE ERECTION OF TIMER WORK AND WHETHER OR NOT DETAILED IN THE DRAWINGS.

ALL LAPS, FIXINGS AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION

C2

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-Project Type:
-Client Name
-Project Address:

Edr

Proposed Residence

J Casey

Lot 4 Mossman Daintree Rd Lower Daintree

-Project Number:

-Drawing Title:

-Scale:

-Sheet Number:

22055

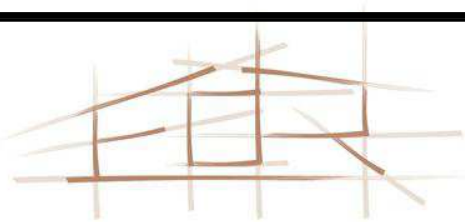
CONSTRUCTION NOTES

AT A3

S-01 I

 Floor Setout Plan
SCALE 1 : 100

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Daintree Rd
Lower Daintree
-Project Number: **22055**
-Drawing Title: **SLAB SETOUT PLAN**
-Scale: **AT A3**
-Sheet Number: **S-03 |**

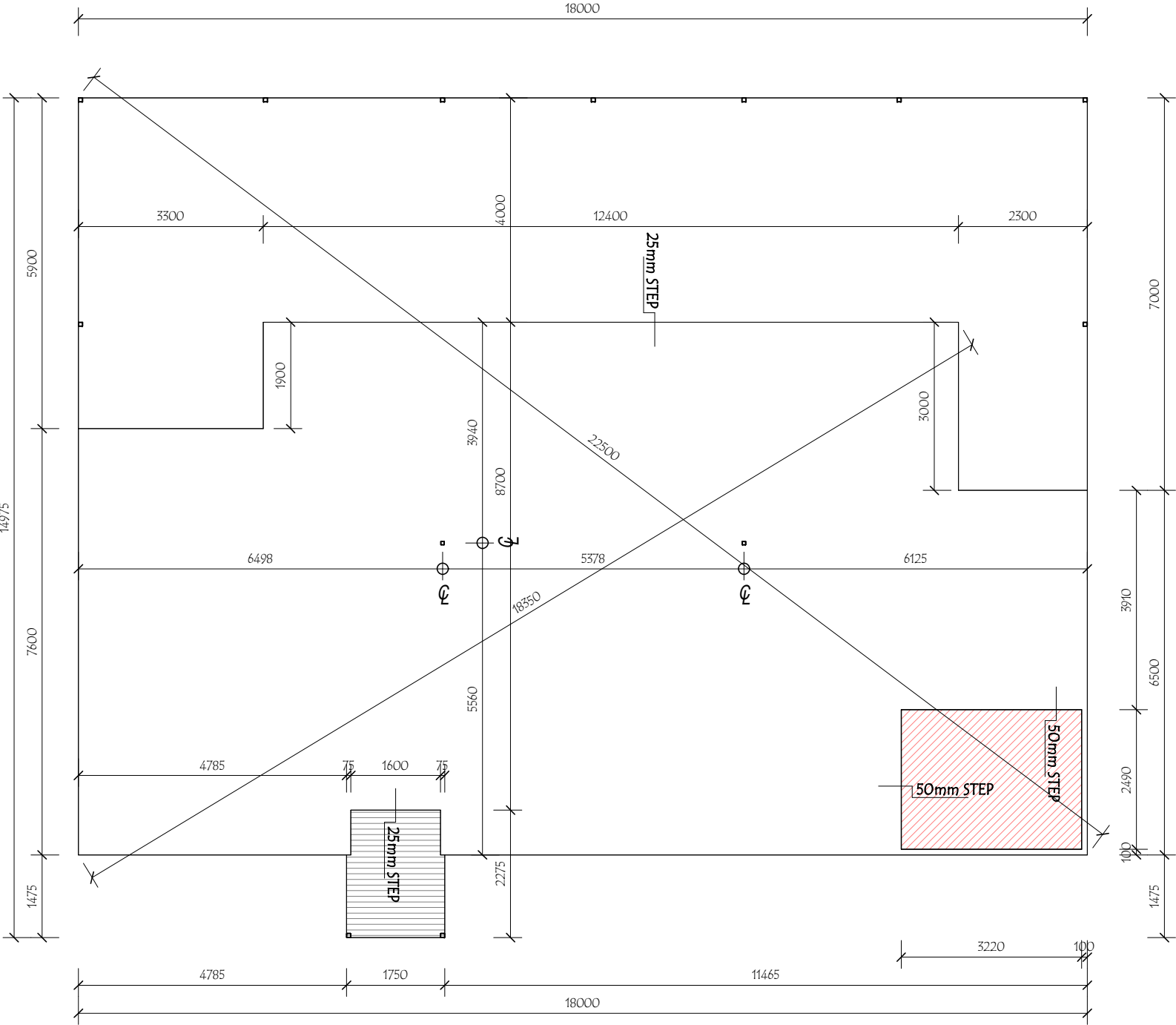
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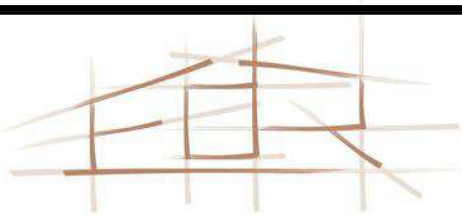
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Footing/Floor Framing Plan
SCALE 1 : 100

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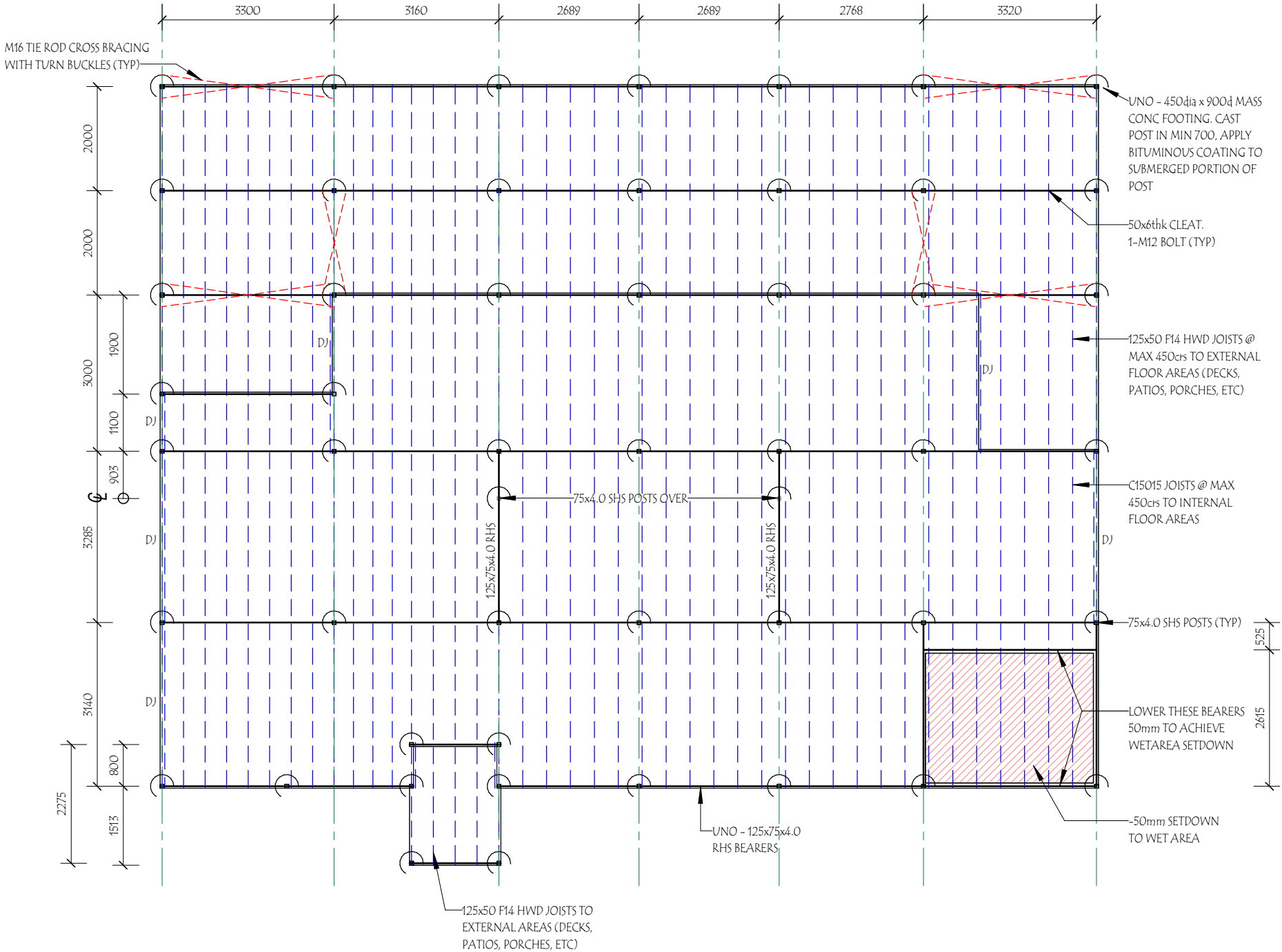
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-Project Number: 22055
-Drawing Title: FOOTING/FLOOR FRAMING PLAN
-Scale: AT A3
-Sheet Number: S-04 |

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"P" CLASS SITE

/// DENOTES 3-N12 TRIMMER BARS x 1200mm @100mm CRS. LONG TIED UNDER MESH (TYP.) 50mm COVER TO CORNER

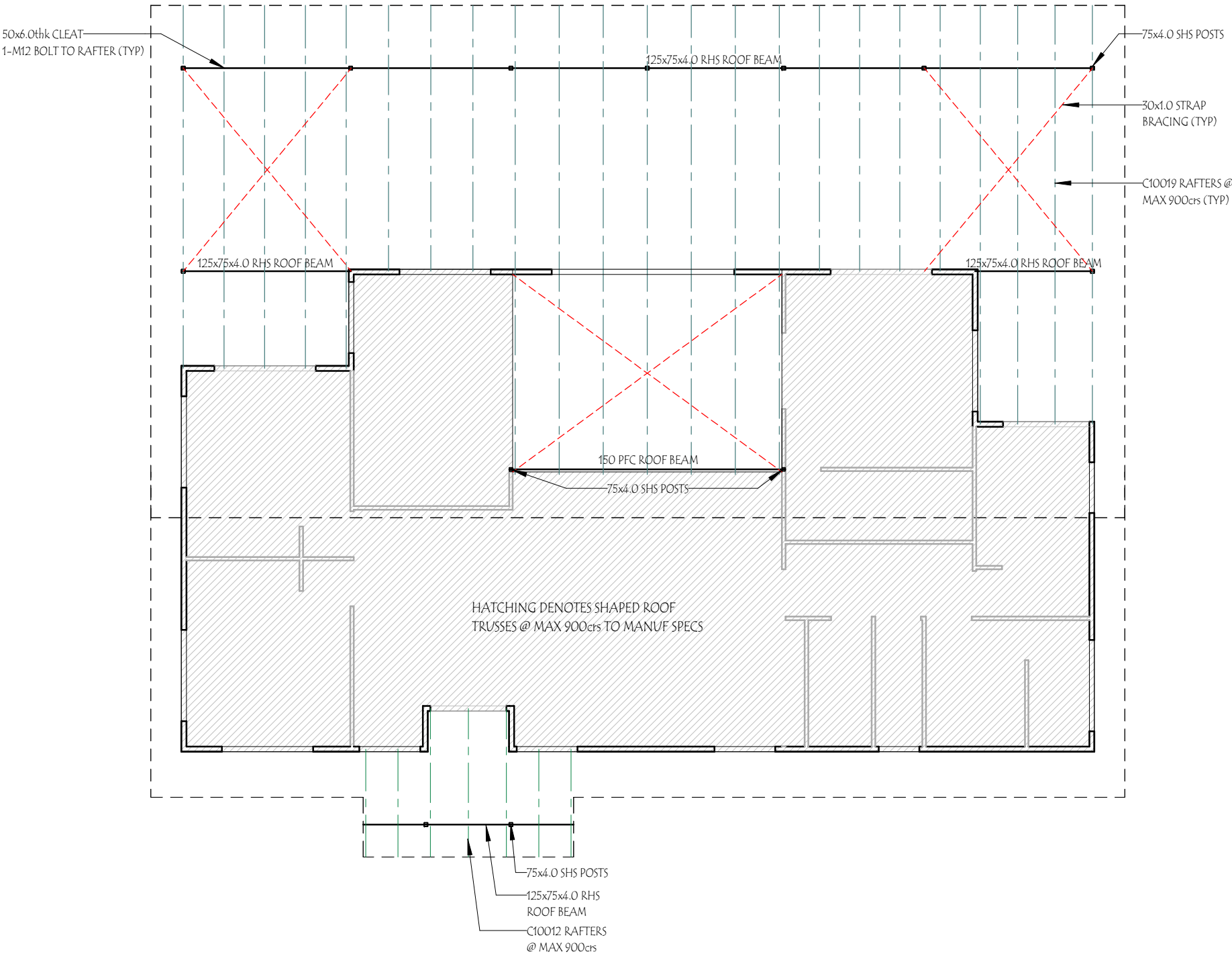
▨ DENOTES 110x40mm THICK RECESS FOR SLIDING DOORS/BI-FOLD DOORS

▨ DENOTES 200x30mm RAMPED ENTRY TO PANEL-LIFT/ROLLER DOORS

100mm thk CONC SLAB, N20 GRADE CONC, REINF WITH 1-LAYER SLB2 MESH, 25 TOP COVER (40 COVER TO EXTERNAL AREAS) & N12 TRIMMER ALL ROUND. LAY SLAB ON 200UM WATERPROOF MEMBRANE ON GRANULAR FILL COMPACTED TO 98% SRDD.

NB:
THIS SLAB HAS NOT BEEN DESIGNED FOR A GROUND/POLISHED CONCRETE FINISH. SHOULD THIS FINISH BE SOUGHT - CONSULT ARCHITECT

Roof Framing Plan
SCALE 1 : 100



ROOF FRAMING NOTES
ROOF TRUSSES TO BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.

THE DESIGN SHALL INCLUDE :-
TRUSS LAYOUT
ALL NECESSARY WIND AND BOTTOM CHORD BRACING
ALL INTERNAL TRUSS CONNECTIONS.

ALL TRUSS H.D. PL. CLEATS TO BE HOT DIPPED GALVANISED

U.N.O. ROOF FIXING GENERALLY - LAPS, FLASHINGS & GENERAL INSTALLATION IN ACCORDANCE WITH MANUF SPECS

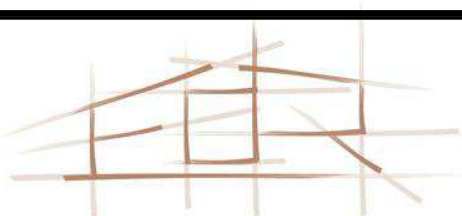
BATTENS: 38 x 75 F11 SCREW FIX TO EACH TRUSS WITH 1/90 mm No. 14 TYPE 17 SCREW 600 MAX. SPACING AT RIDGE & EAVES. 900 MAX. INTERNAL SPACING U.N.O.

METAL ROOF BATTENS FIX IN ACCORDANCE WITH MANUF. SPECS 600 MAX. SPACING AT RIDGE & EAVES. 900 MAX. INTERNAL SPACING U.N.O.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

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-Project Number: **22055**
-Drawing Title: **ROOF FRAMING PLAN**
-Scale: **AT A3**
-Sheet Number: **S-05 |**

DESIGN WIND CLASSIFICATION C2

WIND PRESSURES:	GENERAL AREAS	a	a/2
SERVICABILITY	0.96 KPa	1.27 KPa	1.59 KPa
ULTIMATE	2.23 KPa	3.06 KPa	3.68 KPa

FOR WIND CLASSIFICATION - C2

4mm STRUCTURAL PLY FIXED WITH 2.8x30mm GAL. FLATHEAD NAILS @ 50 CRS TOP & BTM PL 150 CRS VERT. EDGES. 300 CRS INTERMEDIATE STUDS. ANCHOR WALL ENDS TOP & BTM.

C2 CMB WALL REINF. NOTES

PROVIDE DOUBLE COURSE BOND BEAM UNDER SIDE OF ROOF. REINF. WITH 2-N12 or 1-N16 BAR EACH COURSE 500 MIN. LAPS.

PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINF. WITH 1-N12. EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING.

U.N.O. ON PLAN ALL LINTELS TO BE REINF WITH 2-N12 or 1-N16 BAR WITH L8 TIE BARS @ 1000 CRS. MAX.

U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH N12 VERTICAL BARS @ ENDS, CORNERS, INTERSECTIONS @ EACH SIDE OF OPENINGS & @ 1200 MAX CENTRES BETWEEN.

PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.

U.N.O CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS & MASONRY ANCHORS.

100 SERIES BLOCKWORK WALLS TIED TO EXTERNAL WALLS WITH APPROVED MASONRY MESH EVERY 2nd COURSE

DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH 1-N12 VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO ARCHITECTS SPECIFICATION.

DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
AS1170.1 - DEAD & LIVE LOADS AND LOAD COMBINATIONS
AS1170.2 - WIND LOADS (PERMISSIBLE STRESS METHOD)
BASIC WIND SPEED - 57 m/sec
DYNAMIC WIND PRESSURE - 1.5kPa (UNFACTORED)
DESIGN GUST WIND SPEED - 50 m/sec

TIMBER

ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERRED TO THEREIN.

ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.

THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE.

ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER - FRAMED CONSTRUCTION - CYCLONIC.

POOL

POOL DESIGN AND CONSTRUCTION IN ACCORDANCE WITH POOL CONTRACTORS SPEC.

CONCRETE

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS360 AND AS1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

CONCRETE QUALITY

ELEMENT	CONC GRADE	SLUMP	MAX AG SIZE	CEMENT TYPE	ADMIXTURE
GROUND SLAB FOUNDATIONS	N25	80	20	GP	-
SUSPENDED SLABS & STAIRS	N32	80	20	GP	-
CORE FILL	S20	250	10	GP	-

CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH (f_c) AT 28 DAYS.
METHOD OF PLACEMENT - PUMPED
TYPE OF ASSESSMENT - PRODUCTION

ALL CONCRETE TO BE ADEQUATELY VIBRATED.

NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN OF 20mm.

CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.

BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, $f_c = 155\text{MPa}$.

ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SET

ALL FORMWORK AND PROPPING TO SUSPEND SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.

FLOOR SLABS ON GROUND:
ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL COMPACTED AS FOLLOWS:
COHESIONLESS SOILS - MINIMUM DENSITY INDEX = 85% COHESIVE SOILS - (MAX P.I 15%) = 95% STANDARD COMPACTION.

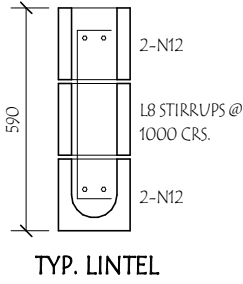
BUILDER TO PROVIDE HIGH STRENGTH NON-SHRINK GROUT UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED

ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS1302, AS1304 AND SHALL BE DESIGNATED THUS:

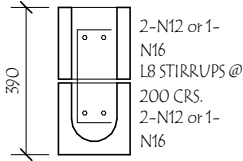
N	DEFORMED BARS	GRADE 500
Y	HOT ROLLED DEFORMED BARS	GRADE 400Y
R	PLAIN ROUND BARS	GRADE 250R
F	WELDED WIRE FABRIC	GRADE 450F
W	STEEL WIRE, PLAIN AND DEFORMED	GRADE 450W

ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.

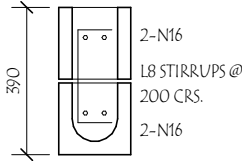
WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.



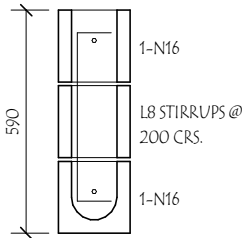
TYP. LINTEL



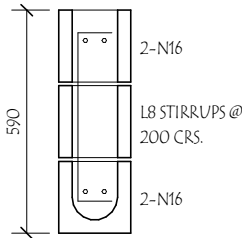
LINTEL 1



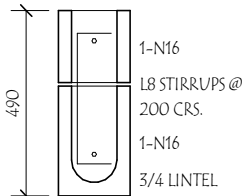
LINTEL 2



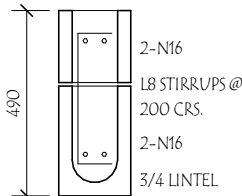
LINTEL 3



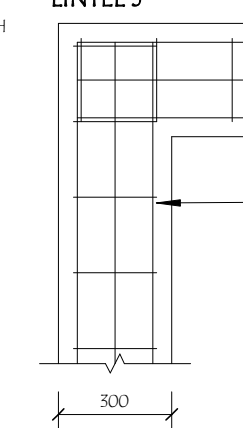
LINTEL 4



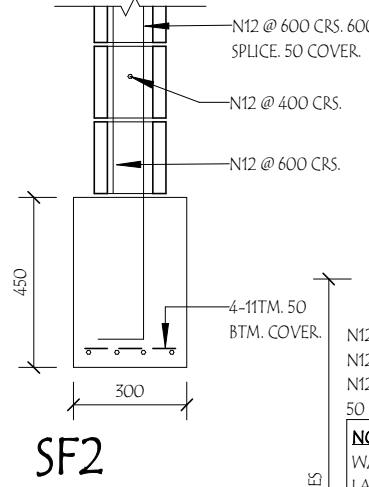
LINTEL 5



LINTEL 6



FOOTING CORNER



SF2

H = HEIGHT VARIES

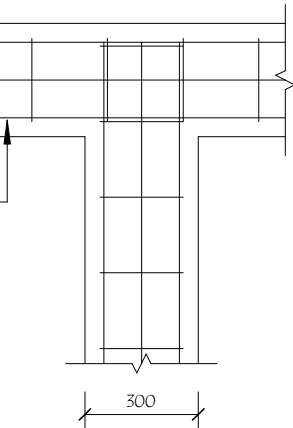
NOTE:
WALL TO BE PROPPED
LATERALLY PRIOR TO
PLACEMENT & COMPACTION
OF BACKFILL.

N12-800 FOR $H \leq 600$
N12-600 FOR $600 < H \leq 1000$
N12-400 FOR $1000 < H \leq 2200$
50 COVER.

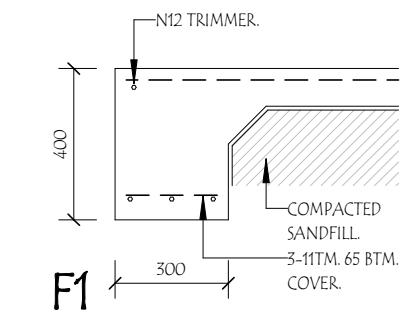
N12-400 FOR $H \geq 800$

4-11TM. 50
BTM. COVER.

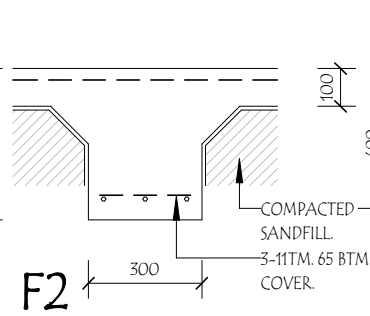
SF1



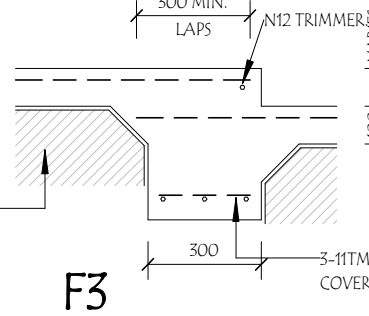
FOOTING INTERSECTION



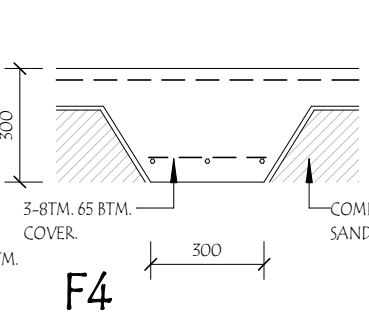
F1



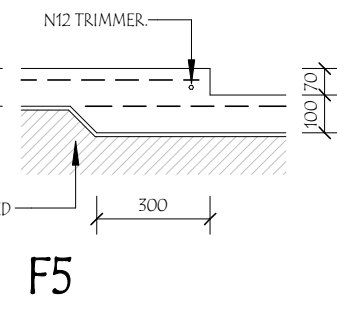
F2



F3



F4



F5

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

C.M.G. CONSULTING ENGINEERS PTY. LTD.
A.C.N. 011 065 375

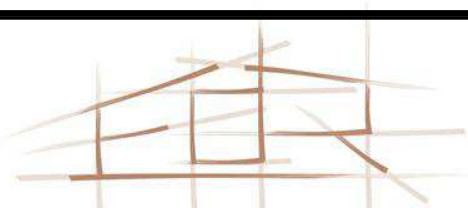
208 BUCHAN STREET
CAIRNS, QLD. 4870
PH: (07) 4031 2775
FAX: (07) 4031 5013

CONSTRUCTION ISSUE

ISSUES/REVISIONS		



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-Drawn By:
-Project Type:
-Client Name
-Project Address:

Edr
Proposed Residence
J Casey
Lot 4 Mossman Daintree Rd Lower Daintree
-Project Number: **22055**
-Drawing Title: **STRUCTURAL DETAILS**
-Scale: **AT A3**
-Sheet Number: **S-06 |**

EDR BUILDING DESIGNS

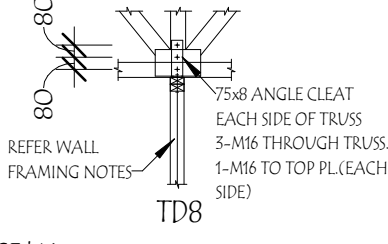
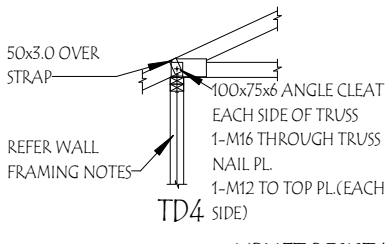
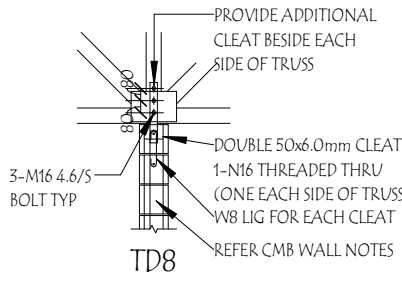
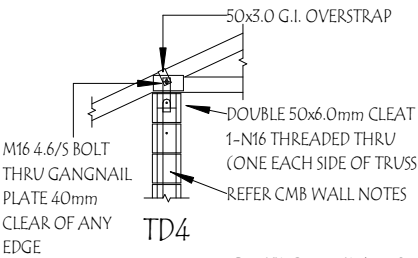
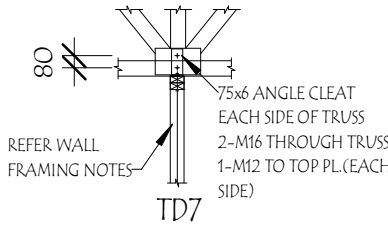
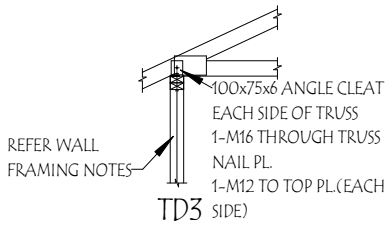
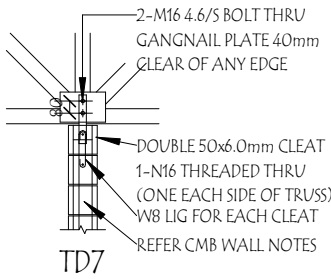
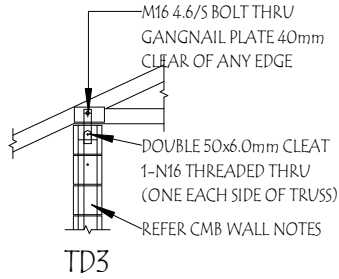
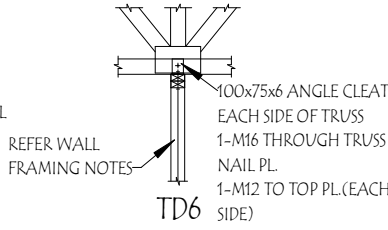
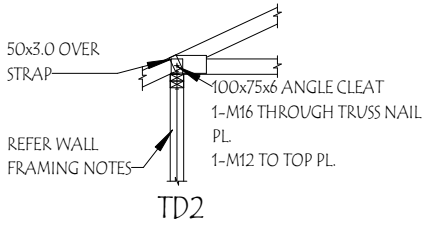
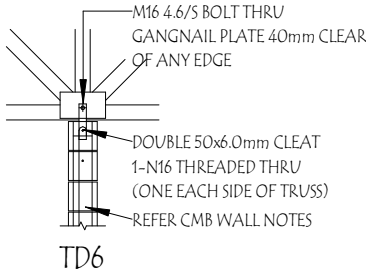
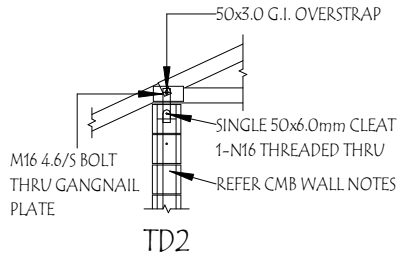
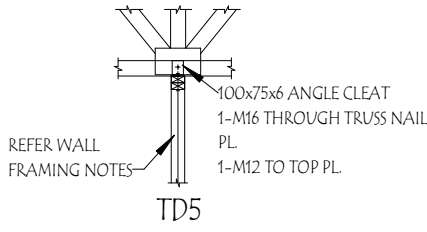
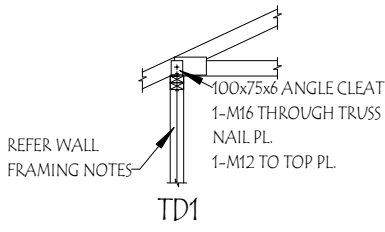
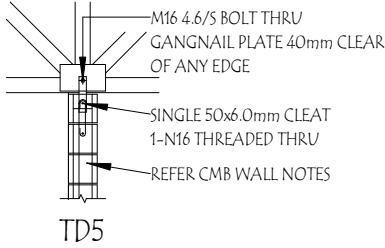
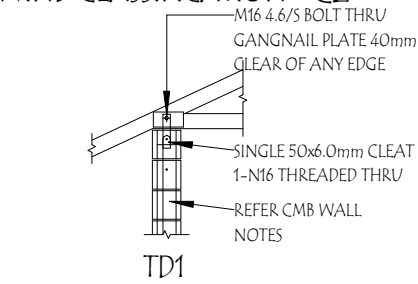
PO BOX 1330 ATHERTON QLD 4883 40953375 ABN: 75 121 588 052 QBSA: 104 2586 www.edrconcepts.com.au

PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

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7/10/2022 9:35:21 AM

DESIGN WIND CLASSIFICATION C2



UPLIFT RESISTANCE kN
(ULTIMATE LIMIT STATE)

UPLIFT RESISTANCE kN
(ULTIMATE LIMIT STATE)

	TRUSS JOINT GROUP						NOTE: PROVIDE 2-N12 (MIN.) VERTICAL REINFORCING BARS ADJACENT TO CLEATS WITH TIE-DOWN LOADS GREATER THAN 80kN.
TYPE	J2	J3	J4	JD4	JD5	JD6	
TD1	20	15	10	16	11	8	
TD2	35	25	16	23	18	15	
TD3	49	44	28	44	36	28	
TD4	76	54	34	54	43	34	
TD5	20	15	10	16	11	8	
TD6	49	44	28	44	36	28	
TD7	93	84	53	84	68	53	
TD8	128	115	73	115	94	73	

	TRUSS JOINT GROUP					
TYPE	J2	J3	J4	JD4	JD5	JD6
TD1	20	15	10	16	11	8
TD2	35	25	16	23	18	15
TD3	49	44	28	44	36	28
TD4	76	54	34	54	43	34
TD5	20	15	10	16	11	8
TD6	49	44	28	44	36	28
TD7	93	84	53	84	68	53
TD8	128	115	73	115	94	73

NOTE:
CLEAT SIZES AND
CONNECTIONS SIMILAR FOR
RHS BEAMS

TRUSS TIE DOWN-DETAILS

(REFER TRUSS MANUF. LAYOUT AND UPLIFT
LOADING)
(REFER WALL FRAMING PLAN NOTES FOR SIZE AND
LOCATION OF CYCLONE RODS)

Tie-Down Details (CMB)

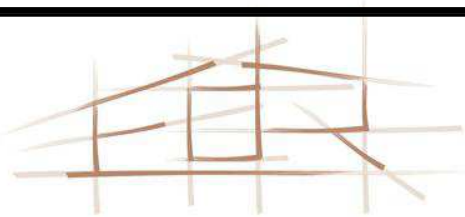
TRUSS TIE DOWN-DETAILS

(REFER TRUSS MANUF. LAYOUT AND UPLIFT
LOADING)
(REFER WALL FRAMING PLAN NOTES FOR SIZE AND
LOCATION OF CYCLONE RODS)

Tie-Down Details (lightweight)

CONSTRUCTION ISSUE

ISSUES/REVISIONS		



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CONSTRUCTION.

-Drawn By:
-Project Type:
-Client Name
-Project Address:

Edr
Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree
-Project Number: **22055**
-Drawing Title: **TIE DOWN DETAILS**
-Scale: **AT A3**
-Sheet Number: **S-07 |**

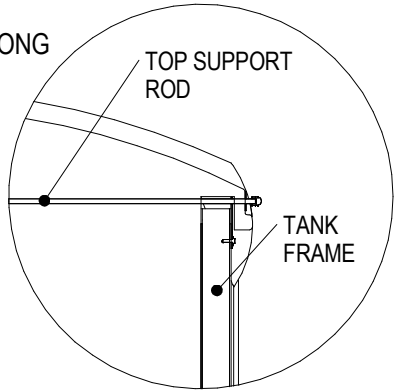
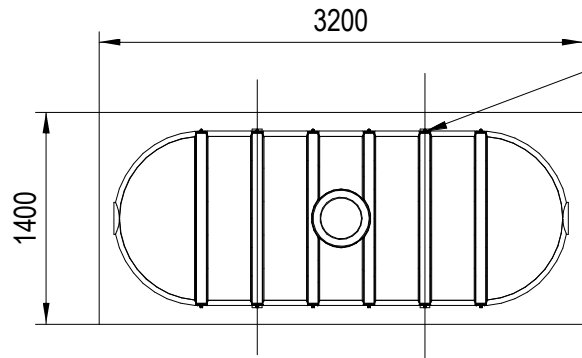
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FOR CONSTRUCTION IN WIND CLASSIFICATION

C2

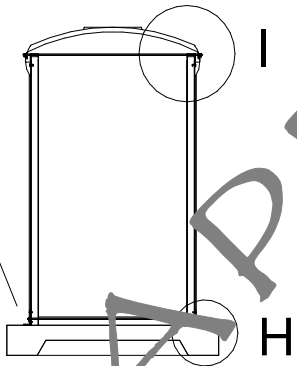
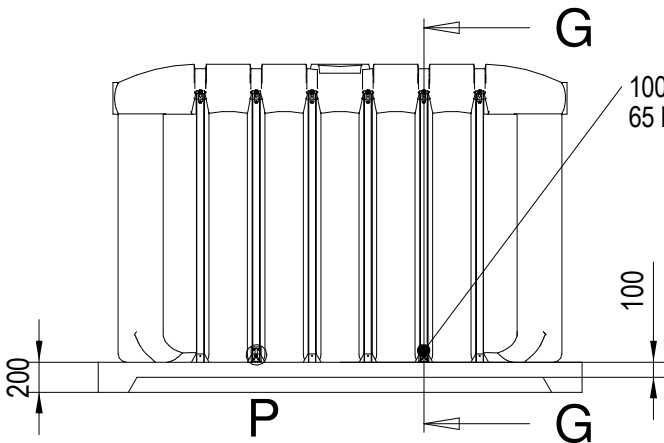
C.M.G.
A.C.N. 011 065 375

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ENGINEERS
PTY. LTD.**

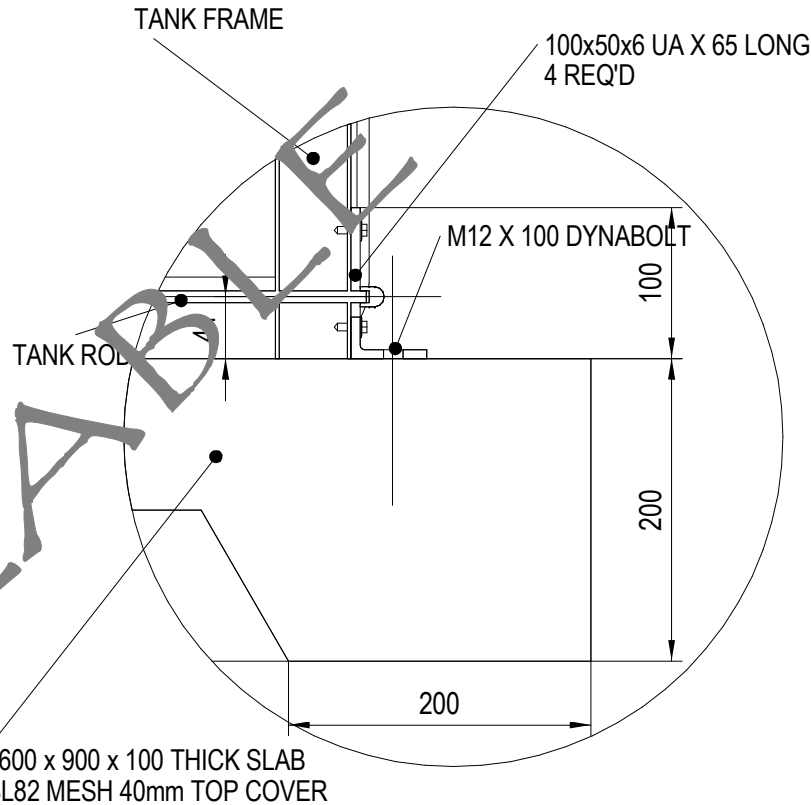
208 BUCHAN STREET
CAIRNS, QLD. 4870
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FAX: (07) 4551 5013



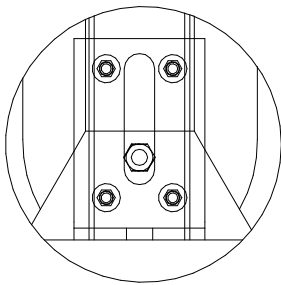
DETAIL I



SECTION G-G



DETAIL H



DETAIL P

RAIN WATER TANK TIE DOWN
100 THICK N25 CONC SLAB UNDER WATER TANK REINFORCED WITH 1 LAYER
SL82 MESH TOP AND BOTTOM 40MM COVER 20UM VISQUEEN MEMBER UNDER
SLAB. THICKEN OUTER EDGE OF SLAB TO 200 X 200.

FIX UA BRACKET TO TANK FRAME USING 4 X No.14 TEK SCREWS (DETAIL 'P')
AND ANCHOR TO CONC USING M12 DYNABOLT OR CHEMSET TO 100MM
EMBEDMENT DEPTH

WE HEREBY CERTIFY THE STRUCTURAL
DETAILS AS SHOWN ON THESE DRAWINGS
FOR CONSTRUCTION IN WIND CLASSIFICATION C2

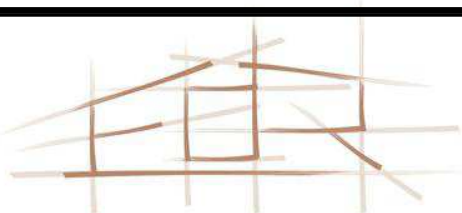
C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375 PTY. LTD.
208 BUCHAN STREET
CAIRNS, QLD. 4870
PH: (07) 4531 2775
FAX: (07) 4551 5013

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-Drawn By:
-Project Type:
-Client Name
-Project Address:

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Proposed Residence
J Casey
Lot 4 Mossman
Daintree Rd
Lower Daintree

-Project Number:
-Drawing Title:
-Scale:
-Sheet Number:

22055
RAINWATER TANK
DETAIL
AT A3
S-08 |

Access, Parking and servicing Code

3.1.1 Purpose

A01.1

The proposal provides on-site car parking in accordance with Table 9.4.1.3.B.

A01.2

The proposed onsite parking will be freely available for the parking of vehicles.

A01.3

The proposal is for a dwelling house. As such, this criterion is not applicable.

A01.4

The proposal is for a dwelling house. As such, this criterion is not applicable.

A02

Vehicle parking areas will be in accordance with the Australian standards.

A03.1

Access to the site will be in accordance to the Australian Standard.

A03.2

Access to the site will be in accordance with A03.2

A03.3

Access to the site will be in accordance with A03.3

A03.4

Surface construction materials are consistent and comply with A03.4

A04

The proposal is for a dwelling house. As such, this criterion is not applicable.

A05

The proposal is for a dwelling house. As such, this criterion is not applicable.

A06

The proposal is for a dwelling house. As such, this criterion is not applicable.

A07.1

The proposal is for a dwelling house. As such, this criterion is not applicable.

A07.2

The proposal is for a dwelling house. As such, this criterion is not applicable.

A07.2

The proposal is for a dwelling house. As such, this criterion is not applicable.

A08

The proposal is for a dwelling house. As such, this criterion is not applicable.

A09.1

Access to the site will be in accordance with AS2890.1 and AS2890.2.

Parking will not affect the amenity of the surrounding area.

A09.2

The proposal is for a dwelling house. As such, this criterion is not applicable.

A09.3

The proposal is for a dwelling house. As such, this criterion is not applicable.

A010.1

The proposal is for a dwelling house. As such, this criterion is not applicable.

A010.2

The proposal is for a dwelling house. As such, this criterion is not applicable.

Dwelling House Code

PO1

N/A

A02

The proposed dwelling house will provide 2 parking spaces

A03

Complies with A03, the site meets the acceptable outcome for building height in the applicable Zone code associated with site.

AES The World Leader in Passive Solutions ©

Site Address	3013 Mossman Daintree Road, Daintree	State	QLD	Post Code	4873
Client Name	Northern Building & Construction			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (e.gQBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	31/8/2022

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry

IMPORTANT NOTES

Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	30	>> This design is for an ADVANCED SECONDARY system
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of Bedrooms	3	>> This is not used in ANY Calculation. If not known use N/A or 0.
Number of persons	5	>> A septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Number of rows required to suit site constraints	3	>> Longer AES runs are better than multiple short runs.
Infiltration Soil Category from site/soil evaluation. CATEGORY	4	>> Category may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	15	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basal area	1.5m	>> Min depth 1.5m. Check water table/restrictive layer
Is this design a GRAVITY system with no outlet filter? Y or N	Y	>> GRAVITY. A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FILL FROM TANK TO AES SYSTEM PIPES

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

- Ripping of receiving surface required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate & rip parallel to the site slope/AES pipe.
- Specialist soils advice & special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- Designers need to be familiar with special requirements of Local Authorities. ie - Minimum falls from Septic tank outlets to Land application areas etc
- Plumbers are reminded good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions


AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	750	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	8.33	lm	Length:(L)	9.60m	9.60m
Number of FULL AES Pipe lengths per row	3	lths	Width:(W)	1.80m	3.41m
Total Capacity of AES System pipe in Litres	1908	ltr.	Sand Depth :	0.75m	0.15m
			Area m2	17.3 m^2	32.7 m^2

USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)

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

AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$	Length	Width	Minimum AES foot print required	
for this Basic Serial design is	9.60m	x 5.21m	=	50.0 m2 total

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials.		Chankar Environmental Use Only
AES-PIPE	AES 3 metre Lengths required	9 lths	 ADVANCED ENVIRO-SEPTIC™ <i>"Nature's Wastewater Solutions"</i> Digitally signed by Steve Dennis DN: cn=Steve Dennis, o=Chankar Environmental, ou=Design Review, email=steve@enviro-septic.com.au, c=US Date: 2022.08.31 09:17:39 +10'00' designreview@enviro-septic.com.au
AESC	AES Couplings required	6 ea	
AESO	AES Offset adaptors	6 ea	
AESODV	AES Oxygen demand vent	1 ea	
AES-IPB	AES 100mm Inspection point base	2 ea	
TD Kit 4	4 Hole Distribution Box Kit	ea	
TD Kit 7	7 Hole Distribution Box Kit	ea	
VS43-4	Sweet Air Filter VS43-4	ea	
AES DESO	Double Offset Adaptors	ea	
TOTAL SYSTEM SAND REQUIRED (Estimate Only)		21 m3	

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to
designreview@enviro-septic.com.au

- > The AES Calculator is a design aid to allow checking of the AES components, configuration and is a guide only. Site and soil conditions referencing AS1547 are calculated and designed by a Qualified Wastewater Designer.
- > Chankar Environmental accepts no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.
- > AES pipes can be cut to length on site. They are supplied in 3 meter lengths only.
- > AES ONLY supply AES components as detailed in the Bill of Materials.
- > SEPTIC Tank & other components including SAND will need to be sourced from other suppliers. Refer to our WEBSITE www.enviro-septic.com.au OR 07 5474 4055

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;
 - (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
For self-assessable and assessable development	
PO1 Secondary dwellings: <ol style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties. 	AO1 The secondary dwelling: <ol style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.
PO2 Resident's vehicles are accommodated on-site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: <ol style="list-style-type: none"> (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.



Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>Development is of a bulk and scale that:</p> <ul style="list-style-type: none"> (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street. 	<p>A03</p> <p>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>

9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ol style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention 	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.



Performance outcomes	Acceptable outcomes
<p>of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>
<p>PO3 Access points are designed and constructed:</p> <p>(a) to operate safely and efficiently;</p> <p>(b) to accommodate the anticipated type and volume of vehicles</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <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>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p>



Performance outcomes	Acceptable outcomes
	<p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>
<p>PO7 Development provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>
<p>PO8 Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	<p>AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and</p>



Performance outcomes	Acceptable outcomes
(b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AS2890.2. AO9.2 Service and loading areas are contained fully within the site. AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.

Table 9.4.1.3.b – Access, parking and servicing requirements

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

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used	Primary school or secondary schools: 1 space per 5	Required for all educational establishments with a GFA	RCV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	greater than 2000m ² .	
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and	1 space per	n/a	LRV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	100m ² of GFA.		
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators,	Football: 5 space per field.	n/a	RCV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>		
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and</p>	n/a	RCV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.	1 space per 10 rooms	n/a	SRV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table 9.4.1.3.c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities, but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTROADS

Table 9.4.1.3.d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table 9.4.1.3.e – Standard number of service bays required for Office

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

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard 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 Potential landslide hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.
- (3) When using this code, reference should be made to Part 5.

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.

8.2.5.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslide hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;

- (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

Criteria for assessment

Table 8.2.9.20a – Potential landslide hazard overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or AO1.2 Development is on an existing stable, benched site and requires no further earthworks or AO1.3 A competent person certifies that: <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. 	Complies with AO1.1- the house is not in an area affected by the overlay and is to be developed on relatively level ground.



Performance outcomes	Acceptable outcomes	Applicant response
	Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given	
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	AO2 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (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.	AO2 The proposal does not require excavation or fill identified within the acceptable outcome.
Additional requirements for Community infrastructure		
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	n/a

6.2.10 Rural zone code

6.2.10.1 Application

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

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (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 3.5.5 – Scenic amenity.
 - (ii) Theme 3 : Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
 - (iv) Theme 6 : Infrastructure and transport, Element 3.9.4 – Transport.
 - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

Criteria for assessment**Table 6.2.10.3.a – Rural zone code assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	AO1.1 The proposed dwelling house does not exceed more than 8.5m in height
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	AO2 The proposed dwelling house is set back to comply with all AO2 requirements
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	AO3 The proposed dwelling house will maintain the rural character of the area.
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	AO4 This proposal is a residential dwelling house. The table 6.2.10.3.b are not applicable

Performance outcomes	Acceptable outcomes	Applicant response
P05 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	A05 No acceptable outcomes are prescribed.	A05 This proposal is a residential dwelling house.
P06 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	A06 No acceptable outcomes are prescribed.	A06 This proposal is a residential dwelling house is not near a watercourse.
P07 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	A07 No acceptable outcomes are prescribed.	N/A

Table 6.2.10.3.b - Inconsistent uses within the Rural zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Bar • Brothel • Car wash • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services • High impact industry 	<ul style="list-style-type: none"> • Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park • Renewable energy facility, being a wind farm 	<ul style="list-style-type: none"> • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Warehouse

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.

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;
 - (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.

Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
P01 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. Note - See the end of this code for examples of vulnerable uses.	A01 Vulnerable uses are not established or expanded. 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. 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. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	AO1 Proposed dwelling House is not a vulnerable use
P02 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	A02 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.	n/a
P03 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	A03 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	n/a



Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1 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/m² at the edge of the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² 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>PO4.2 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/m² at any point.</p>	<p>AO4.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>AO4.2 Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <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. 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>	n/a
<p>PO5 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.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; 	n/a



Performance outcomes	Acceptable outcomes	Applicant response
	<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>A05.2 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>P06 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 accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>A06 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 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>A06 The proposal is for a dwelling house. As such, this criterion is not applicable.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>P07 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.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>A07 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (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; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; 	n/a



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>P08 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>A08 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. 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. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	n/a
<p>P09 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>A09 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	n/a



Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – material change of use		
<p>PO10 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>(a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² 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>AO10 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/m² for a vulnerable use or 29kW/m² 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 ecological, slope, visual or character features or functions.</p>	<p>PO10 The external cladding will be determined at BA stage and will comply with AS3959-2009. In addition, the proposed clearing area 1300 sqm with the house sited in the middle well away from the vegetation line given the house site is within a high intensity potential bushfire area.</p>
<p>PO11 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.</p> <p>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>AO11 Development sites 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; (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; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance. (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and</p>	<p>AO11 The proposed dwelling house is appropriately located and separated from the bushfire risk.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>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 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> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street 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>	<p>The proposed dwelling house is appropriately located and separated from the bushfire risk. Vehicular access enables safe evacuation for occupants and easy access for fire fighting appliances.</p>



Performance outcomes	Acceptable outcomes	Applicant response
PO13 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.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (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: <ul style="list-style-type: none"> (i) 10,000l for residential buildings 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. <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (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 (f) is clearly identified by directional signage provided at the street frontage. 	The proposed dwelling house is appropriately located and separated from the bushfire risk.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	The proposed house dwellings landscaping will not increase the potential bush fire risk.



Performance outcomes	Acceptable outcomes	Applicant response
P015 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).	A015 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	The proposed dwelling house is appropriately located and separated from the bushfire risk.

Note – 'Vulnerable activities' are those involving:

- (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

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:
 - (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.

Criteria for assessment**Table 8.2.5.3.a – Hillslopes overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.	AO.1.1 The house will not be within the hill slopes constraint sub category
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 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. AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.	AO2.1 AO2.2 The house dwelling will be built following the natural contours of the site by being built on stumps. Therefore there will be little to none disturbance to the terrain of the land. AO2.3 The proposed access ways and driveway will be constructed with surface materials such as gravel and blue metal that blend with the surrounding environment and will provide erosion control measures. The driveway will be landscaped with native plants



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance. <p>AO2.5 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).</p> <p>AO2.6 Development does not alter the sky line.</p> <p>AO2.7 Buildings and structures:</p> <ul style="list-style-type: none"> (a) are finished predominantly in the following exterior colours or surfaces: (b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (d) are not finished in the following exterior colours or surfaces: (e) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (f) reflective surfaces. 	<p>AO2.4 The proposal is for a new dwelling house that will utilise a historically cleared and maintained house site that will result in minimal vegetation clearing.</p> <p>AO2.5 The proposed house dwelling is being constructed on a post and beam system to utilise the natural lay of the land and eliminate further earthworks</p> <p>AO2.6 The proposed dwelling does not alter the sky line</p> <p>AO2.7 The proposed dwelling house will be finished with exterior colours that blend in with the surrounding environment. Such as greys and darker blues.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p> <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks 	<p>AO2.8 The proposed dwelling house will be finished with darker colour schemes</p> <p>AO2.9 The areas between the first floor will be screened with native plants</p> <p>AO2.10 There will be no ornamental features on land.</p>
<p>PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; 	<p>AO3 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; 	<p>AO3 The proposal house dwelling does not require excavation or fill nominated in the acceptable outcome.</p>



Performance outcomes	Acceptable outcomes	Applicant response
(d) complex engineering solutions.	(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (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.	



Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
PO4 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.	AO4.1 The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.	N/A
	AO4.2 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.	N/A
	AO4.3 Development does not alter ridgelines.	N/A
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	N/A

8.2.7 Natural areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

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;
 - (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.

Criteria for assessment**Table 8.2.7.3.a - Natural areas overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	Complies with AO1.1, the house site has been historically cleared and maintained and is the least constrained area for house development on the land.



Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	AO2 The proposal is located upon a historically cleared and maintained house site that requires minimal site works to facilitate the dwelling house. The proposal will avoid significant impacts on matters of environmental significance.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	AO3.1 The proposal is located upon a historically cleared and maintained house site that requires minimal site works to facilitate the dwelling house. The proposal will avoid significant impacts on matters of environmental significance. AO3.2 The proposal is located upon a historically cleared and maintained house site that requires minimal site works to facilitate the dwelling house. The proposal will avoid



Performance outcomes	Acceptable outcomes	Applicant response
		significant impacts on matters of environmental significance.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained. AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	AO4.1 The subject site is not located within a wetland or wetland buffer area.
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species. AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	AO5.1 The proposal is for a dwelling house and does not introduce non-native species. AO5.2 The proposal is for a dwelling house and will not inhabit pest species
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting,	AO6.1 The proposal is located upon a historically cleared and maintained house site that requires minimal site works to facilitate the dwelling house. The proposal will avoid significant impacts on matters of environmental significance AO6.2 The proposal is located upon an existing house pad and requires minimal site works to facilitate the dwelling house. The proposal

Performance outcomes	Acceptable outcomes	Applicant response
	breeding and roosting sites and native fauna movements.	will avoid significant impacts on matters of environmental significance
P07 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	A07.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and A07.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	A07.1 The proposal will not shade or disturb and native vegetation A07.2 The proposal is located upon an existing house pad and requires minimal site works to facilitate the dwelling house. The proposal will avoid significant impacts on matters of environmental significance.
Waterways in an urban area		
P08 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	A08.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or A08.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	A08.1 The proposed site is not located upon a waterway
Waterways in a non-urban area		
P09 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions;	A09 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.	A09 The proposed site is not located upon a waterway



Performance outcomes	Acceptable outcomes	Applicant response
(c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.		

Table 8.2.7.3.b — 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.