

Appendix 1

APPLICATION FORM CURRENT TITLE SEARCH

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

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Childers

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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)	Angelo Aloysius Joseph
Contact name (only applicable for companies)	c/- GMA Certification Group – Lisa McKay
Postal address (P.O. Box or street address)	P.O. Box 2760
Suburb	Nerang
State	Queensland
Postcode	4211
Country	Australia
Contact number	07 5578 1622
Email address (non-mandatory)	Planning@gmacert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20220205

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			De Meio Drive	Lower Daintree QLD
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	Lot 7	RP 865 078	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Dwelling House; being a Domestic Outbuilding

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)
Shed	Domestic Outbuilding	1	N/A
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

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

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

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m 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
Douglas Shire Council
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 Transport Infrastructure Act 1994:
<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.dsdmp.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.dsdmp.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	

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	50073541	Search Date:	05/10/2022 10:33
Date Title Created:	01/06/1995	Request No:	42439041
Previous Title:	20818136, 20900121		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 REGISTERED PLAN 865078

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 720630393 04/03/2021

ANGELO ALOYSIUS JOSEPH

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
 Deed of Grant No. 20377132 (POR 15)
 Deed of Grant No. 20849177 (POR 15)
- MORTGAGE No 720630394 04/03/2021 at 14:07
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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
721884332	OWNER BUILD QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION ACT 1991	05/08/2022 12:38	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 2

ASSESSMENT BENCHMARKS:

Environmental Management Zone Code

Dwelling House Code

Access, Parking and Servicing Code

Filling and Excavation Code

Infrastructure Works Code

Acid Sulphate Soils Overlay Code

Flood and Storm Tide Hazard Overlay Code

Hillslopes Overlay Code

Landscape Values Overlay Code

Natural Areas Overlay Code

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6.2.4 Environmental management zone code

6.2.4.1 Application

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

6.2.4.2 Purpose

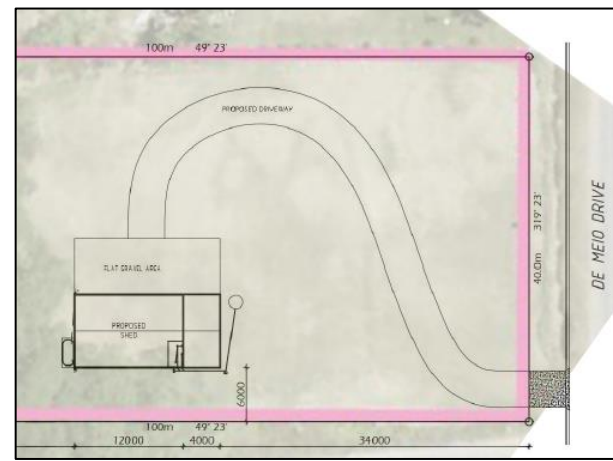
- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

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

- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (c) Development reflects and responds to the natural features and environmental values of the area;
 - (d) Visual impacts are minimised through the location and design of development;
 - (e) Development does not adversely affect water quality;
 - (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

Criteria for assessment**Table 6.2.4.3.a – Environmental management zone – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. AO1.2 Buildings have a roof height not less than 2 metres.	Complies. As indicated on the proposed plans prepared by Apex Engineering Group Pty Ltd the Domestic Outbuilding is a one (1) storey structure with an overall height of 4.07 metres measured to the uppermost projection of the roofline being fully compliant with AO1.1 in this instance. Refer to Appendix 3 Proposed Plans .
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	Complies. As indicated on the Site Plan prepared by FNQ Design and Drafting the Domestic Outbuilding maintains setbacks of 34.0 metres from the De Meio Drive (north-eastern) frontage, more than 6.0 metres from the right hand side (north-western) boundary, 6.0 metres from the left hand side (south-eastern) boundary and 50.0 metres from the rear (south-western) boundary. Accordingly, it is submitted that the development is fully compliant with AO2 (c) and (d) in this instance. Refer to Appendix 3 Proposed Plans .
For assessable development		
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	Complies. As indicated on the proposed plans this application seeks approval for a Domestic Outbuilding only being fully compliant with AO3 in this instance. Refer to Appendix 3 Proposed Plans .
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	PO4 No acceptable outcomes are prescribed.	Complies. As indicated on the proposed plans prepared by FNQ Design and Drafting the Domestic Outbuilding has a building footprint of 128m ² . As the site has an area of 4,000m ² this results in a site cover of

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited:</p> <ul style="list-style-type: none"> (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. 	<p>3.2% ensuring that the development is fully compliant with PO4 in this instance. Refer to Appendix 3 Proposed Plans.</p> <p>Complies. As indicated in the Figure below the Domestic Outbuilding has been positioned in a portion of the site which is void of vegetation.</p>  <p>Accordingly, it is submitted that the Domestic Outbuilding is fully compliant with AO5.1 (a) in this instance.</p>
	<p>AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>	<p>Complies. The subject site has no variation in ground levels across the site. Refer to Appendix 3 Proposed Plans.</p>
<p>PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <ul style="list-style-type: none"> (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; 	<p>AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p>	<p>Not applicable.</p>



Performance outcomes	Acceptable outcomes	Applicant response
(c) minimise the overall height of development.	A06.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	Complies. Refer to Appendix 3 Proposed Plans .
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	PO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	Complies or can be Conditioned to Comply.
PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	A08 No acceptable outcomes are prescribed.	Complies. As indicated on the proposed plans prepared by FNQ Design and Drafting application seeks approval for a Domestic Outbuilding only. It is submitted that the size and scale of the development ensures that it is fully compliant with PO8 in this instance. Refer to Appendix 3 Proposed Plans .
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	A09 The maximum residential density is one dwelling house per lot.	Complies. Refer to Appendix 3 Proposed Plans .
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	A010 No acceptable outcomes are prescribed.	Not applicable.

Table 6.2.4.3.b – Inconsistent uses within the Environmental management zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship • Port services 	<ul style="list-style-type: none"> • Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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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:



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- (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	Compliance
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots;	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Not applicable. No secondary Dwelling is proposed. Refer to Appendix 3 Proposed Plans .



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Performance outcomes	Acceptable outcomes	Compliance
(d) do not cause adverse impacts on adjoining properties.		
P02 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies. As indicated on the Site Plan prepared by FNQ Design and Drafting the Domestic Outbuilding is provided with a level gravel area which provides more than two (2) on-site car parking spaces being fully compliant with AO2 in this instance. Refer to Appendix 3 Proposed Plans .
P03 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space;	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies. Refer to the AO1.1 of the Environmental Management Zone Code which is included with this application.



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



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>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:</p> <ul 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; 	<p>AO1.1</p> <p>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.</p> <p>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.</p>	<p>Complies.</p> <p>In accordance with Table 9.4.1.3.b – Access, parking and servicing requirements the minimum number of ordinary vehicle parking spaces for a Dwelling House (including a Domestic Outbuilding) land use is a minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling.</p> <p>As indicated on the Site Plan prepared by FNQ Design and Drafting the Domestic Outbuilding is provided with a level gravel area which provides more than two (2) on-site car parking spaces being fully compliant with AO1.1 in this instance. Refer to Appendix 3 Proposed Plans.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	Complies. Car parking spaces would be available for the parking of vehicles. Refer to Appendix 3 Proposed Plans.
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not applicable. Dwelling Houses, including Domestic Outbuildings, do not require parking for motorcycles.
	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not applicable. The development would not involve parking areas exceeding 50 parking spaces.
P02	A02	Complies. Car parking spaces will be constructed to the Australian Standards.



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Performance outcomes	Acceptable outcomes	Compliance
Vehicle parking areas are designed and constructed in accordance with relevant standards.	Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	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.	Complies. Only one (1) proposed crossover will provide access to the site.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Complies. The access crossover will not be located over any infrastructure or services.



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



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



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Performance outcomes	Acceptable outcomes	Compliance
	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	The site will be accessed via a proposed driveway that will comply with AO3.4.
P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not applicable. Dwelling Houses, including Domestic Outbuildings, do not require wheelchair accessible car parking spaces.
P05 Access for people with disabilities is provided to the building from the parking area and from the street.	A05 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not applicable. Dwelling Houses, including Domestic Outbuildings, are not required to cater for people with disabilities.
P06 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	A06 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not applicable. Dwelling Houses, including Domestic Outbuildings, are not required to provide on-site bicycle parking.
P07	A07.1	Not applicable.



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(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;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	<p>Dwelling Houses, including Domestic Outbuildings, are not required to provide on-site bicycle parking.</p>
	<p>AO7.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Not applicable.</p> <p>Dwelling Houses, including Domestic Outbuildings, are not required to provide on-site bicycle parking.</p>
	<p>AO7.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not applicable.</p> <p>Dwelling Houses, including Domestic Outbuildings, are not required to provide on-site bicycle parking.</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p>	<p>AO8</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p>	<p>Not applicable.</p> <p>Dwelling Houses, including Domestic Outbuildings, are not required to provide walking and cycle routes.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Not applicable.</p> <p>The Dwelling Houses, including Domestic Outbuildings, are not required to provide for service vehicles.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not applicable.</p> <p>The Dwelling Houses, including Domestic Outbuildings, are not required to provide for service vehicles.</p>
	<p>AO9.3</p>	<p>Not applicable.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>The Dwelling Houses, including Domestic Outbuildings, are not required to provide for service vehicles.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (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; 	<p>Not applicable.</p> <p>The Dwelling House, including Domestic Outbuildings, would not include drop-off and pick-up services or facilities.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable. The development would not require queuing and set-down areas.



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9.4.4 Filling and excavation code

9.4.4.1 Application

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

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

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

9.4.4.2 Purpose

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



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- (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table Error! No text of specified style in document..a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Not applicable. No cut and / or fill is proposed.
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are	Not applicable.



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Performance outcomes	Acceptable outcomes	Compliance
	capable of supporting mature vegetation.	
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	Not applicable.
	AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.	Not applicable.
	AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	Not applicable.
	AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion	Not applicable.



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Performance outcomes	Acceptable outcomes	Compliance
	by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m ² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	Not applicable.
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Not applicable.
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then	AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road	Not applicable.



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Performance outcomes	Acceptable outcomes	Compliance
have a detrimental impact on the site or nearby land or adjacent road reserves.	reserves.	
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	Not applicable.
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Not applicable.
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Not applicable.
Water quality		
PO4	AO4	Not applicable.



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Performance outcomes	Acceptable outcomes	Compliance
Filling and excavation does not result in a reduction of the water quality of receiving waters.	Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Not applicable.



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9.4.6 Infrastructure works code

9.4.6.1 Application

- (1) This code applies to development identified as requiring assessment against the Infrastructure works code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.4.6.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by and connected to infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - (d) the integrity of existing infrastructure is maintained;
 - (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.6.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development



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Table 9.4.6.3.a – Infrastructure works code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/Pathways are located in the road verge and are provided for the hierarchy of road and located, designed and constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Not applicable.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Not applicable.
	AO1.3	Not applicable.



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



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>(c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Figure 9.4.6.3.a provides guidance on meeting the outcomes.</p>	
	<p>AO1.5</p> <p>Decks, verandahs stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	Not applicable.
Accessibility structures		
<p>PO2</p> <p>Development is designed to ensure they are accessible for people of all abilities and accessibility features do not impact on efficient and safe use of footpaths.</p>	<p>AO2.1</p> <p>Accessibility structures are not located within the road reserve.</p>	Not applicable.
	<p>AO2.2</p> <p>Accessibility structures are designed in accordance with Australian Standard AS1428.3.</p>	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes of grade are contained within the boundaries of the lot and not within the road reserve.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifting devices.</p>	<p>Not applicable.</p>
Water supply		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy – FNQROC Regional Development Manual;</p> <p>Or</p>	<p>Not applicable.</p> <p>The development will be provided with a rainwater tank to ensure that there is an adequate water supply on-site.</p> <p>Refer to Appendix 3 Proposed Plans.</p>



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO3.2</p> <p>Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 30,000 litres and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	<p>Complies or can be Conditioned to Comply.</p>
Treatment and disposal of effluent		
<p>PO4</p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>AO4.1</p> <p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy – FNQROC Regional Development Manual;</p>	<p>Not applicable.</p>



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p>AO4.2</p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).</p>	Complies or can be Conditioned to Comply.
Stormwater quality		
<p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p>	<p>AO5.1</p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2</p>	Complies.



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Performance outcomes	Acceptable outcomes	Applicant response
(a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy – FNQROC Regional Development Manual.	
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.6.3.b and Table 9.4.6.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO5.4</p> <p>An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the it is exceeded by addressing design objectives listed in Table Error! Reference source not found..b for:</p> <ul style="list-style-type: none"> (a) drainage control; (b) erosion controls; (c) sediment control; (d) water quality outcomes. 	Not applicable.
	<p>AO5.5</p> <p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.</p>	Complies.



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO5.6</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! Reference source not found..b and Table Error! Reference source not found..c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	Complies.
Non-tidal artificial waterways		
<p>PO6</p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p>	<p>AO6.1</p> <p>Development involving non-tidal artificial waterways ensures:</p>	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
(a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (b) be compatible with existing tidal and non-tidal waterways; (c) perform a function in addition to stormwater management; (d) achieve water quality objectives.	(a) environmental values in downstream waterways are protected; (b) any groundwater recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included.	
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments;	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	(c) to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas.	
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	Not applicable.
	AO6.4	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	Not applicable.
	AO6.6	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to:	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives;	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
(i) meet water quality objectives for its receiving waters;	(d) best practice environmental management.	
(ii) avoid adverse impact on ecosystem health or waterway health;	AO7.2 The wastewater management plan is managed in accordance with a waste management hierarchy that:	Not applicable.
(iii) maintain ecological processes, riparian vegetation and waterway integrity;		
(iv) offset impacts on high ecological value waters.	(a) avoids wastewater discharge to waterways; or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	to minimise the occurrence, frequency and intensity of algal blooms.	
	<p>AO7.4</p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering groundwater levels where potential or actual acid sulphate soils are present;</p> <p>(b) manages wastewaters so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and metals;</p>	<p>Not applicable.</p>



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Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (ii) holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network;	Complies.



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.</p>	
<p>PO9</p> <p>Development incorporating padmount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.1</p> <p>Padmount electricity infrastructure is:</p> <ul style="list-style-type: none"> (a) not located on land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. 	<p>Not applicable.</p>



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO9.2</p> <p>Padmount electricity infrastructure within a building in an activity centre and is designed and located to enable an active street frontage.</p> <p>Note – Padmounts in buildings in activity centres should not be located on the street frontage.</p>	Not applicable.
Telecommunications		
<p>PO10</p> <p>Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO10.1</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	Complies.
<p>PO11</p> <p>Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p>AO11.1</p> <p>Conduits are provided in accordance with Planning scheme policy – FNQROC Regional Development Manual.</p>	Complies.



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Performance outcomes	Acceptable outcomes	Applicant response
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site. (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy – FNQROC Regional Development Manual, for the particular hierarchy of road.	Not applicable.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not applicable.
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	Not applicable.
Alternations and repairs to public utility services		



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Performance outcomes	Acceptable outcomes	Applicant response
PO13 Infrastructure is integrated with and efficiently extends existing networks.	AO13.1 Development is designed to allow for efficient connection to existing infrastructure networks.	Not applicable.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.	Not applicable.
Construction management		



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Performance outcomes	Acceptable outcomes	Applicant response
<p>PO15</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15.1</p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds. 	<p>Not applicable.</p>
<p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p>AO16.1</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the</p>	<p>Not applicable.</p>



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Performance outcomes	Acceptable outcomes	Applicant response
	<p>Planning scheme policy – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i>.</p>	
For assessable development		
High speed telecommunication infrastructure		
<p>PO17</p> <p>Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17.1</p> <p>No acceptable outcomes are provided.</p>	<p>Not applicable.</p>
Trade waste		
<p>PO18</p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p>	<p>AO18.1</p> <p>No acceptable outcomes are provided.</p>	<p>Not applicable.</p>



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Performance outcomes	Acceptable outcomes	Applicant response
(a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.		
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	Not applicable.
	AO19.2 Commercial and industrial streets and access ways within streets serving commercial properties	Not applicable.



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Performance outcomes	Acceptable outcomes	Applicant response
	such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	
PO20 Hydrants are suitably identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20.1 No acceptable outcomes are provided.	Not applicable.

Table 9.4.6.3.b – Stormwater management design objectives (Construction phase)

Issue	Design objectives
Drainage control (Temporary drainage works)	(1) Design life and design storm for temporary drainage works:



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Issue	Design objectives
	<ul style="list-style-type: none"> (a) Disturbed area open for <12 months—1 in 2-year ARI event; (b) Disturbed area open for 12–24 months—1 in 5-year ARI event; (c) Disturbed area open for > 24 months—1 in 10-year ARI event. (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	<ul style="list-style-type: none"> (1) Minimise exposure of disturbed soils at any time. (2) Divert water run-off from undisturbed areas around disturbed areas. (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. (4) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	<ul style="list-style-type: none"> (1) Determine appropriate sediment control measures using:



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Issue	Design objectives
(Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)	<ul style="list-style-type: none"> (a) potential soil loss rate; or (b) monthly erosivity; or (c) average monthly rainfall. <p>(2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> (a) design storm for sediment basin sizing is 80th% five-day event or similar. <p>(3) Site discharge during sediment basin dewatering:</p> <ul style="list-style-type: none"> (a) TSS < 50 mg/L TSS; (b) Turbidity not >10% receiving waters turbidity; (c) pH 6.5–8.5.
<p>Water quality</p> <p>(Litter and other waste, hydrocarbons and other contaminants)</p>	(1) Avoid wind-blown litter; remove gross pollutants.



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Issue	Design objectives
	<p>(2) Ensure there is no visible oil or grease sheen on released waters.</p> <p>(3) Dispose of waste containing contaminants at authorised facilities.</p>
<p>Waterway stability and flood flow management</p> <p>(Changes to the natural waterway hydraulics and hydrology)</p>	<p>(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site</p>

Table 9.4.6.3.c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
80	60	40	90	Development for urban purposes



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Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
				Excludes development that is less than 25% impervious.
				In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.
Waterway stability management (1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.				Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability. For peak flow for the 100% AEP event, use collocated storages to attenuate site discharge rate of stormwater.

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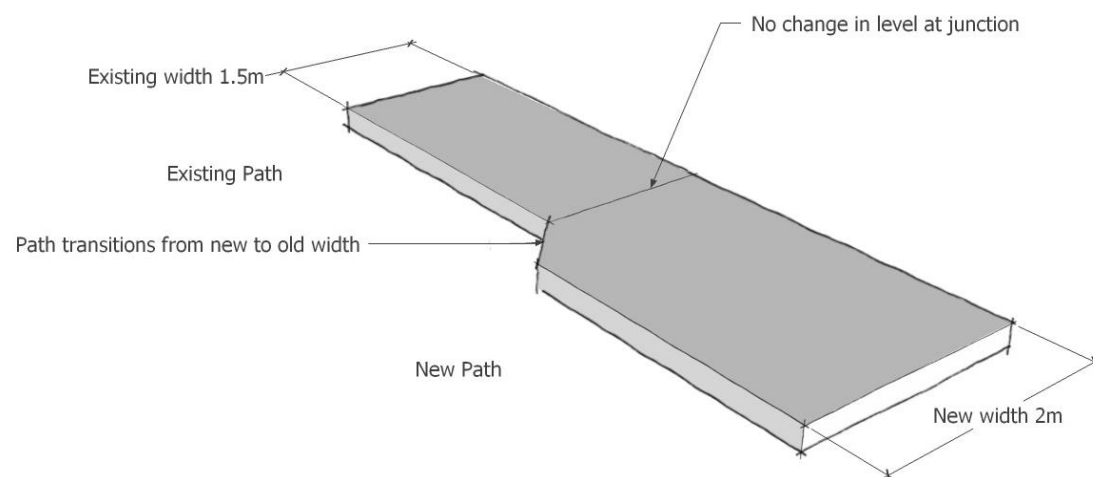


Figure 9.4.6.3.a – New footpath sections



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils 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 Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Land at or below the 5m AHD sub-category;
 - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.4 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.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.



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

- (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
- (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

8.2.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Acid sulphate soils overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	Complies. No excavation or filling will occur in association with the development.



20220205: De Meio Drive, Lower Daintree QLD 4873 – Lot 7 on RP 865 078

Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management</p>	<p>Complies.</p> <p>No excavation or filling will occur in association with the development.</p>



20220205: De Meio Drive, Lower Daintree QLD 4873 – Lot 7 on RP 865 078

Performance outcomes	Acceptable outcomes	Compliance
	<p>plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
PO3	AO3	Complies.



20220205: De Meio Drive, Lower Daintree QLD 4873 – Lot 7 on RP 865 078

Performance outcomes	Acceptable outcomes	Compliance
No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	No acceptable outcomes are prescribed.	No excavation or filling will occur in association with the development.

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide 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 Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

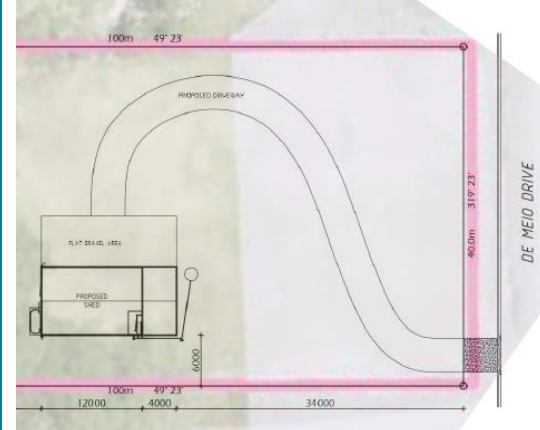
8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard 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 Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;

- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p>For dwelling houses,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within</p> <p>Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p>Complies. As indicated in the Figure below the Domestic Outbuilding has been located in a portion of the site which is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2 being fully compliant with AO1.1 in this instance.</p> 



Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	Complies. Refer to AO1.1 of this Code.
	AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	Not applicable.
For assessable development		
P02 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	Complies.
P03 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use AO3.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or AO3.2	Complies with AO3.1. Refer to AO1.1 above.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p>AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>AO3.5</p>	



Performance outcomes	Acceptable outcomes	Applicant response
	<p>Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p> <ul style="list-style-type: none"> (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. <p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p> <p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	



Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use (Residential uses)</p> <p>AO3.8</p> <p>The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	
<p>PO4</p> <p>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2</p> <p>Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3</p> <p>Materials are stored on-site:</p> <p>(a) are those that are readily able to be moved in a flood event;</p> <p>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes -</p> <p>(a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p>	<p>Not applicable.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
<p>P05 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p>A05.1 Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). <p>A05.2 Works (including buildings and earthworks) in non urban areas either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; <p>or</p> <ul style="list-style-type: none"> (c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. 	<p>Not applicable.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use</p> <p>AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p>	<p>Not applicable.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <ul style="list-style-type: none"> (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and 	<p>Complies. This application seeks approval for a Domestic Outbuilding only. As such, it is submitted that the development is fully compliant with PO7 in this instance. Refer to Appendix 3 Proposed Plans.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or AO8.2 The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities;	Complies.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(c) sub stations; (d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <p>(a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards.</p> <p>and/or</p> <p>AO8.3 The following uses have direct access to low hazard evacuation routes as defined in</p> <p>Table 8.2.4.3.c :</p> <p>(a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.</p> <p>AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration.</p>	



Performance outcomes	Acceptable outcomes	Applicant response
	A08.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

Table 8.2.4.3.b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none">• Parks and open space.
5% AEP level	<ul style="list-style-type: none">• Car parking facilities (including car parking associated with use of land).
1% AEP level	<ul style="list-style-type: none">• All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none">• Emergency services (if for a police station);• Industry activities (if including components which store, treat or use hazardous materials);• Substation;• Utility installation.
0.2% AEP level	<ul style="list-style-type: none">• Emergency services;• Hospital;• Major electricity infrastructure;• Special industry.

Table 8.2.4.3.c - Degree of flood

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4)	Fit adults would have difficulty wading. (Generally, safe wading velocity depth product is less than 0.6)	Wading is not an option.
Evacuation distances	< 200 metres	200-400 metres	400-600 metres	600 metres
Maximum flood depths	< 0.3 metre	< 0.6 metre	< 1.2 metres	1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres per second	< 1.5 metres per second	1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (Flooding)	Ample flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan.
Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.

8.2.5 Hillslopes overlay code

8.2.5.1 Application

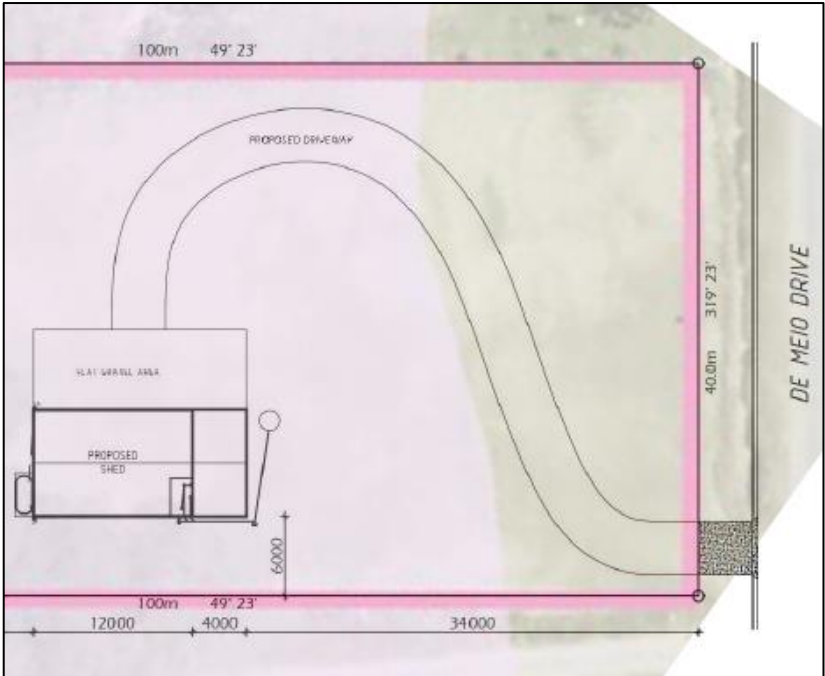
- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained 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.

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes		Acceptable outcomes
For self-assessable development		
<p>PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>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.</p>	<p>As indicated in the Figure below the majority of the site is mapped as an Area Affected by Hillslopes.</p>  <p>Accordingly, the Domestic Outbuilding is located within this mapped area. However, as this portion of the site is void of any vegetation, it is submitted that the development is fully compliant with PO1 in this instance despite the proposed 'variation'.</p> <p>Refer to Appendix 3 Proposed Plans.</p>

For assessable development		
<p>PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)</p> <p>or</p>	<p>Complies. The subject site is a flat parcel of land.</p>
	<p>AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p>	
	<p>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.</p>	<p>Complies or can be Conditioned to Comply.</p>
	<p>AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (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>	<p>Not applicable.</p>
	<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>Not applicable.</p>



	<p>AO2.6 Development does not alter the sky line.</p> <p>AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces: (i) 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; (ii) reflective surfaces.</p> <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: (a) with a gradient of 1 in 6 (16.6%) or more; (c) are designed to be sited and respond to the natural constraints of the land</p>	<p>Complies.</p> <p>Complies or can be Conditioned to Comply.</p> <p>Complies or can be Conditioned to Comply.</p> <p>Not applicable.</p> <p>Not applicable.</p>
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	and require minimal earthworks.	
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	AO3 Excavation or fill: <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; (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. 	Not applicable.

8.2.6 Landscape values overlay code

8.2.6.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values 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 Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:
 - (a) High landscape value sub-category;
 - (b) Medium landscape value sub-category;
 - (c) Scenic route buffer / view corridor area sub-category;
 - (d) Coastal scenery area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.6.2 Purpose

- (1) The purpose of the Landscape values overlay code is to:
 - (a) implement the policy direction of 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 3.6.4 – Resource extraction.
 - (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas of High landscape value are protected, retained and enhanced;
 - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
 - (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
 - (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
 - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
 - (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
 - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are

maintained;

- (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
- (g) views towards High landscape value areas and the Coral Sea are not diminished;
- (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
- (i) advertising devices do not detract from the landscape values, character types or amenity of an area.

8.2.6.3 Criteria for assessment

Table 8.2.6.3.a – Landscape values overlay code – assessable development

z		Acceptable outcomes
For assessable development		
Development in a High landscape value area		
<p>PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall 	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of roof height.</p> <p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p>AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO1.5</p>	<p>Complies. As indicated on the proposed plans prepared by Apex Engineering Group Pty Ltd the Domestic Outbuilding is a one (1) storey structure with an overall height of 4.07 metres measured to the uppermost projection of the roofline being fully compliant with AO1.1 in this instance. Refer to Appendix 3 Proposed Plans.</p> <p>Complies.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Complies or can be Conditioned to Comply.</p>



<p>infrastructure; (g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p>AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p> <p>AO1.8 Advertising devices do not occur.</p>	<p>Complies.</p> <p>Not applicable.</p> <p>Complies.</p>
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8.2.7 Natural areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

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. Specifically the portion of the site where the Domestic Outbuilding has been sited is void of any vegetation or environmental values.



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. 	Complies. Specifically the portion of the site where the Domestic Outbuilding has been sited is void of any vegetation or environmental values.
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. <p>or</p> 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.	Not applicable.



Performance outcomes	Acceptable outcomes	Applicant response
P04 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.	
P05 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.	Complies.
Ecological connectivity		
P06 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, breeding and roosting sites and native fauna movements.	Not applicable.



Performance outcomes	Acceptable outcomes	Applicant response
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.	Complies.
Waterways in an urban area		
P08 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration 	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.	Not applicable.
Waterways in a non-urban area		
P09 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	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.	Complies.

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.

Appendix 3

PROPOSED PLANS

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation

Member Australian Institute of Building Surveyors Professional Standards Scheme

LOT NUMBER:	7
SP NUMBER:	RP 865078
LOCAL GOVERNMENT:	DOUGLAS SHIRE
.....	LOWER DAINTREE
AREA:	4 000m ²

STORMWATER TO DISCHARGE
TO LEGAL DISCHARGE POINT.

NOTE
BUILDER TO SHAPE AND
BATTER EXISTING GROUND
TO CLIENTS SPEC.

GENERAL NOTES
-DO NOT SCALE FROM THIS DRAWING
FIGURED DIMENSIONS ARE TO TAKE
PREFERENCE OVER SCALED WORK
-ANY DISCREPANCIES WHICH MAY BE
FOUND IN THIS DRAWING MUST BE
BROUGHT TO THE ATTENTION OF FNQ
Design and Drafting

<p>SITE NOTES</p> <ul style="list-style-type: none"> -ALL BUILDERS WORK TO BE CARRIED OUT WITHIN SITE BOUNDARY. THIS NOTE TO TAKE PRECEDENCE OVER ANY OTHER DOCUMENTATION. -BUILDING PLATFORM PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT. -ALL WORK INCLUDING TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE TO PROVIDE AN ENGINEERED (CONTROLLED) FILLED PLATFORM. -STRIP BUILDING PLATFORM EXTENDING TO MINIMUM 15 METERS OUTSIDE BUILDING STRUCTURE FOOTPRINT OF TOPSOIL, DELETERIOUS ORGANICS AND UNCONTROLLED FILL. -THE BUILDING PLATFORM SHALL BE RAISED TO LEVEL WITH ENGINEERED FILL. -FOUNDATION MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CSIRO BROCHURE, "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCES". 	<p>PLUMBING SHOWN IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND STORMWATER AND DOWNPIPE QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.</p> <ul style="list-style-type: none"> -CLIENT TO PROVIDE SKETCH PLAN SHOWING ANY FUTURE ALTERATIONS, EXTENSIONS, SWIMMING POOLS ETC. SO HOUSE SEWER AND STORMWATER CAN BE ALIGNED TO ACCOMMODATE REQUIREMENTS. BUILDING TO BE POSITIONED A MIN. 1000mm AWAY FROM ANY SEWER OR STORMWATER DRAIN. -ALL WATER TO BE DRAINED AWAY FROM BUILDING DURING AND AFTER CONSTRUCTION. -FINISHED SLAB LEVEL TO BE MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
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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 AND EXISTING TREES (INCLUDING STUMPS AND ROOTS) 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 (AS 1289 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.

4. ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 3 SUPERVISION (AS 3798-1990 'GUIDELINES ON EARTHWORKS FOR CIVIL ENGINEERS' AND RECOMMENDED FOR ACHIEVING THE MAX DRY DENSITY RATIO OF 98% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)
5. ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%.
6. FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2H:1V. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION.
7. CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTURBANCE (BY WAY OF INCREASED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES ETC.

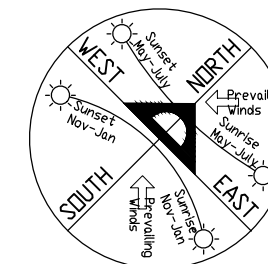
(C) THIS DRAWING IS AND WILL REMAIN THE COPYRIGHT AND PROPERTY OF FNO DESIGN & DRAFTING AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THIS PLAN IS TO BE USED ONLY FOR LOT No. SPECIFIED.

LEGEND

————— DENOTES 100mmØ
UPVC SEWER DRAIN

○ 33m
150d 17'20" DENOTES
BOUNDARY LINE
WITH LOCATED PEG

KEY	
B	BATH
BN	BASIN
WC	WATER CLOSET
SH	SHOWER
S	SINK
WM	WASHING MACHINE DISCHARGE
LD	LINEAR DRAIN
FWG	FLOOR WASTE GULLY
GD	GRATED DRAIN
IO	INSPECTION OPENING
IOS	IO TO SURFACE
V	VENT
O	OVERFLOW RELIEF GULLY



AMENDMENTS:
DATE | REV | DESCRIPTION

NOTE:

1. Smoke Alarms to comply to AS3786 & BCA Requirements.
2. Verify all dimensions & levels prior to construction commencing.
3. Figured dimensions take precedence over scaled dimensions.
4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

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

DATE: 10/10/2022

C.M.G. CONSULTING ENGINEERS PTY. LTD.

20 Winkworth Street
Bungalow QLD 4870
PH: 0401 793 240
russel@fnqdesign.com

FNQ DESIGN & DRAFTING
QBCC Licence No. 1117748

Clients Name: ANGELO JOSEPH

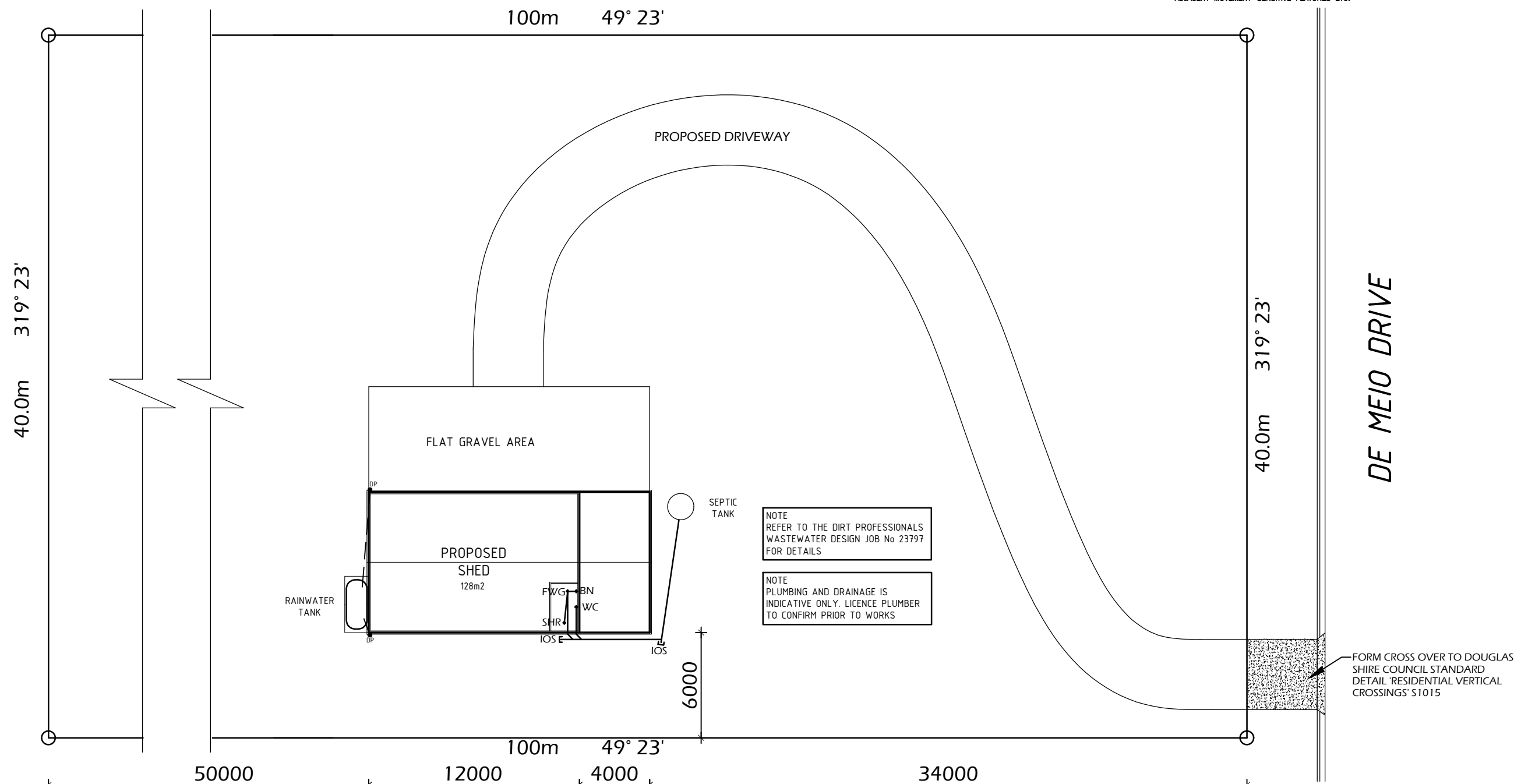
Description: PROPOSED SHED

Address: L7 DE MEIO DRIVE
LOWER DAINTREE QLD

Drawing Title: SITE PLAN

Date: NOV 2022 Scale: 1:250@A3

Job No: 23023 Sheet No: 01

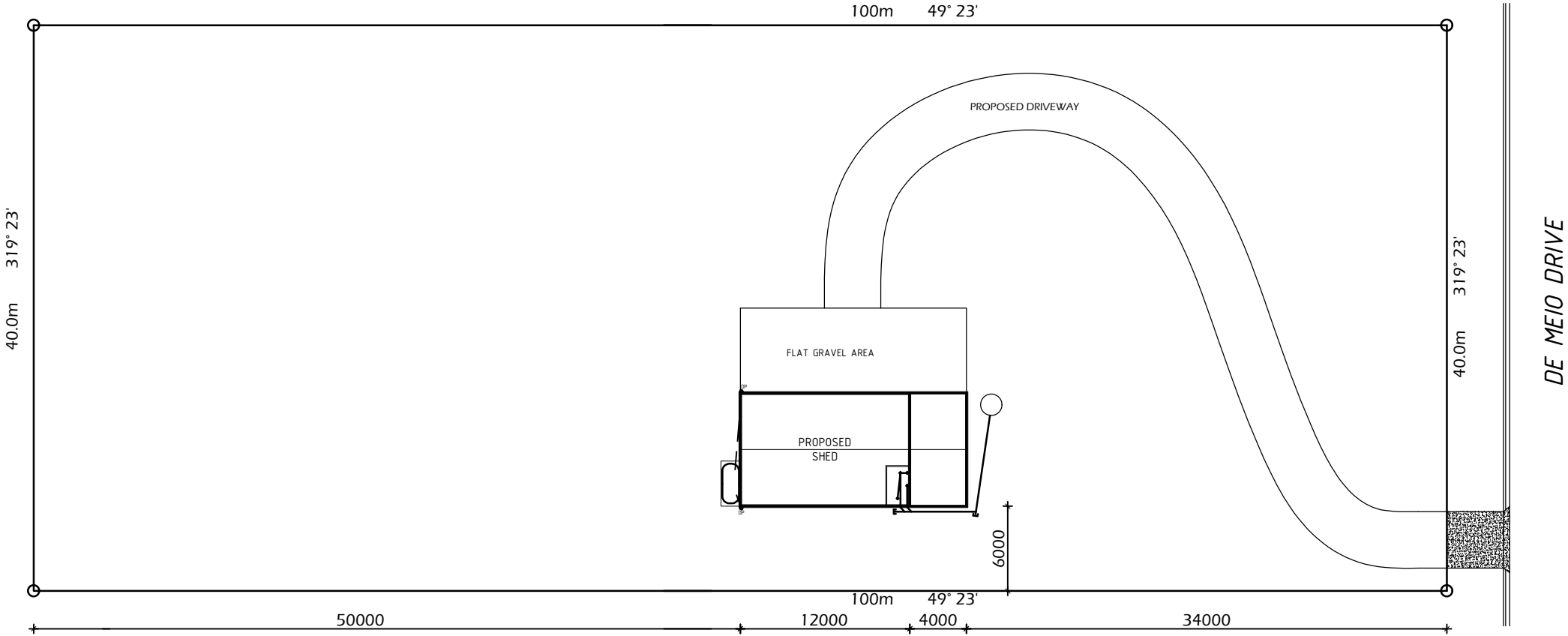


SITE PLAN SCALE 1:250

FORM CROSS OVER TO DOUGLAS
SHIRE COUNCIL STANDARD
DETAIL 'RESIDENTIAL VERTICAL
CROSSINGS' S1015

LOT NUMBER: 7
SP NUMBER: RP 865078
LOCAL GOVERNMENT: DOUGLAS SHIRE
..... LOWER DAINTREE
AREA: 4 0 0 0 m²

NOTE
REFER TO SHEET 01
FOR DETAILS



SITE PLAN SCALE 1:400

THIS DRAWING IS AND WILL REMAIN THE COPYRIGHT AND PROPERTY OF FNQ DESIGN & DRAFTING AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THIS PLAN IS TO BE USED ONLY FOR LOT No. SPECIFIED.

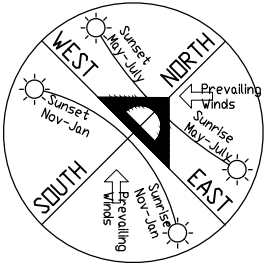
LEGEND

————— DENOTES 100mmØ UPVC SEWER DRAIN

33m
150d17'20" DENOTES BOUNDARY LINE WITH LOCATED PEG

KEY

B BATH
BN BASIN
WC WATER CLOSET
SH SHOWER
S SINK
WM WASHING MACHINE DISCHARGE
LD LINEAR DRAIN
FWG FLOOR WASTE GULLY
GD GRATED DRAIN
IO INSPECTION OPENING
IOS IO TO SURFACE
V VENT
O OVERFLOW RELIEF GULLY



AMENDMENTS:

DATE	REV	DESCRIPTION

NOTE:

1. Smoke Alarms to comply to AS3786 & BCA Requirements.
2. Verify all dimensions & levels prior to construction commencing.
3. Figured dimensions take precedence over scaled dimensions.
4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

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

DATE: 10/10/2022

C.M.G. CONSULTING ENGINEERS 208 BUCHAN ST
CAIRNS QLD 4870
PH: (07) 4031 2775
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20 Winkworth Street
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PH: 0401 793 240
russe1@fnqdesign.com

FNQ DESIGN & DRAFTING
QBCC Licence No. 1117748

Clients Name: ANGELO JOSEPH
Description: PROPOSED SHED
Address: L7 DE MEIO DRIVE
LOWER DAINTREE QLD

Drawing Title: SITE PLAN (COMPLETE)
Date: NOV 2022 Scale: 1:400@A3
Job No: 23023 Sheet No: ..

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- *Provision of Soils Report for the site and in the building area on which the building is to be erected
- *Site Plan and Drainage Plans
- *Any other plans not covered by these engineering plans requested by the local Council or the authority

RAINWATER AND DRAINAGE

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

SLAB DETAILS - GENERAL

- * The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.
- * Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing.Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

Concrete Slab

- * Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10 building.
- * The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
- * A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
- * Site conditions different to those specified require a modified design.
- * Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
- * Designs are in accordance with AS 3600:2018
- * All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
- * Concrete should be cured for 7 days before commencing construction of the building.
- * Refer to connection details.
- * Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
- * Where columns or end wall mullions have been removed, piers are not required.
- * End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.

* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites


- * Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.
- * Concrete piers under Roller Doors Jambs to be a minimum size as below: C20019 - 450mm dia x 500mm deep, centered to the C Section
- Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

- * Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.
- * Perimeter beams 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
- * Internal beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
- * Concrete piers under Roller Doors Jambs to be a minimum size as below: C20019 - 450mm dia x 650mm deep, centered to the C Section

BRACING NOTES

- * Refer to Connection Details.
- * Knee bracing clearance from FFL is X = Main Building: 2.224m.
- * All Cross Bracing is achieved with 1.6mm Strap G450.
- * Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
- * Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
 - C150 - maximum 1800mm spacing
 - C200, C250 - maximum 2200mm spacing
 - C300 - maximum 2800mm spacing
 - C350 - maximum 2800mm spacing
 - C400 - maximum 2800mm spacing
- Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
- * Open bays to have fly bracing fitted to every available girt supporting the header sheets.
- * Where windows/GSD are placed in any bay where cross bracing is shown, then
 - a) this can be replaced by moving the bracing to another bay OR
 - b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.
- * All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

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			Drawing # WSS216408 - 2	Print Date: 6/01/2022			

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6
- * All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

Roller Doors


All comments regarding roller doors are based from inside the building looking out.

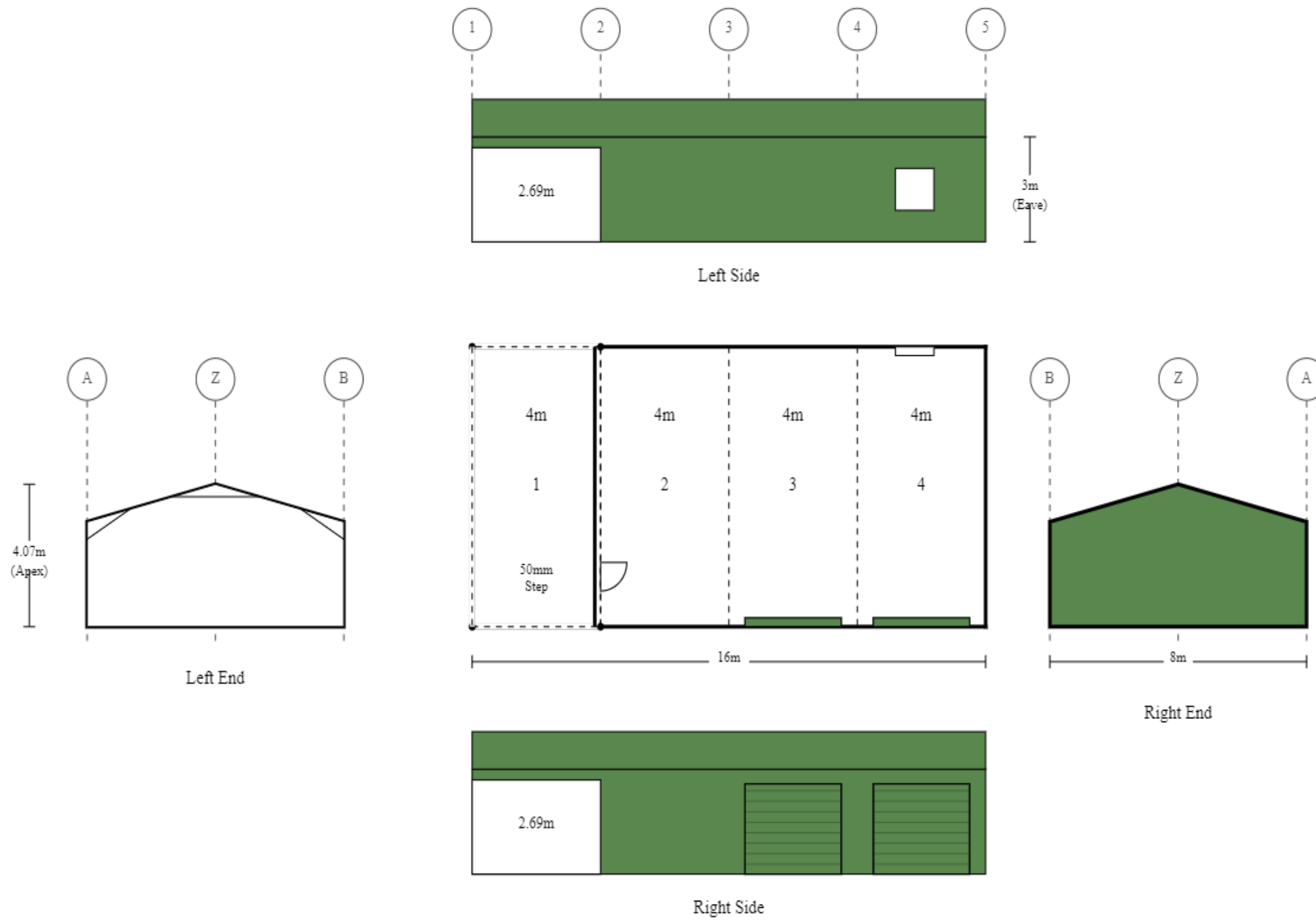
OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 4.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

SOLAR PANELS

- * The building has been engineered for the panels to be placed on the right side of the main building.
- * Refer to Solar Panel Connection Detail drawing.

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			Drawing # WSS216408 - 2	Print Date: 6/01/2022			



Purchaser Name: Angelo Joseph

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Layout
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Signature:

John Ronaldson

Date: 06/01/22

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions

Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	8	16	15	3	A - B	1 - 5

Portal Frame Elements

Grid / Portal Number		1	2	3	4	5
Columns	A	2C25024	C30030	C30030	C30030	C20024
	B	2C25024	C30030	C30030	C30030	C20024
Rafters	A - Apex	C25019	C25019	C25019	C25019	C15019
	Apex - B	C25019	C25019	C25019	C25019	C15019
End Wall Mullions	Z	-	C25019	-	-	C15015
Apex Braces	Apex	C20015 @ 2.4m	-	C20015 @ 2.4m	C20015 @ 2.4m	-
Knee Braces	A - Apex	C25019 @ 1.32m		C20019 @ 1.32m	C20019 @ 1.32m	
	Apex - B	C25019 @ 1.32m		C20019 @ 1.32m	C20019 @ 1.32m	

Bay Section Elements


Grid / Bay Number		1	2	3	4	Maximum
Bay Widths		4	4	4	4	
Roof Purlins (refer to Purlin And Girt Plan)		Z150	Z150	Z150	Z150	
Roof Purlin Spacing (End)	A - Apex	0.986	0.986	0.986	0.986	1.150
	Apex - B	0.986	0.986	0.986	0.986	1.150
Roof Purlin Spacing (Internal Spans)	A - Apex	0.986	0.986	0.986	0.986	1.400
	Apex - B	0.986	0.986	0.986	0.986	1.400
Eave Purlin	A	2XC15012	XC15012	XC15012	XC15012	
	B	2XC15012	XC15012	XC15012	XC15012	
Side Girts (refer to Purlin And Girt Plan)		-	Z150	Z150	Z150	
Side Girt Bridging (Rows)	B	-	YES (1)	-	-	
Side Girts Spacing (End)	A	1.25	0.923	0.923	0.923	1.250
	B	1.25	0.923	0.923	0.923	1.250
Side Girts Spacing (Internal)	A	1.45	0.923	0.923	0.923	1.450
	B	1.45	0.923	0.923	0.923	1.450
Roller Door Header	B	-	-	C10010	C10010	
Roller Door Jambs	B	-	-	C20019	C20019	

End Bay Section Elements

Grid / Portal Number		2	5	Maximum
End Girts (refer to Purlin And Girt Plan)		Z100	Z100	
End Girt Bridging (Rows)	A - Z	YES (1)	-	
	Z - B	YES (1)	-	
End Girts Spacing (End)	A - Z	0.923	0.923	1.250
	Z - B	0.923	0.923	1.250
End Girts Spacing (Internal)	A - Z	0.923	0.923	1.450
	Z - B	0.923	0.923	1.450

Cladding Elements

Category	Colour	Product
Roof Sheeting	Mangrove	TRIMCLAD® 0.42 BMT (0.47TCT)
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheeting	Mangrove	TRIMCLAD® 0.42 BMT (0.47TCT)
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

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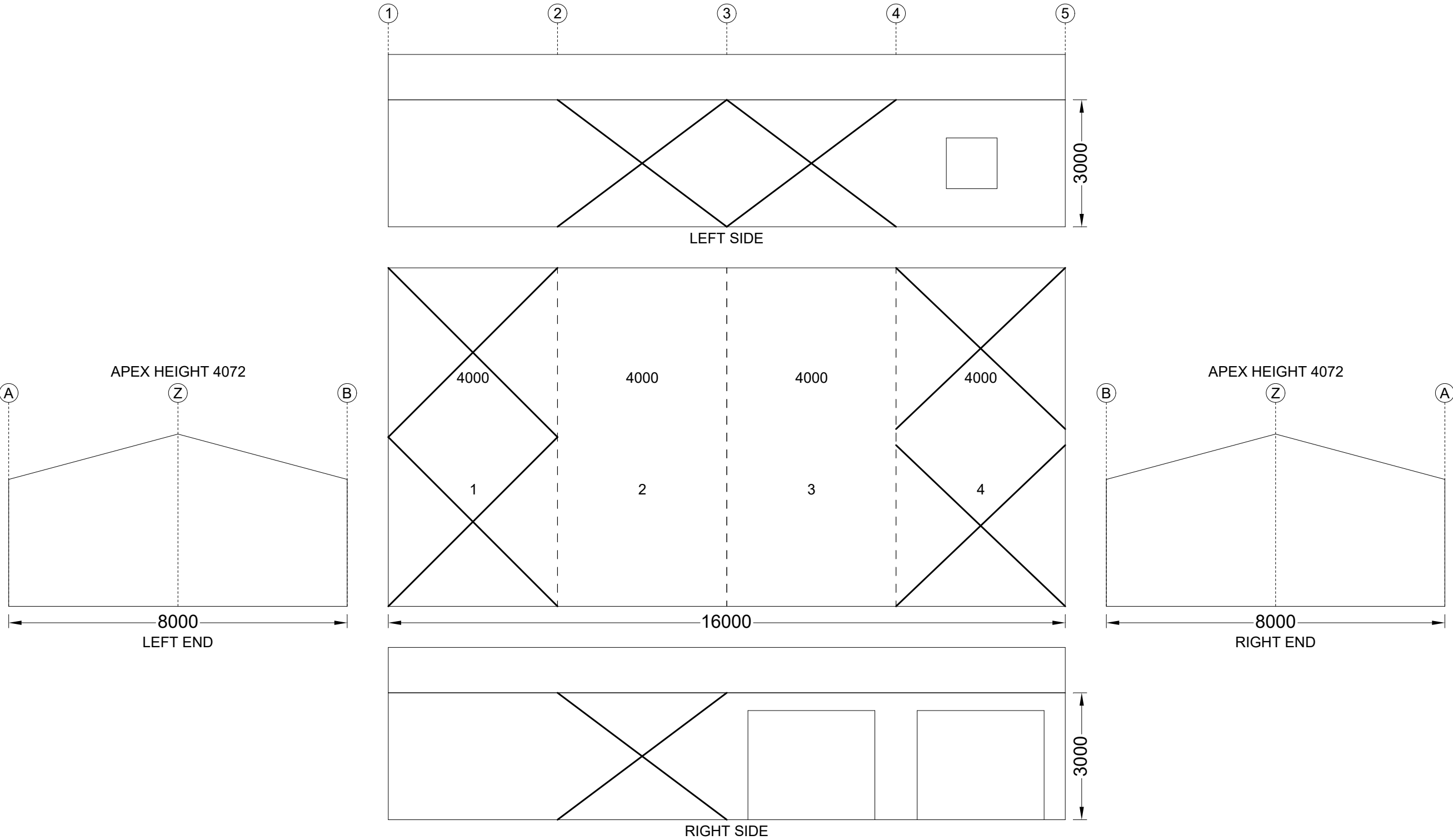
MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Pier Sizes			Depth (m) - with Slab			
Adhesion (kPa)	Soil Description	Diameter (m)	BP1	BP2	BP3	BP4
0	Sandy Soil	0.3	-	-	-	-
		0.45	2	-	-	1.2
		0.6	1.5	1.2	1.2	0.9
25	Soft to Firm Clay	0.3	-	-	-	-
		0.45	1.3	-	-	0.9
		0.6	1.2	1.1	1	0.9
50	Stiff to Very Stiff Clay	0.3	-	-	-	-
		0.45	1.1	-	-	0.9
		0.6	1.1	1	1	0.9

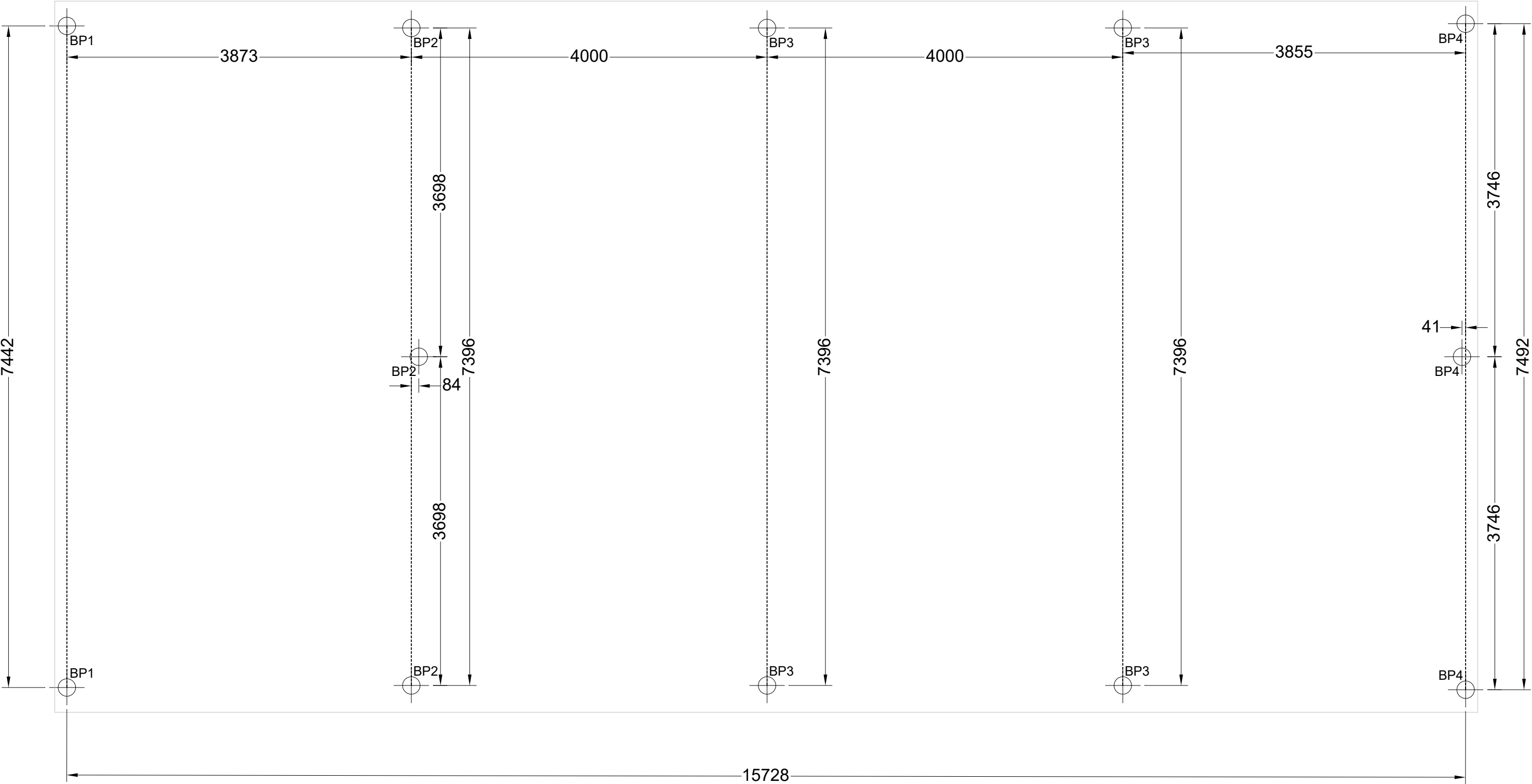
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Cross Bracing is achieved with 1.6mm Strap. Refer to Connection Details.



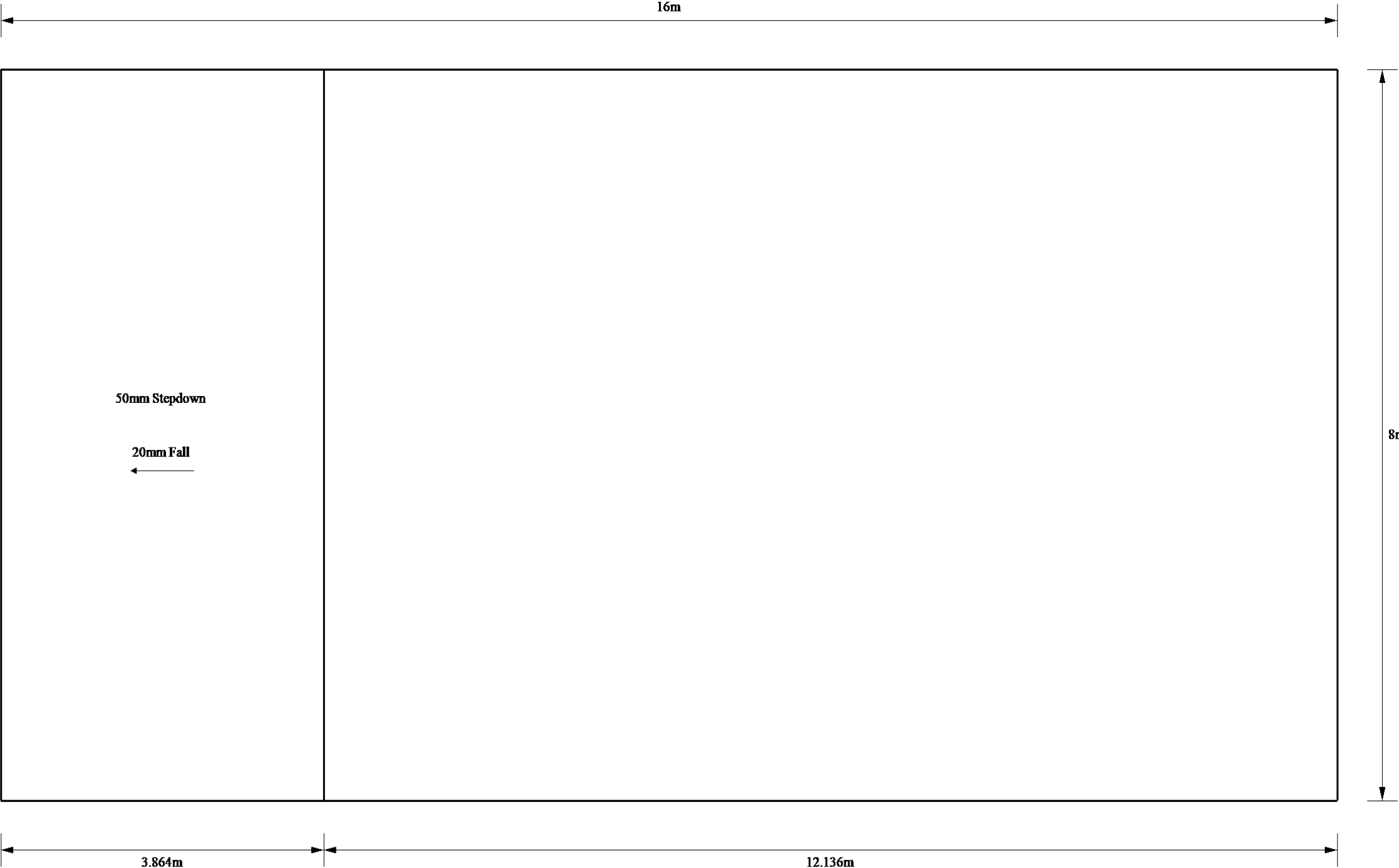
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These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.
Refer to Slab Plan for concrete stepdowns.



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			Drawing # WSS216408 - 6				
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These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.



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Slab Dimensions
Also refer to Concrete Piers Plan. NOT FOR CONSTRUCTION
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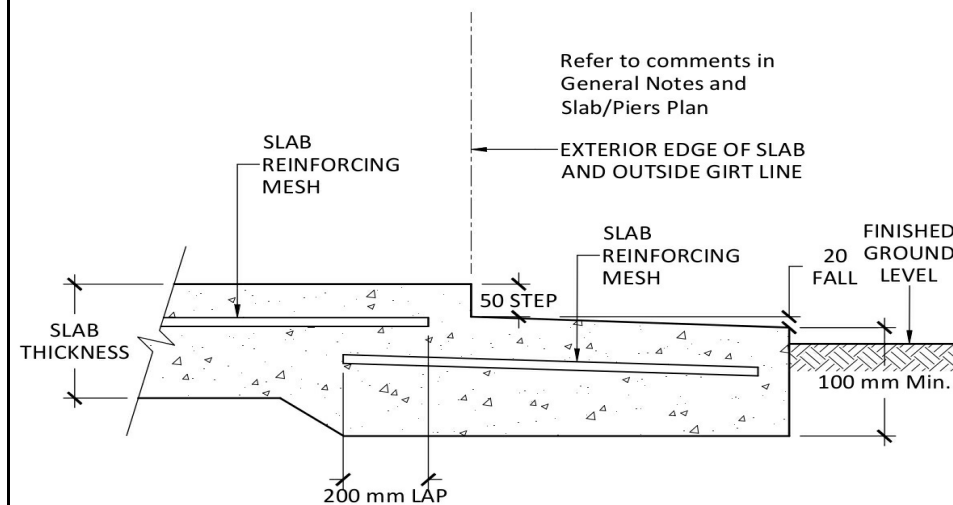
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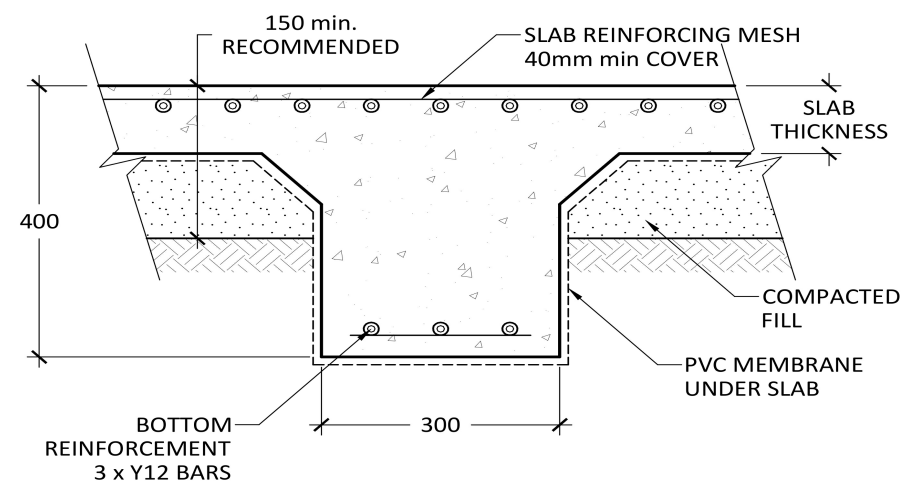
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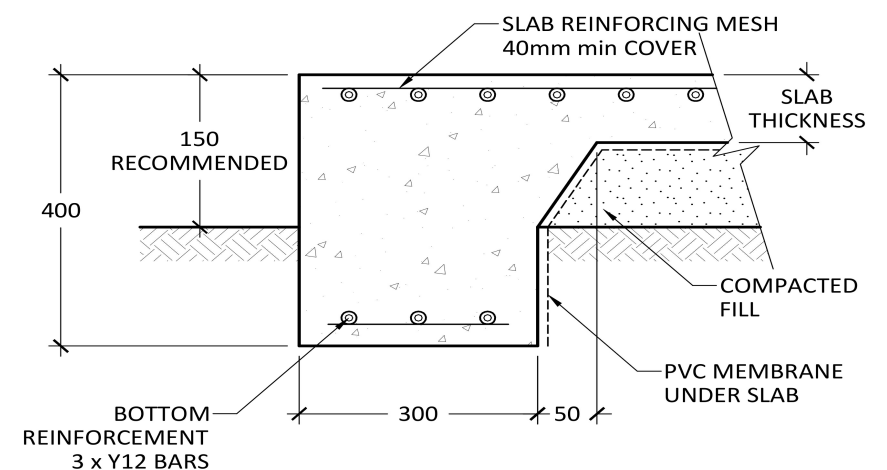
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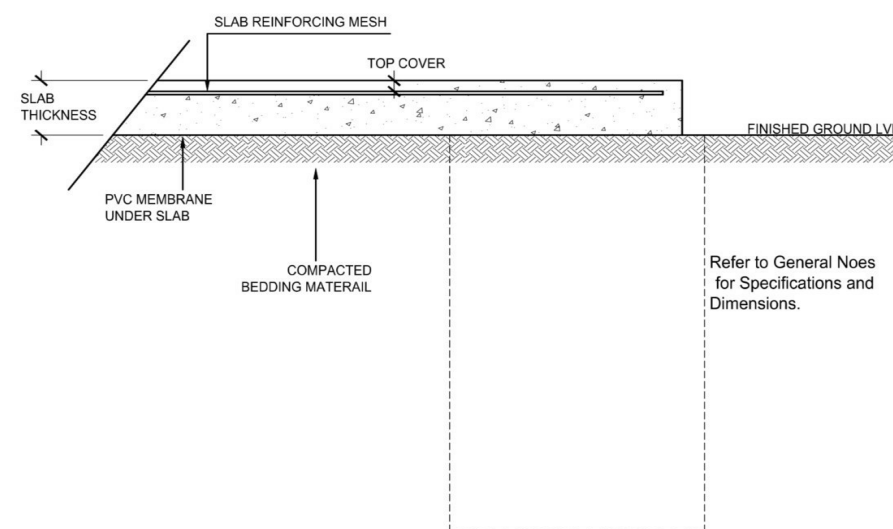
CONCRETE SLAB with
50 mm STEP DOWN



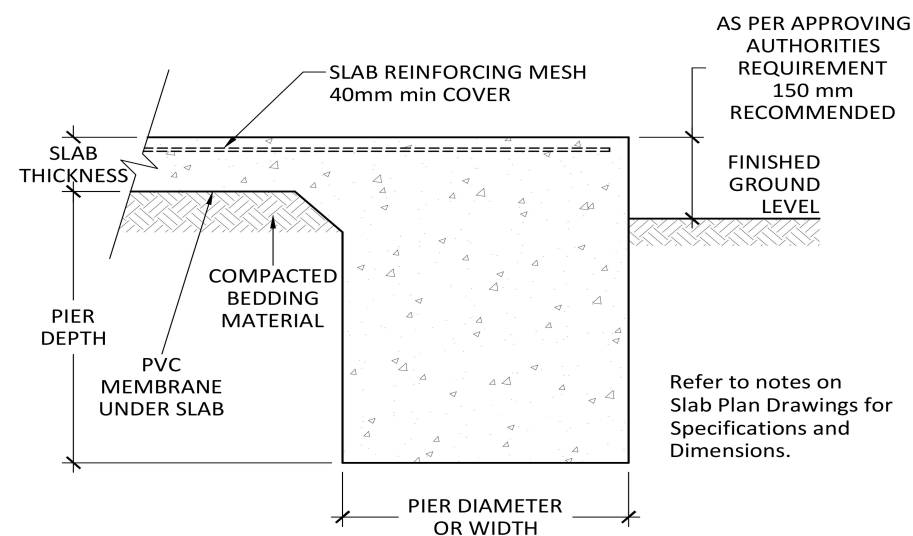
INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



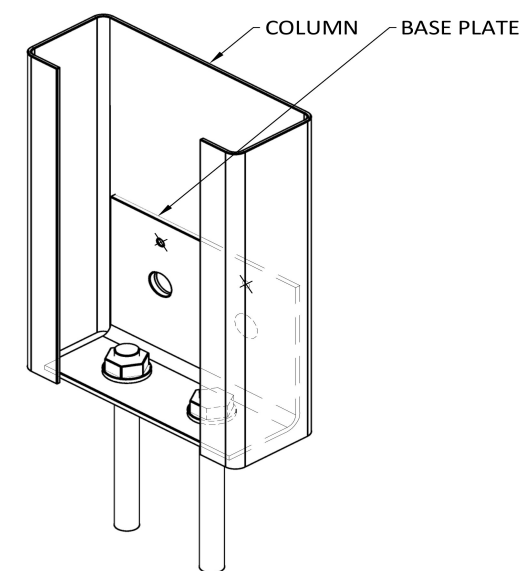
PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



SLAB DETAIL BETWEEN PIERS
(Class A , S & M)



SLAB AND PIER DETAIL



- FIXING BOLTS - 2 of M12 x 80 TRUEBOLT
 ○ FIXING BOLTS - 2 of M12 x 30 (8.8)
 × FIXING SCREWS - 2 of 14.20 x 22

C150 MULLION BASE PLATE

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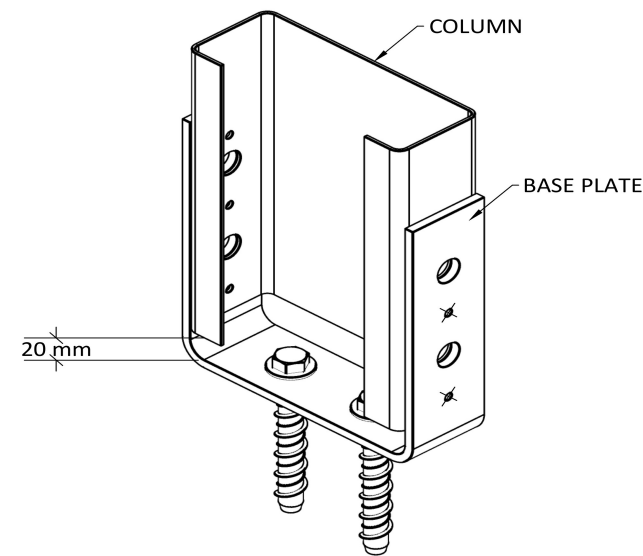
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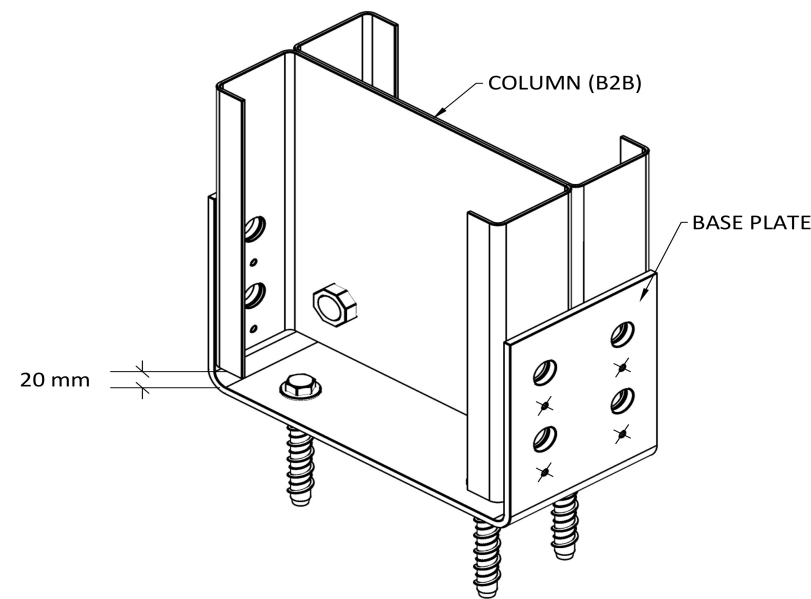
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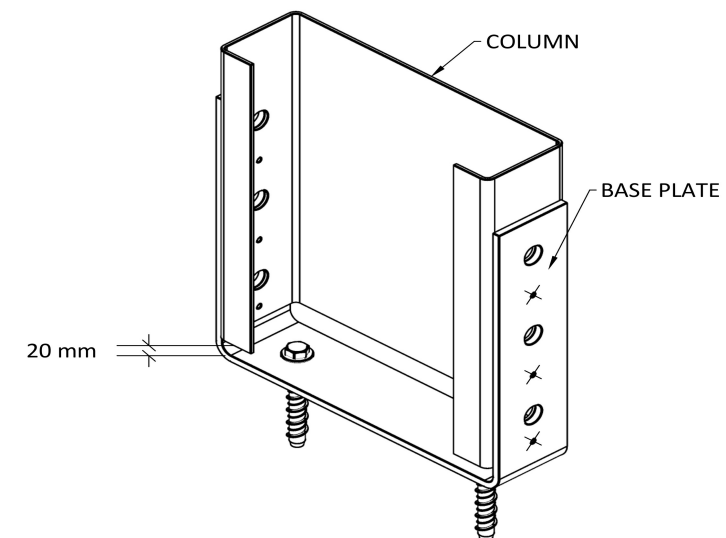
- FIXING BOLTS - 2 of M12 x 100 SCREWBOLT
- FIXING BOLTS - 4 of M12 x 30 (8.8)
- × FIXING SCREWS - 4 of 12.24 x 38 Series 500

C200 COLUMN FIXING



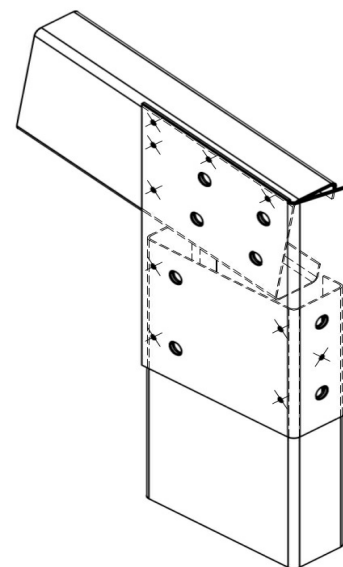
- FIXING BOLTS - 4 of M16 x 150 SCREWBOLTS
- FIXING BOLTS - 10 of M16 x 40 (8.8)
- × FIXING SCREWS - 8 of 12.24 x 38 Series 500

2C250 COLUMN FIXING



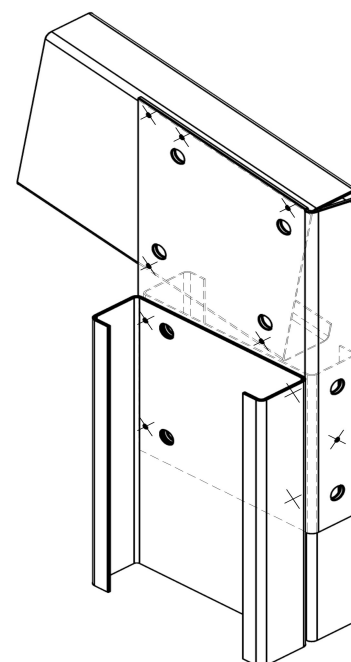
- FIXING BOLTS - 2 of M16 x 150 SCREWBOLTS
- FIXING BOLTS - 6 of M16 x 40 (8.8)
- × FIXING SCREWS - 6 of 12.24 x 38 Series 500

C300 COLUMN FIXING



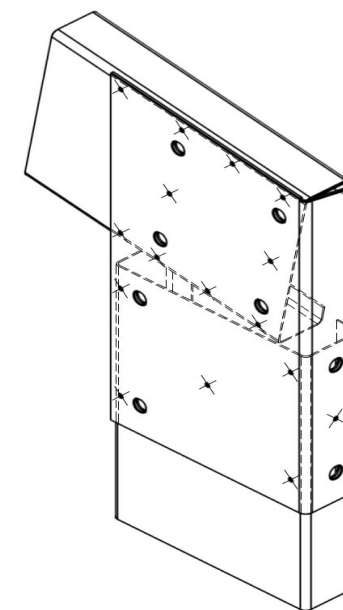
- FIXING BOLTS - 8 of M12 x 30 (8.8)
- × FIXING SCREWS - 10 of 14.20 x 22

HAUNCH BRACKET - C200-C150, 15°



- FIXING BOLTS - 8 of M16 x 40 (8.8)
- × FIXING SCREWS - 10 of 14.20 x 22

HAUNCH BRACKET - 2C250-C250, 15°



- FIXING BOLTS - 8 of M16 x 30 (8.8)
- × FIXING SCREWS - 16 of 14.20 x 22

HAUNCH BRACKET - C300-C250, 15°

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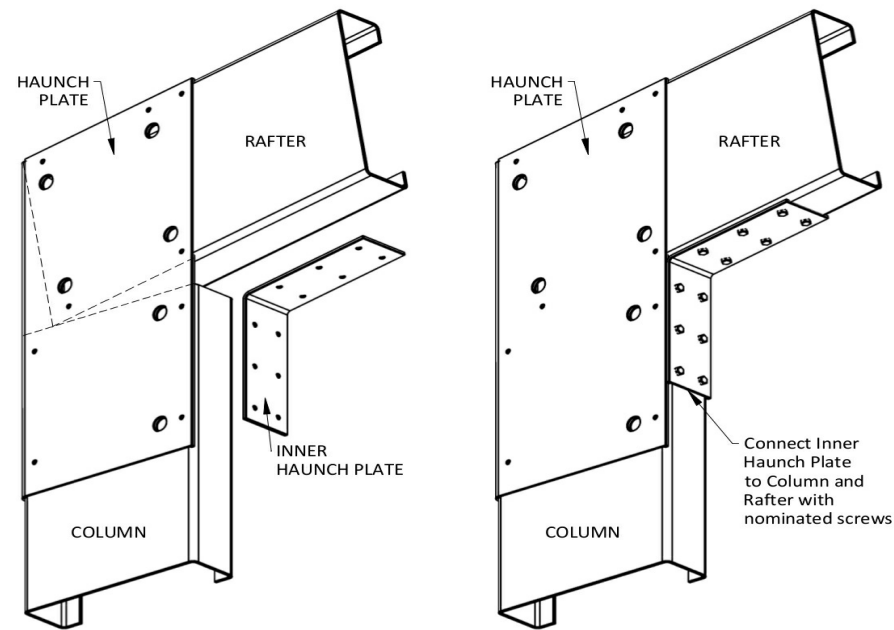
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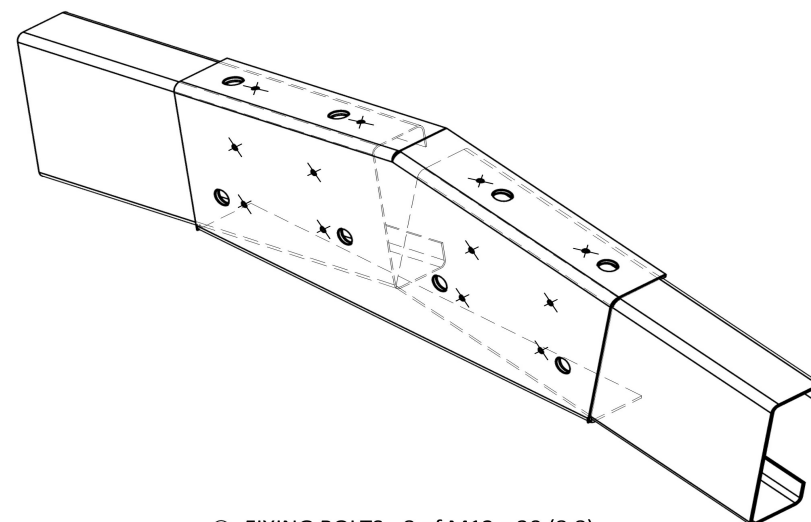
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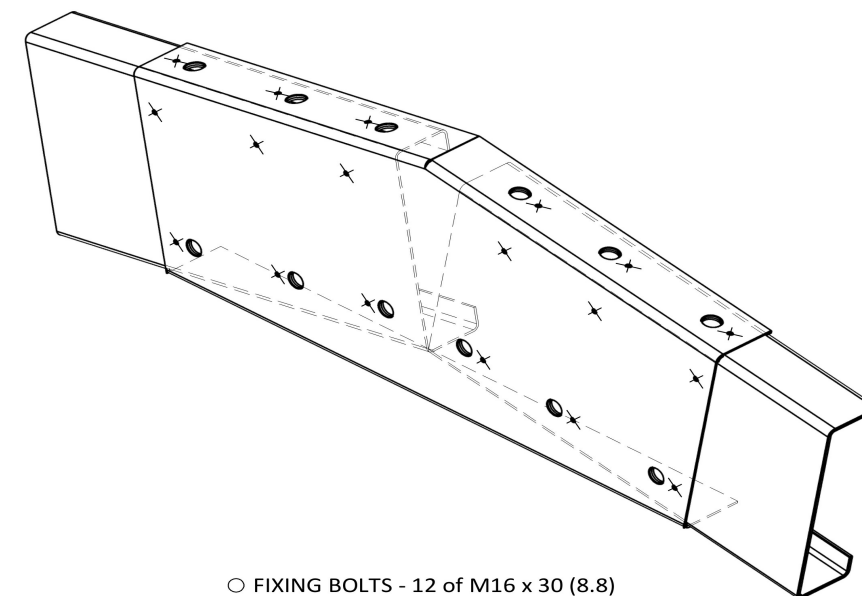
× FIXING SCREWS - 12 of 14.20 x 22

INNER HAUNCH BRACKET - SINGLE RAFTER



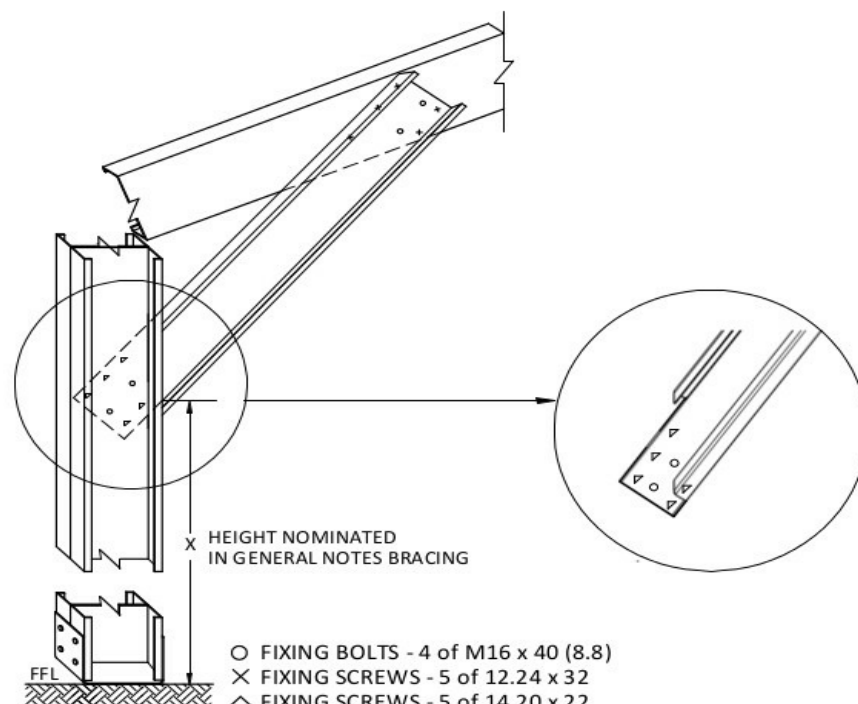
○ FIXING BOLTS - 8 of M12 x 30 (8.8)
× FIXING SCREWS - 12 of 14.20 x 22

APEX PLATE, C150, 15°



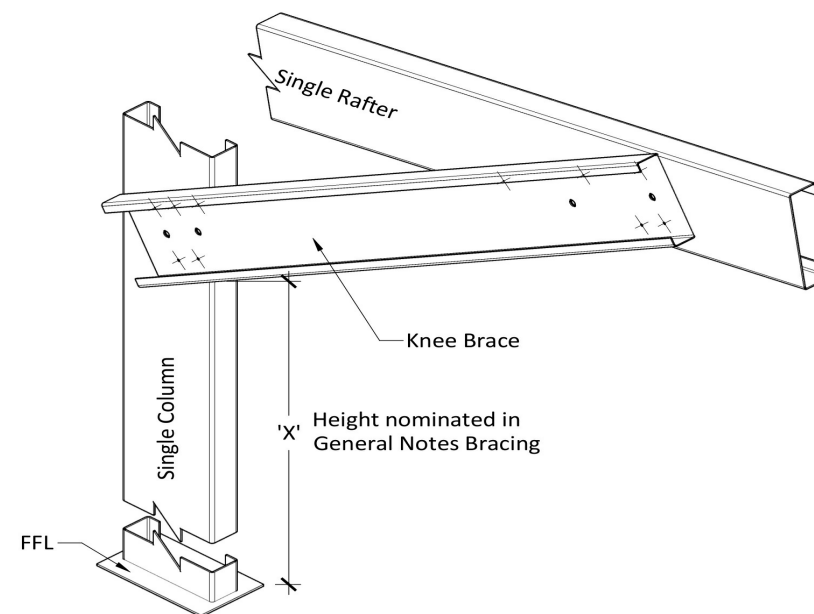
○ FIXING BOLTS - 12 of M16 x 30 (8.8)
× FIXING SCREWS - 18 of 14.20 x 22

APEX PLATE, C250, 15°



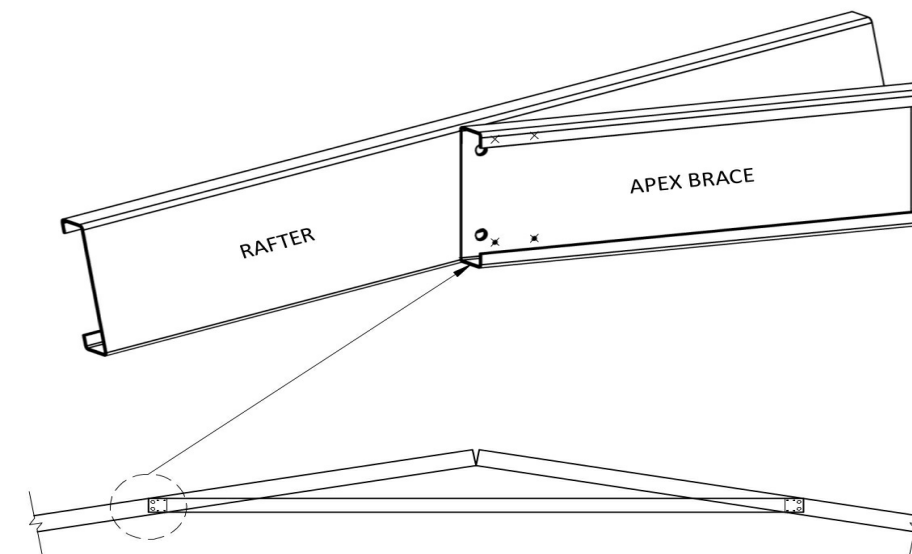
○ FIXING BOLTS - 4 of M16 x 40 (8.8)
× FIXING SCREWS - 5 of 12.24 x 32
△ FIXING SCREWS - 5 of 14.20 x 22

**KNEE BRACE FOR C250 COLUMN
BACK TO BACK COLUMN - SINGLE RAFTER**



○ FIXING BOLTS - 4 of M16 x 30 (8.8)
× FIXING SCREWS - 10 of 14.20 x 22

**C300 KNEE BRACE FOR
SINGLE COLUMN + SINGLE RAFTER**



○ FIXING BOLTS - 2 of M16 x 40
× FIXING SCREWS - 4 of 14.20 x 22

APEX BRACE FOR SINGLE RAFTER

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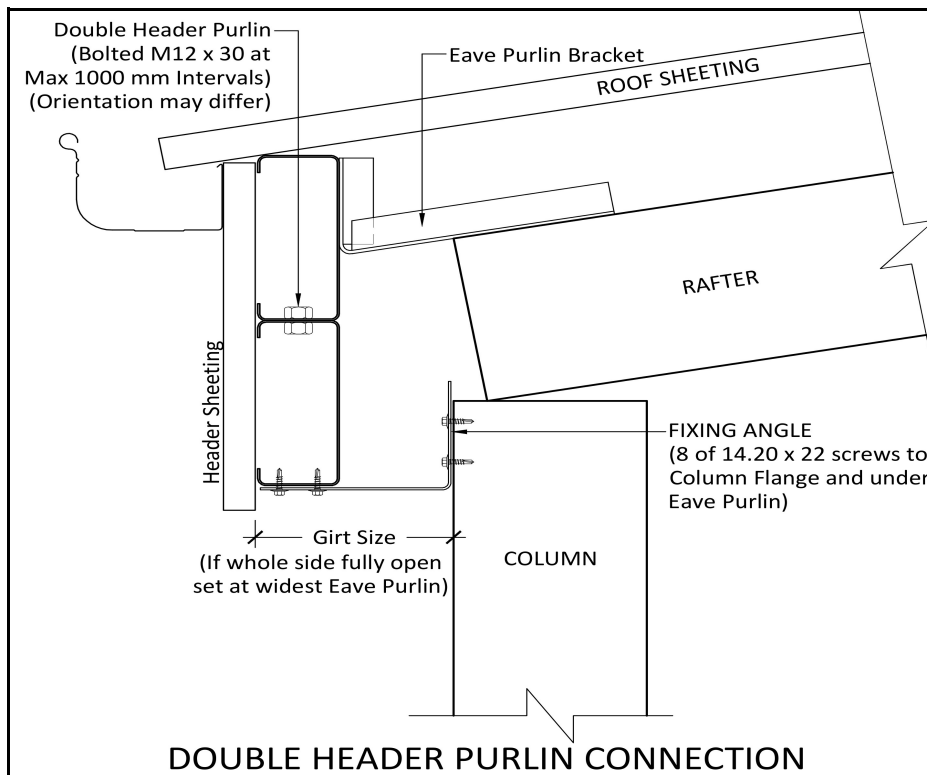
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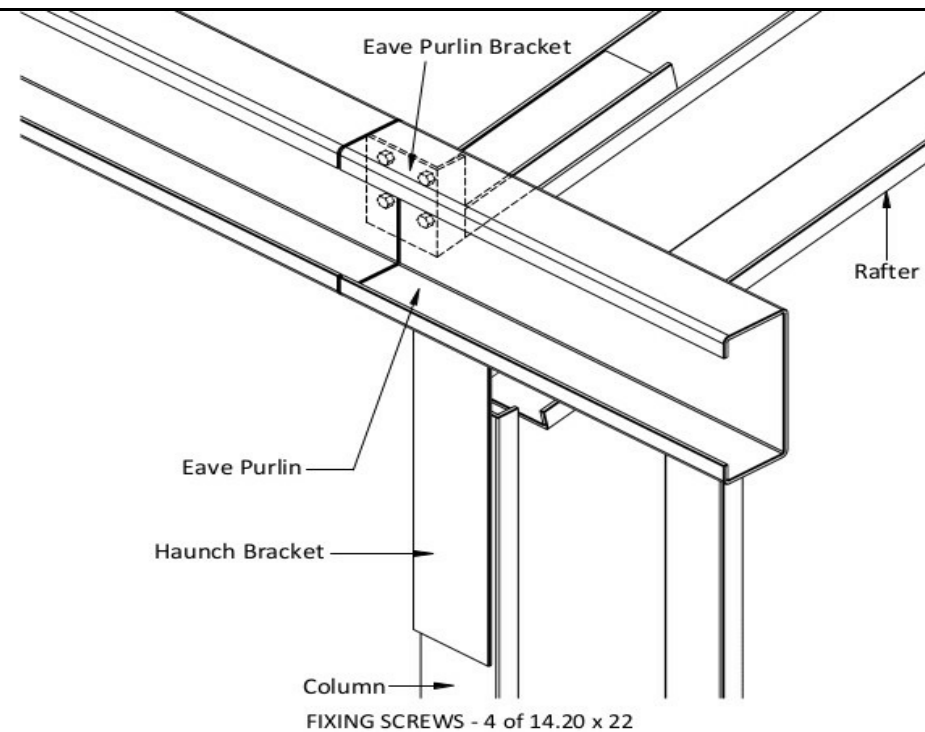
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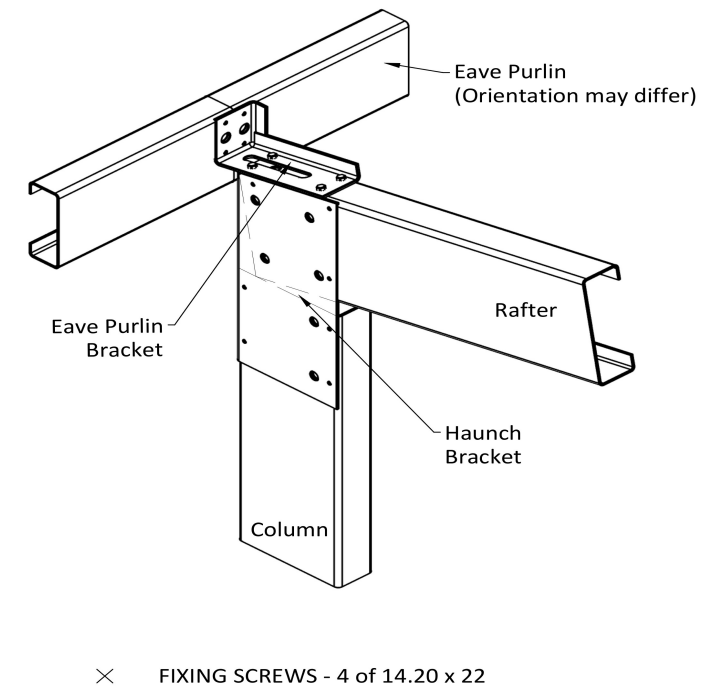
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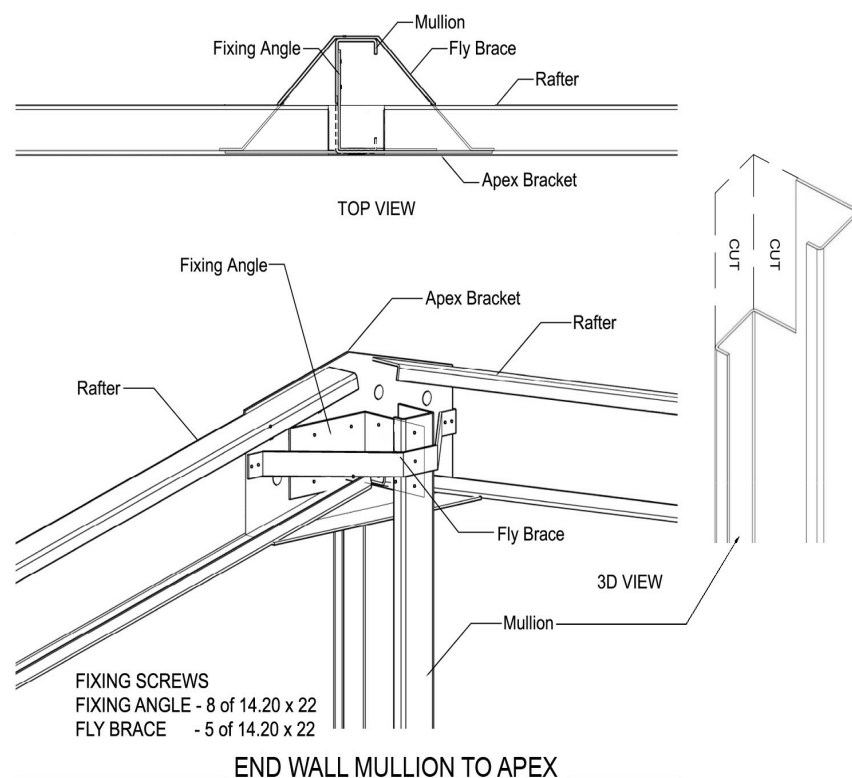
DOUBLE HEADER PURLIN CONNECTION



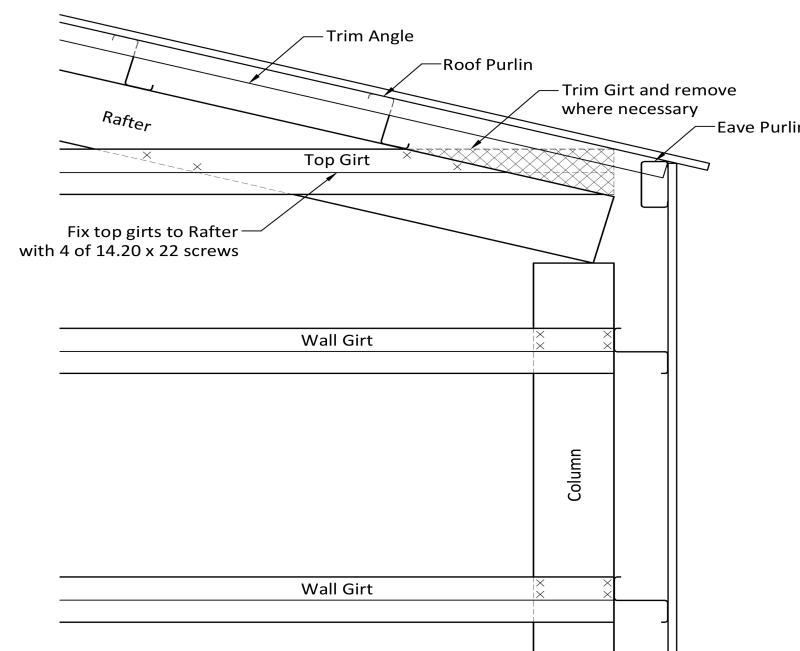
EAVE PURLIN TO EAVE PURLIN BRACKET



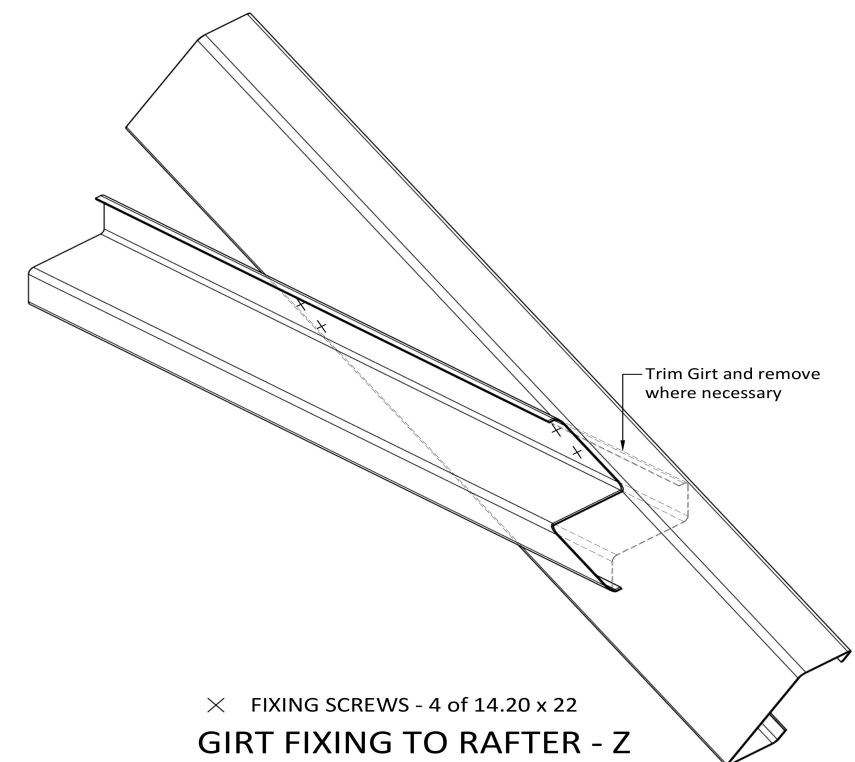
EAVE PURLIN BRACKET TO RAFTER



END WALL MULLION TO APEX



GABLE END TOP GIRT FIXING - Z



GIRT FIXING TO RAFTER - Z

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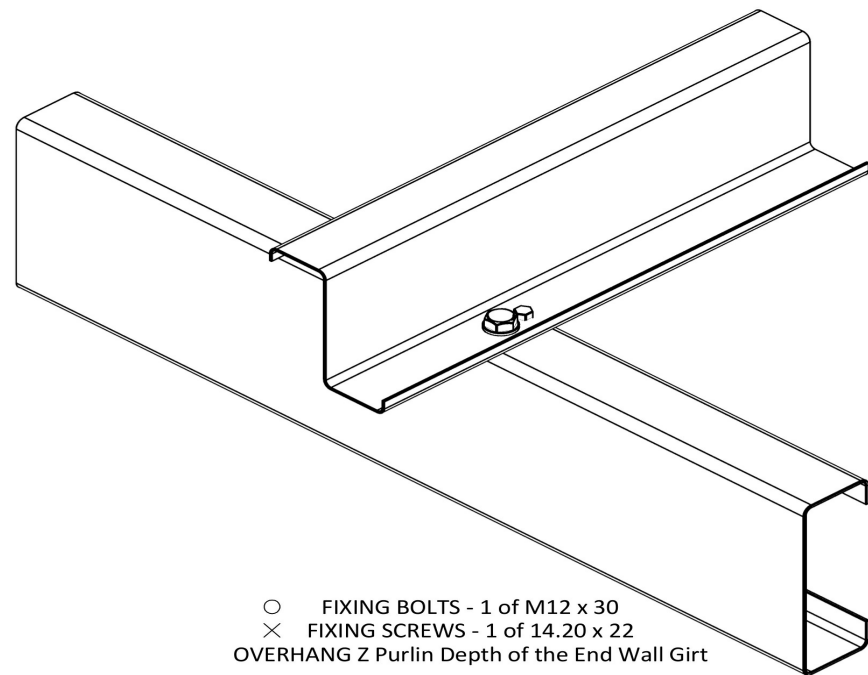
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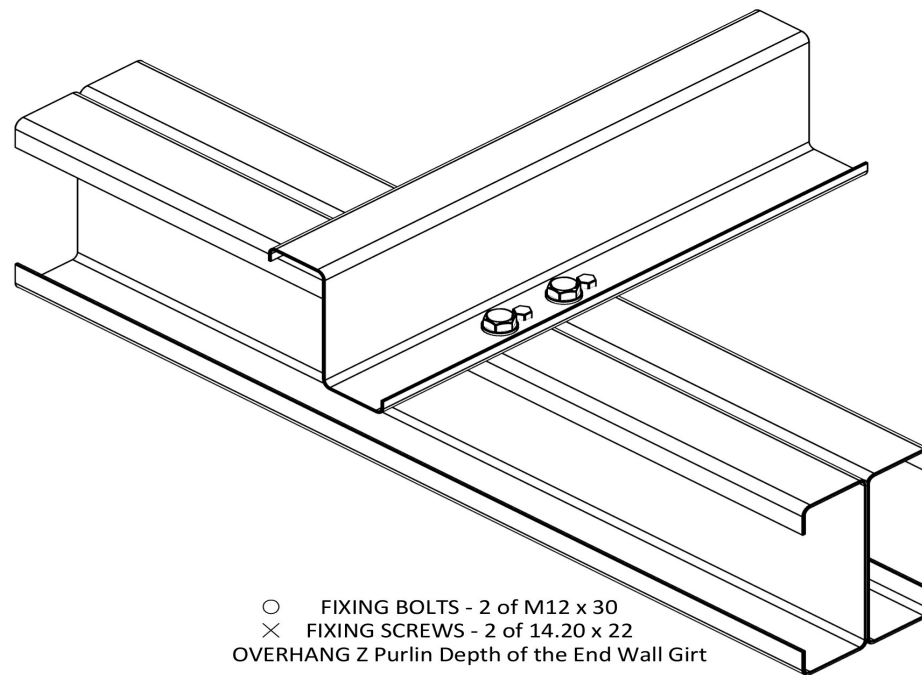
Signature:

John Ronaldson

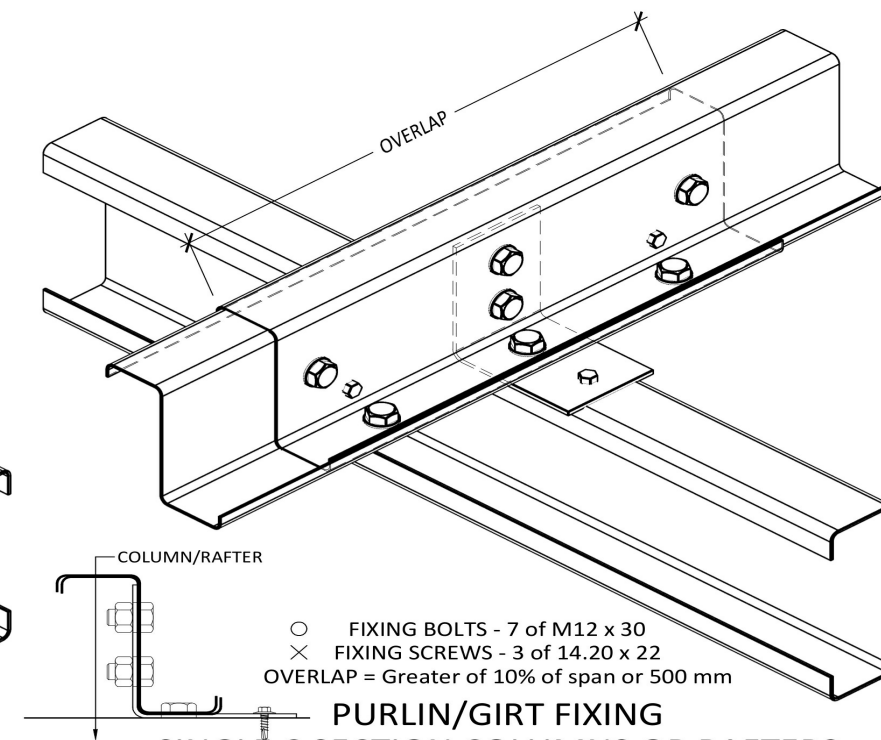
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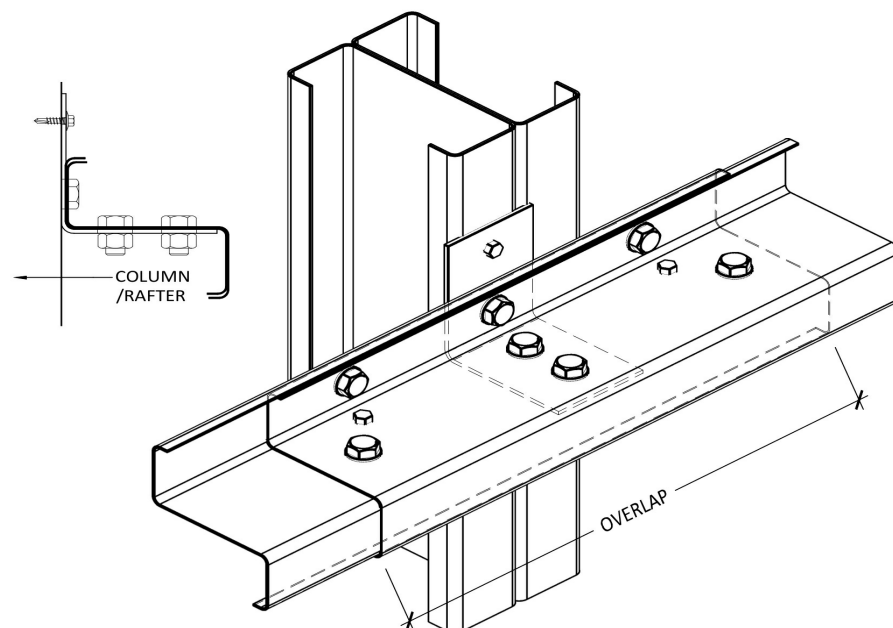
○ FIXING BOLTS - 1 of M12 x 30
× FIXING SCREWS - 1 of 14.20 x 22
OVERHANG Z Purlin Depth of the End Wall Girt
**PURLIN & SIDE GIRT END WALL FIXING
Z PURLIN - SINGLE COLUMN OR RAFTER**



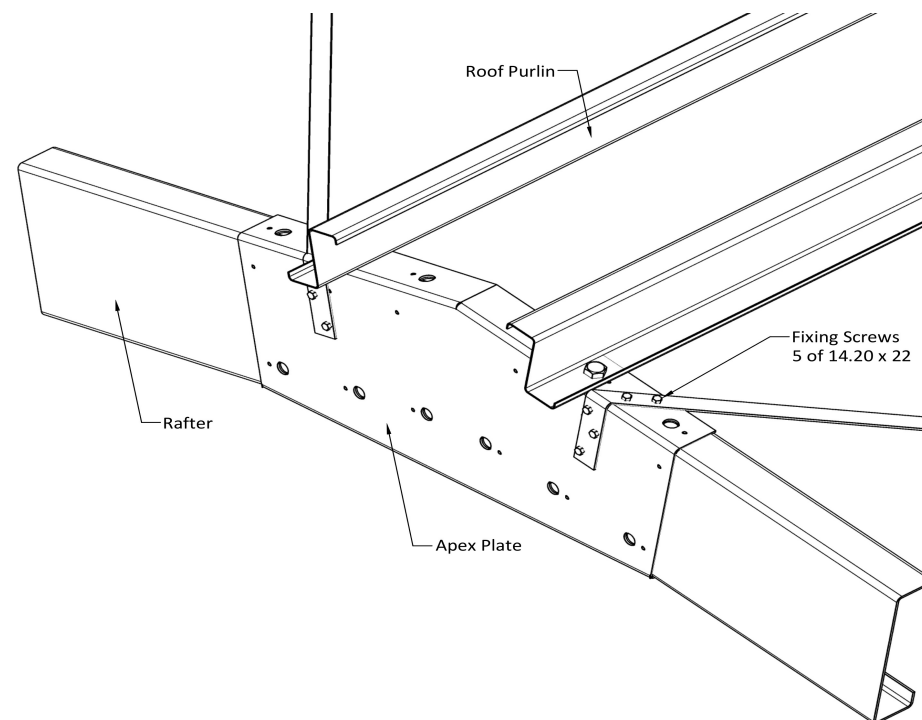
○ FIXING BOLTS - 2 of M12 x 30
× FIXING SCREWS - 2 of 14.20 x 22
OVERHANG Z Purlin Depth of the End Wall Girt
**PURLIN & SIDE GIRT END WALL FIXING
Z PURLIN - BACK TO BACK COLUMN OR RAFTER**



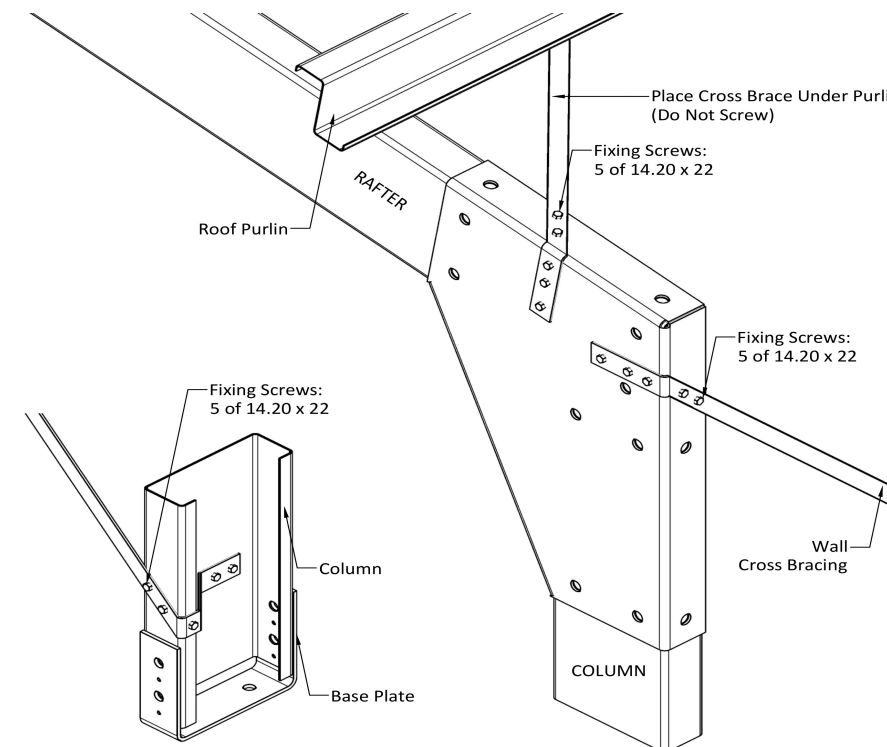
○ FIXING BOLTS - 7 of M12 x 30
× FIXING SCREWS - 3 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm
**PURLIN/GIRT FIXING
SINGLE C SECTION COLUMNS OR RAFTERS**



○ FIXING BOLTS - 7 of M12 x 30
× FIXING SCREWS - 3 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm
**PURLIN/GIRT FIXING BACK TO BACK
C SECTION COLUMNS (WITH SINGLE RAFTER)**



BRACING CONNECTION AT APEX



BRACING CONNECTION

Purchaser Name: Angelo Joseph

Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia

Drawing # WSS216408 - 8

Print Date: 06/01/22

**Connection Details
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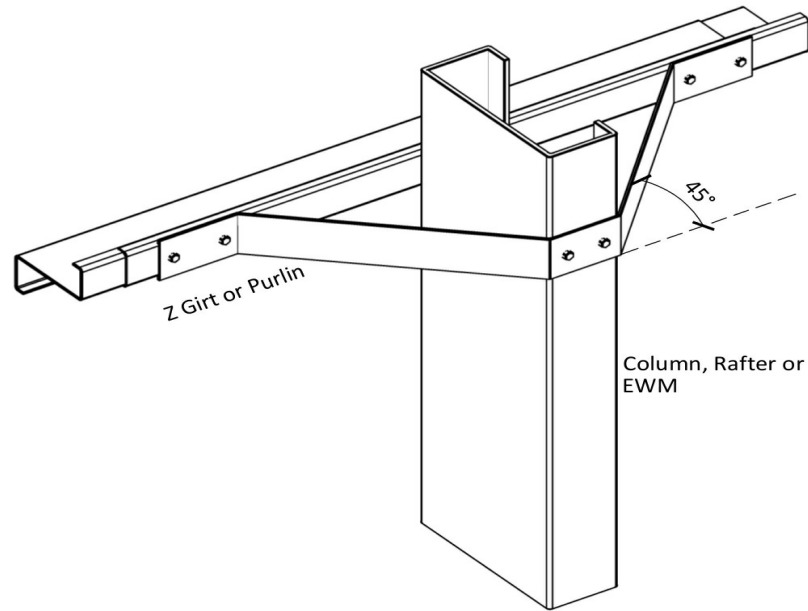
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Fax: 07 5657 8899
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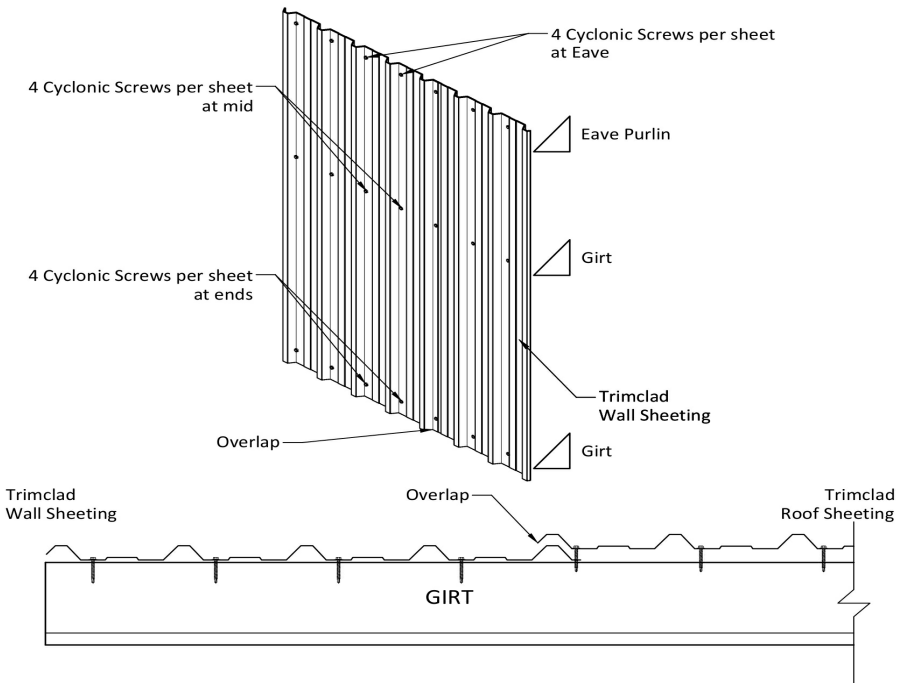
Signature:

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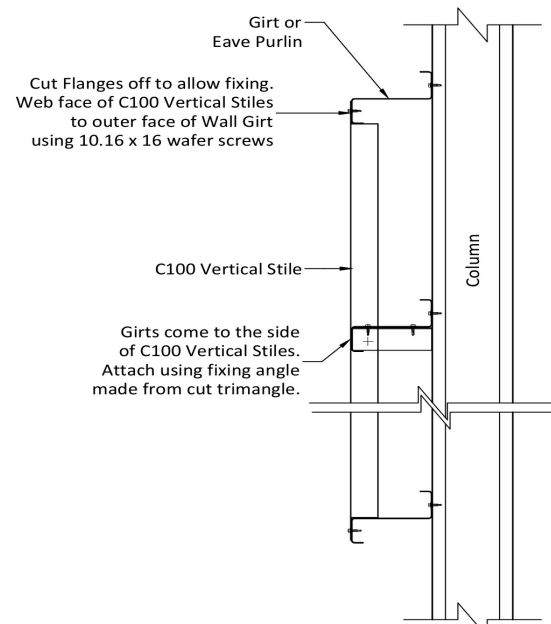
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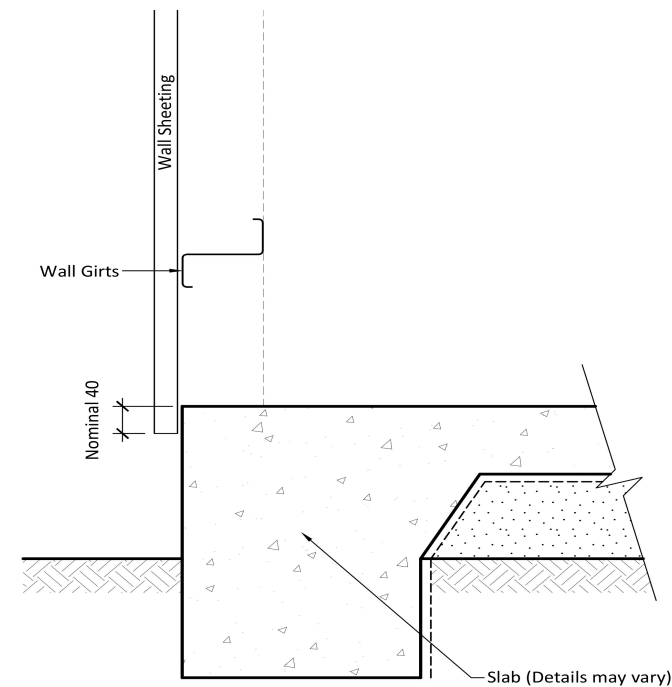
FIXING SCREWS - 6 of 14.20 x 22
FLY BRACING
 TO BE FIXED AT ALL COLUMNS, RAFTERS & EWM WHERE POSSIBLE.



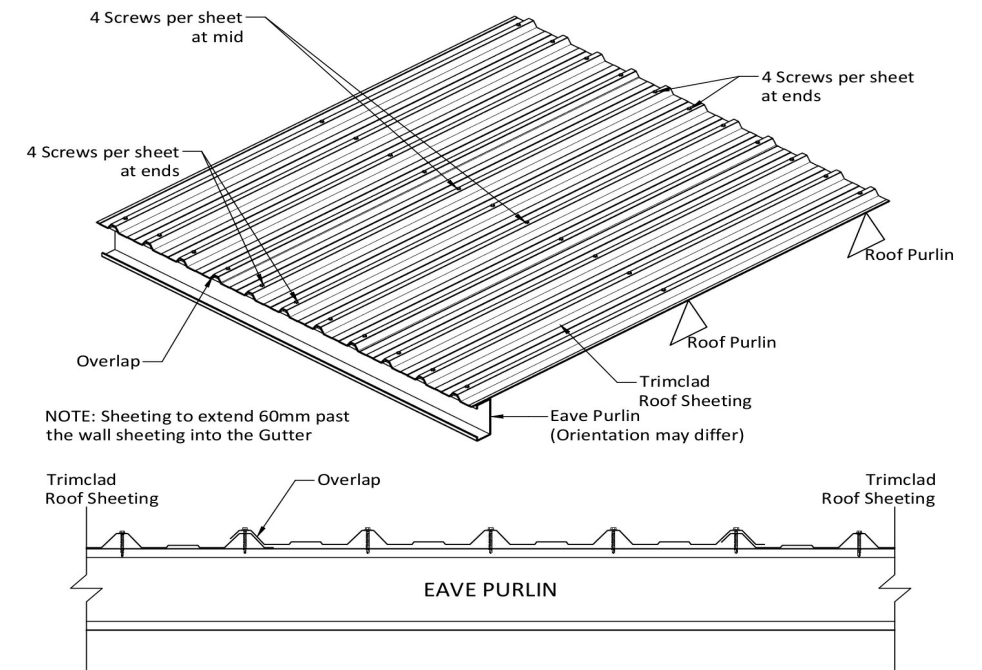
Wall Screws - 10.16 x 16 Hex
WALL SHEETING CONNECTION DETAILS



Note: Top of Window 2100 above GL
 Window frame fixed to vertical stiles only



WALL SHEET OVERHANG DETAIL



Roofing Screws - 12.14 x 50 Hex Seal High Grip with Cyclonic Washer

TRIMCLAD ROOF SHEET FIXING

Purchaser Name: Angelo Joseph

Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia

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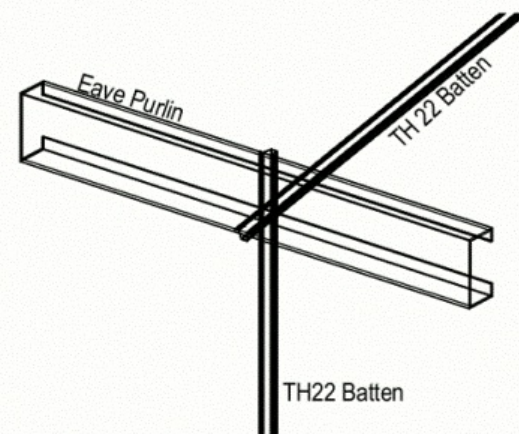
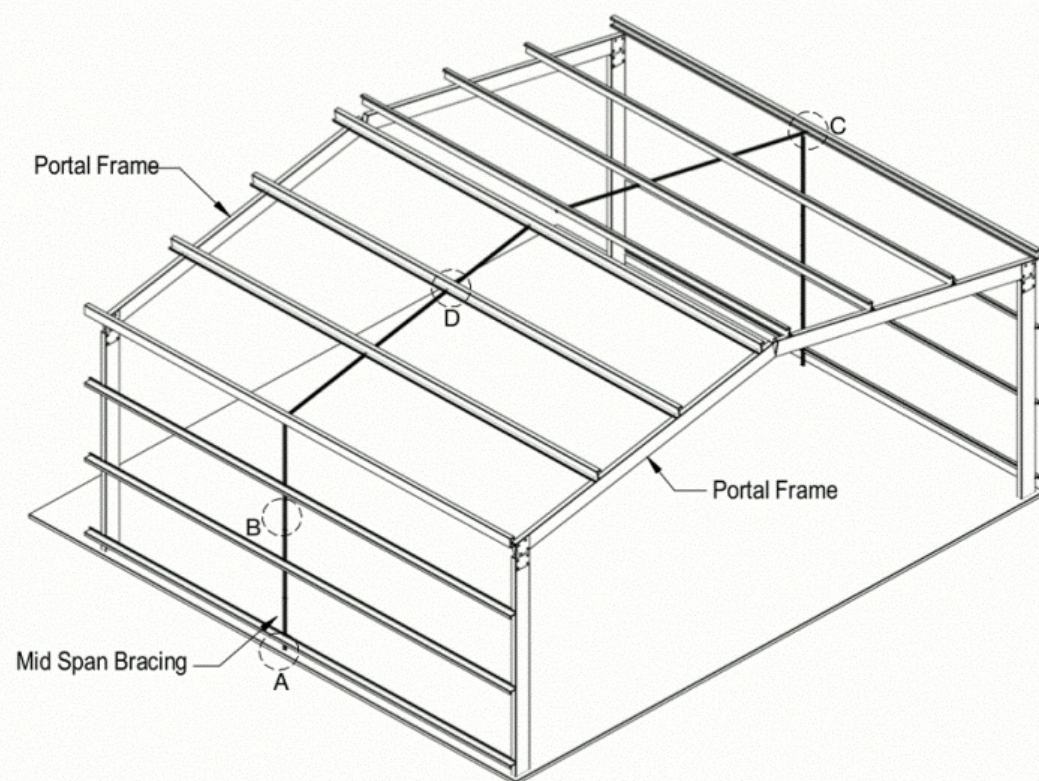
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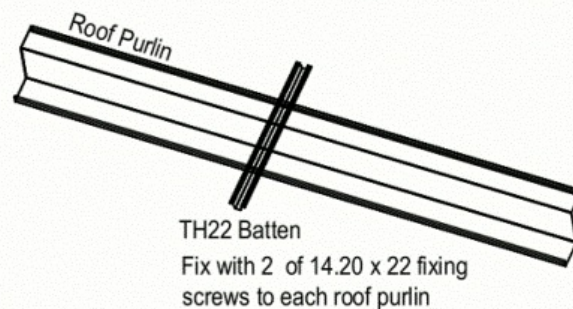
John Ronaldson

Date: 06/01/22



Detail at C

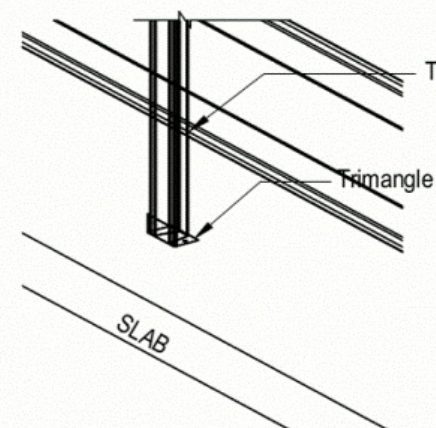
Fix Rafter batten with 2 of 14.20 x 22 screws to Eave Purlin
Fix vertical batten with 2 of 14.20 x 22 screws to each eave purlin lip



Detail at D

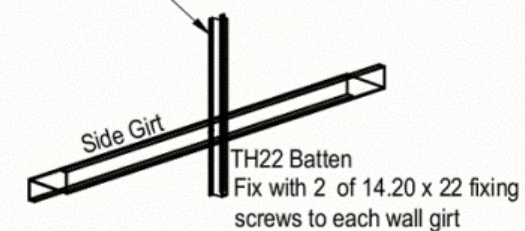
TH22 Batten
Fix with 2 of 14.20 x 22 fixing screws to each roof purlin

Note: Mid Span Bracing is located midbay equidistant from each portal frame.
To extend battens, Lap battens 50mm with 4 screws



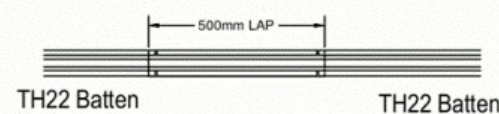
Detail at A

Fix to bracket with 2 of 14.20 x 22 fixing screws
Fix to concrete with 2 x M8-40 Dynabolts
PIERS ONLY FINISH @BOTTOM GIRT

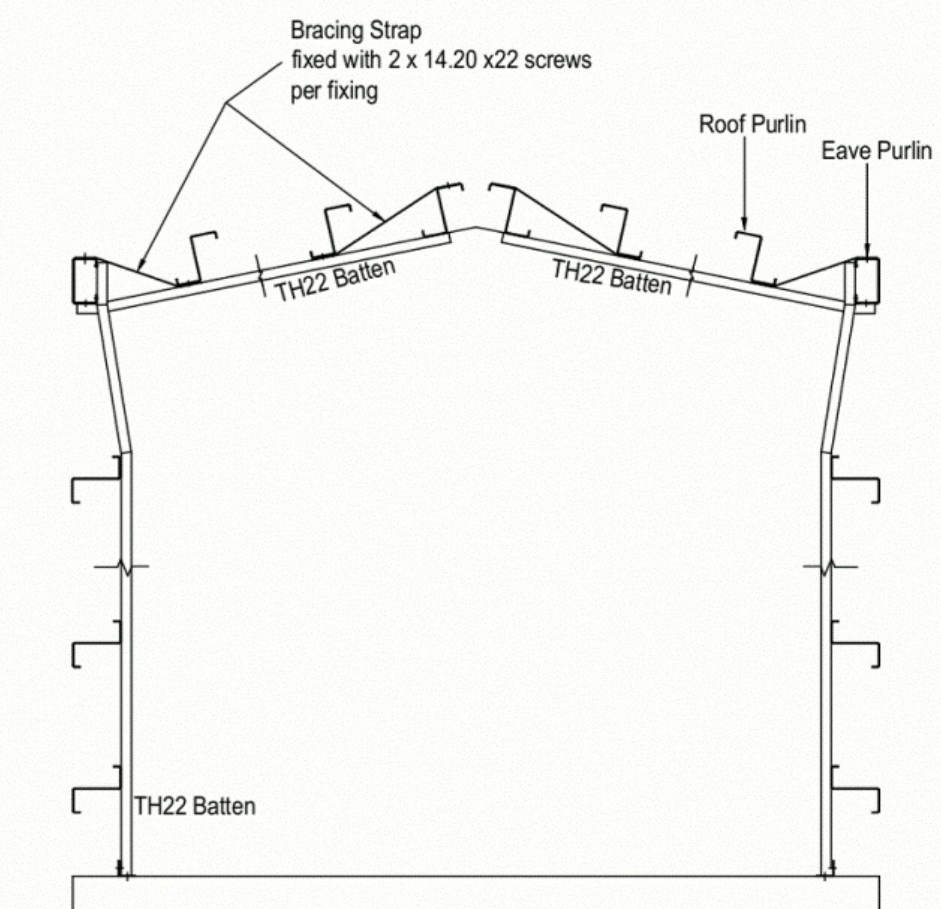


Detail at B

Fix with 2 of 14.20 x 22 fixing screws to each wall girt



Batten Overlap



Note: Fix Bracing Strap First, then fix batten over bracing strap to maintain line.

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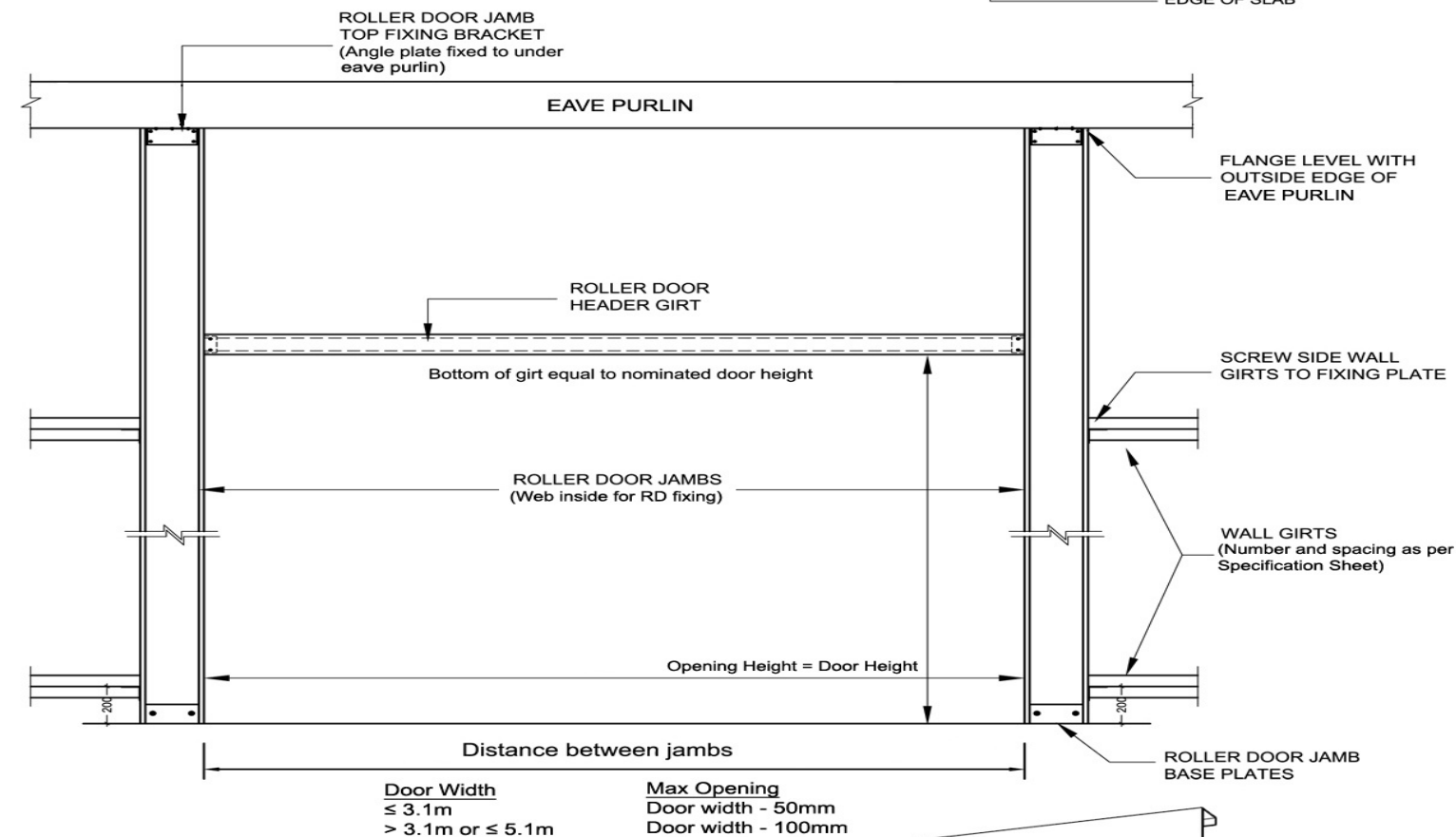
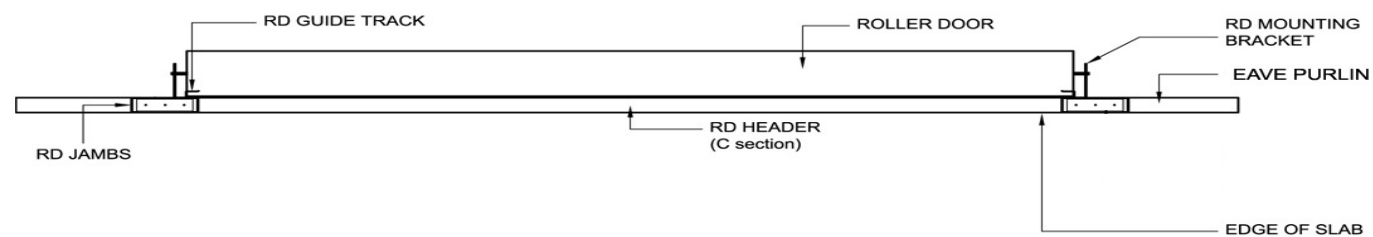
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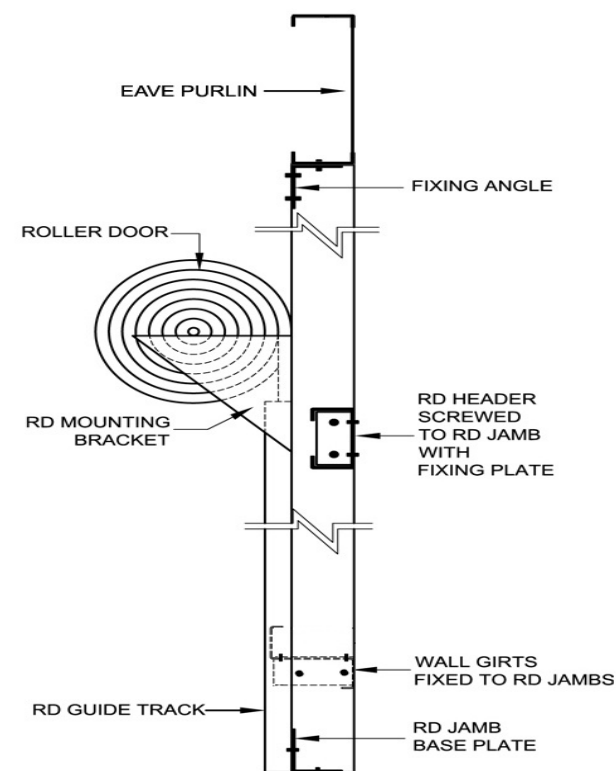
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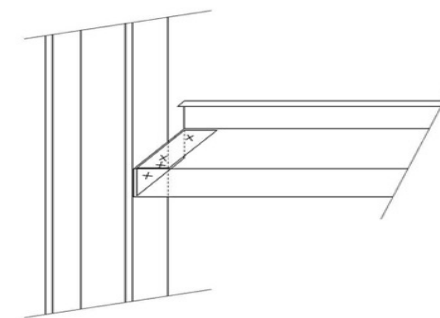
○ FIXING BOLTS - NIL
× FIXING SCREWS - 7 x 14.20 x 22

ROLLER DOOR JAMB TOP FIXING

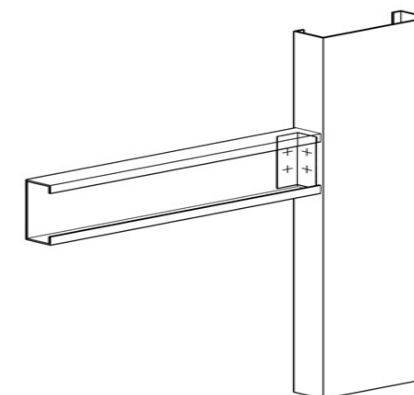


× FIXING SCREWS - 2 of 14.20 x 22
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLTS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
2 of M12 x 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & 300 JAMBS

ROLLER DOOR JAMB BASE PLATE



× FIXING SCREWS - 4 of 14.20 x 22
GIRT FIXING TO ROLLER DOOR JAMBS



× FIXING SCREWS - 4 of 14.20 x 22
ROLLER DOOR HEADER FIXING

ROLLER DOOR DETAILS

Side walls ONLY

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Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia

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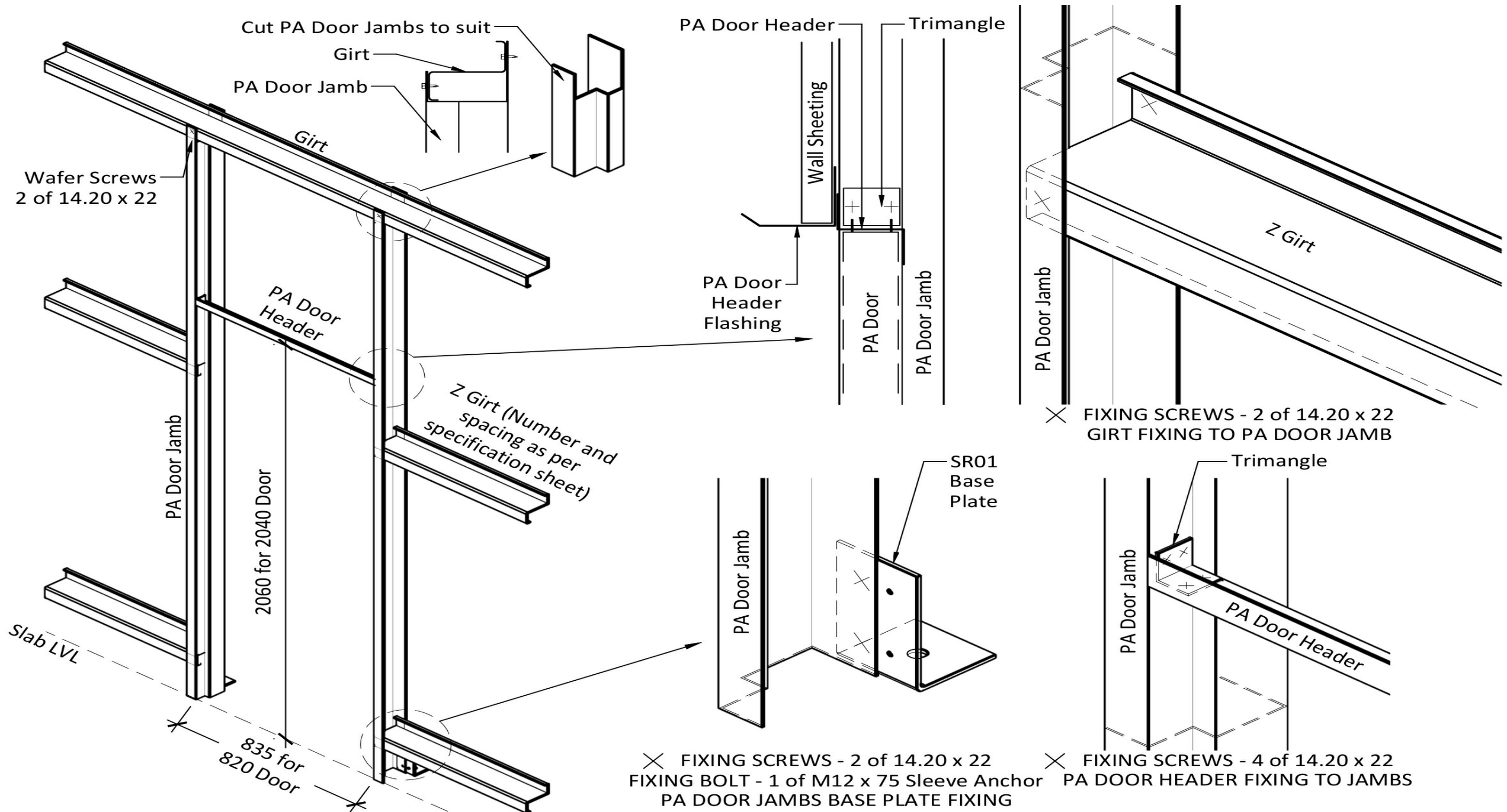
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PERSONAL ACCESS (PA) DOOR - FITTED TO GIRT

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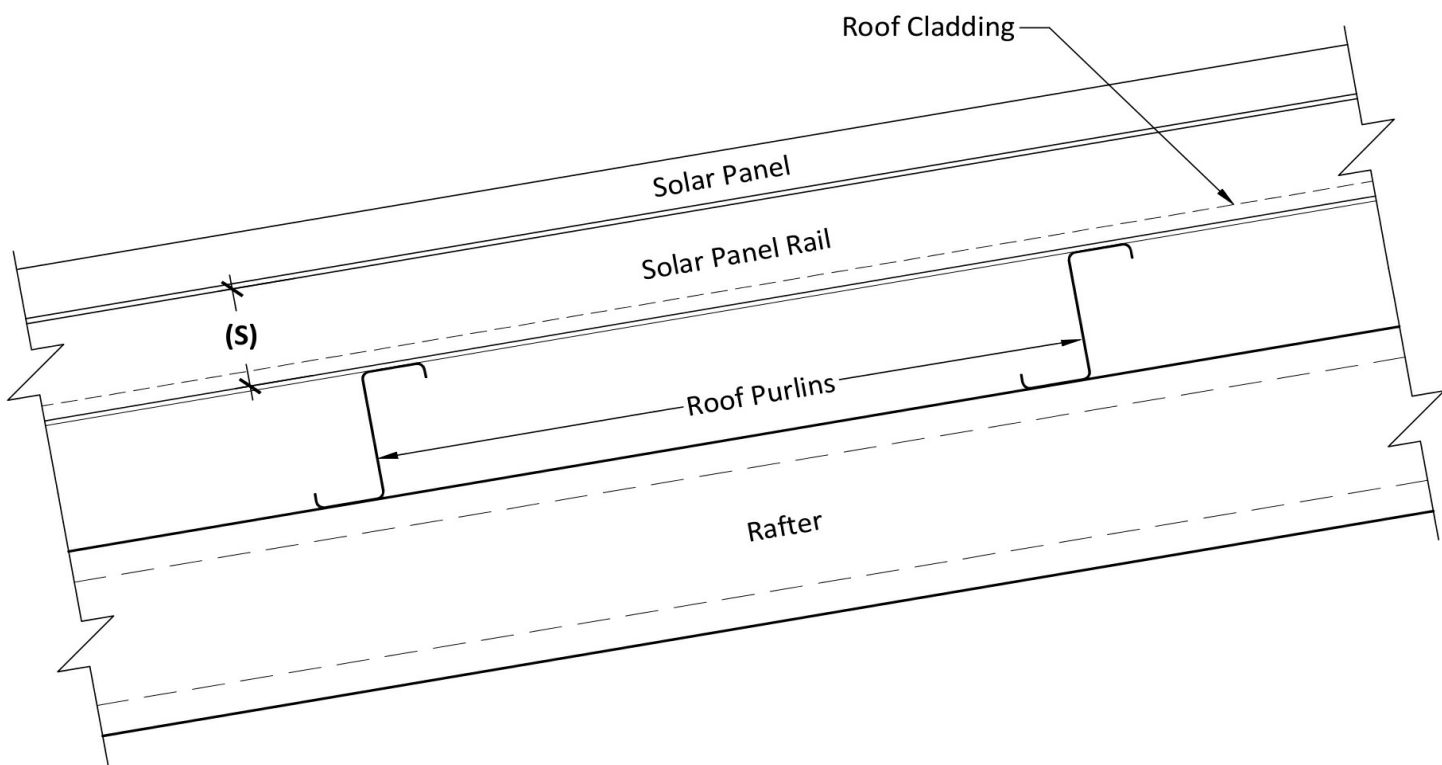
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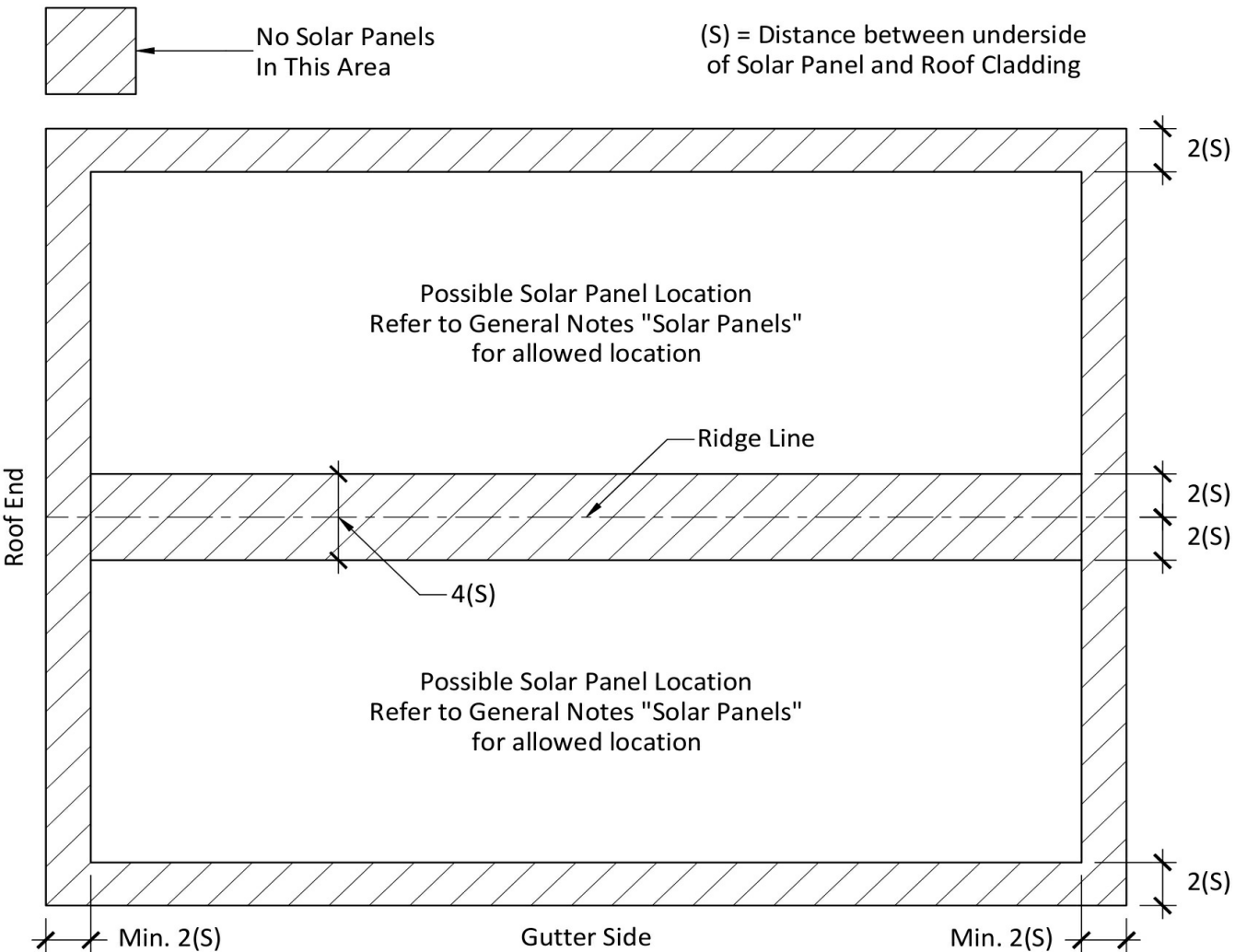
John Ronaldson

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- Notes:**
- *This design is based on the requirements of AS1170-2 Appendix D6
 - *Solar Panels must be attached Parallel to the Roof
 - *The Gap between the underside of the panel and the roof (S) is to be between 50 mm and 300 mm (No Pitched Frames)
 - *The minimum distance from a roof edge to the panel shall be 2(S) - Refer to Solar Panel Connection Detail A
 - *The maximum weight of the Solar Panels and fixings is 16kg/m²



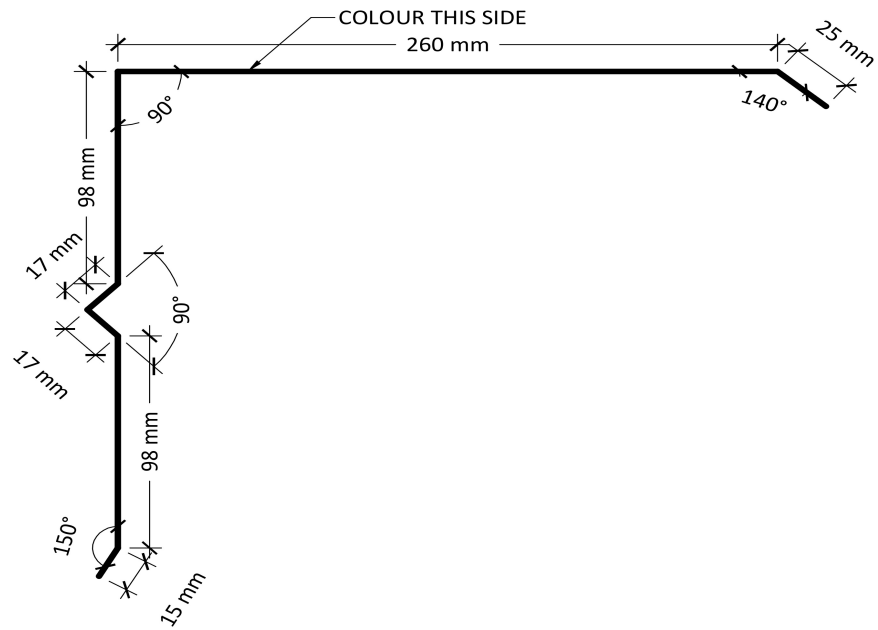
DETAIL A



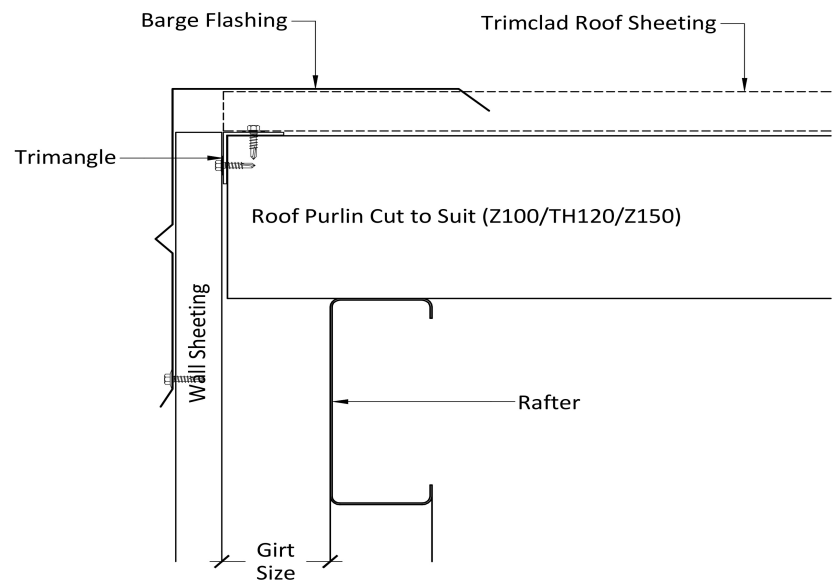
PLAN VIEW

**SOLAR PANEL
CONNECTION DETAILS**

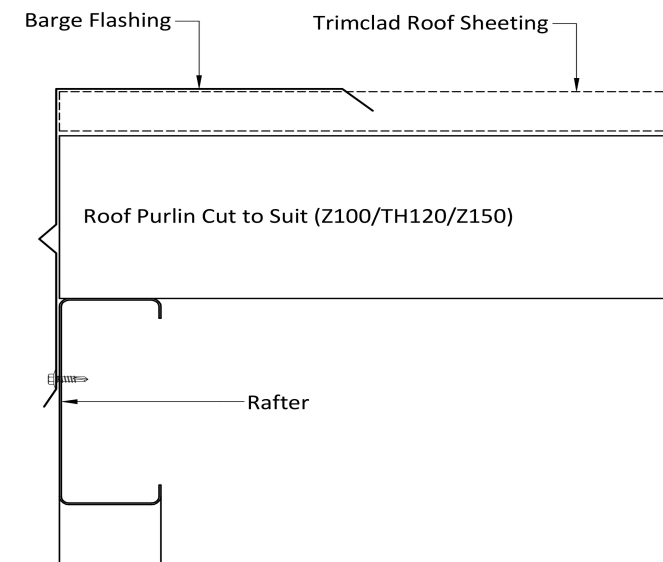
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Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia				<div>Signature: </div> <div>John Ronaldson</div> <div>Date: 06/01/22</div>	
Drawing # WSS216408 - 8	Print Date: 06/01/22				



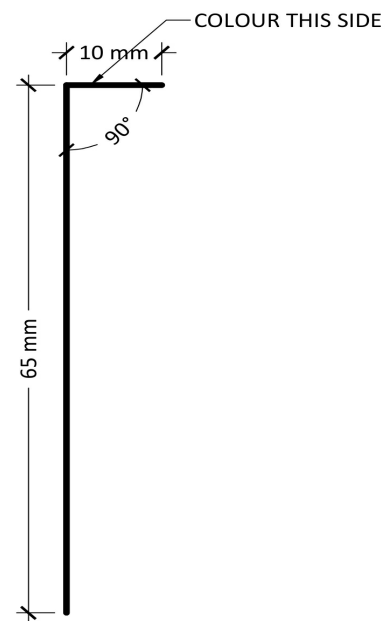
Barge Capping - Z150 - Open End
XF130



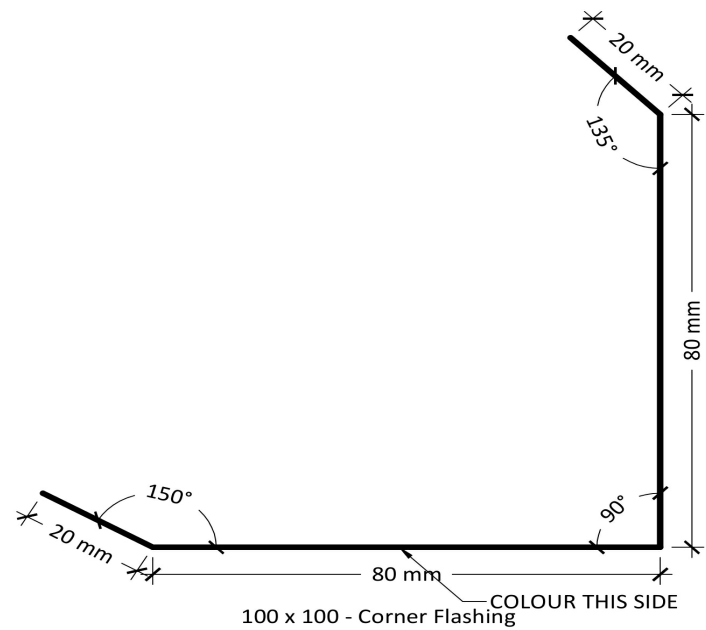
Barge Flashing XF130 - Sheeting Gable - Trimclad



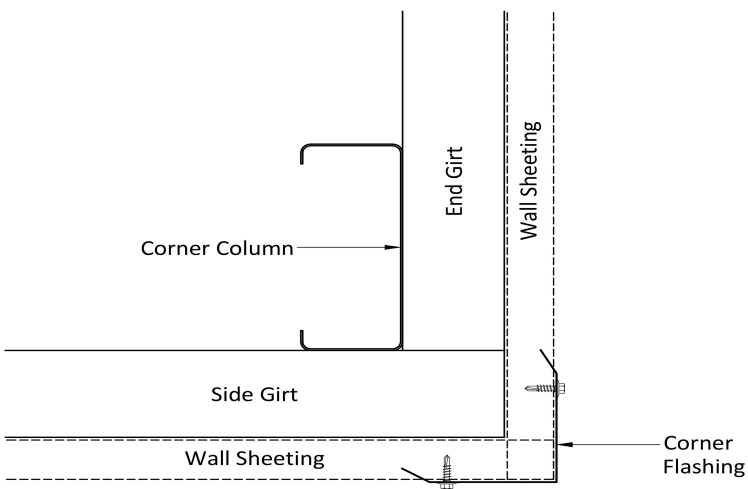
Barge Flashing XF130 - Open Gable - Trimclad



RD Side - Cover Flash
XF18



XF21



Corner Flashing XF21 - Connection

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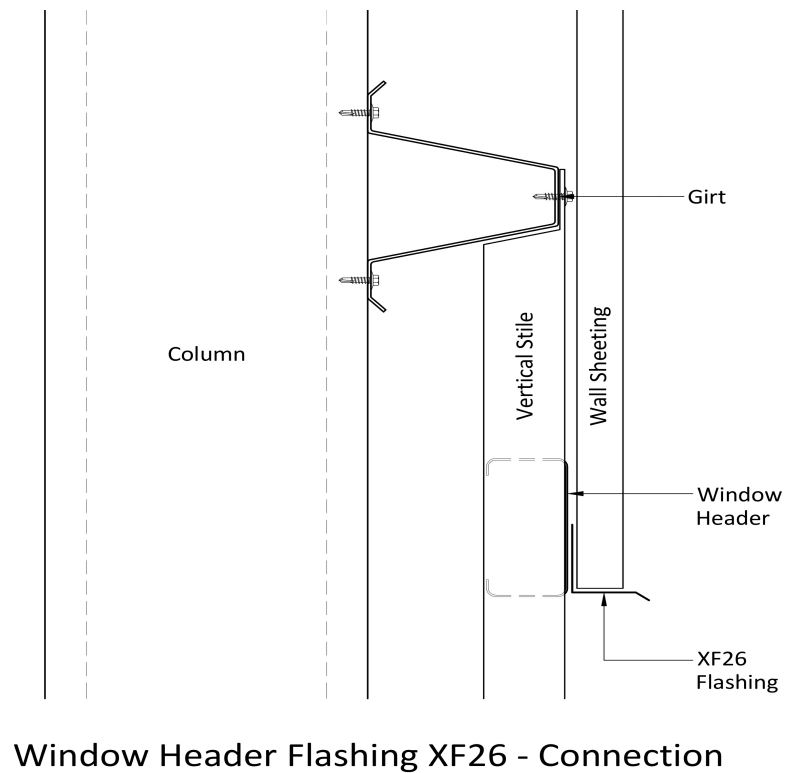
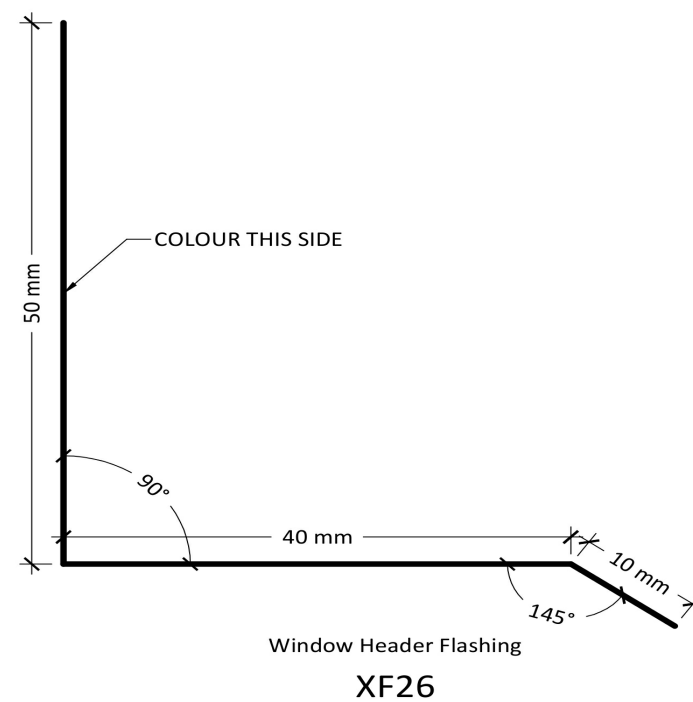
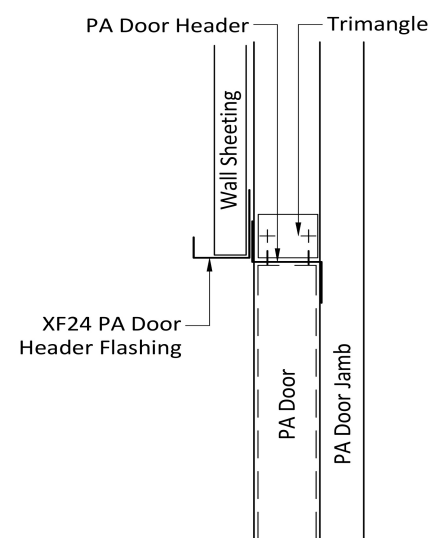
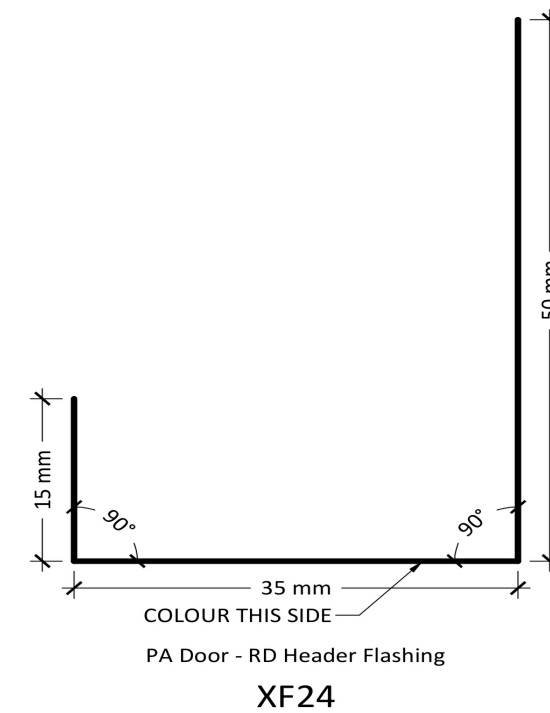
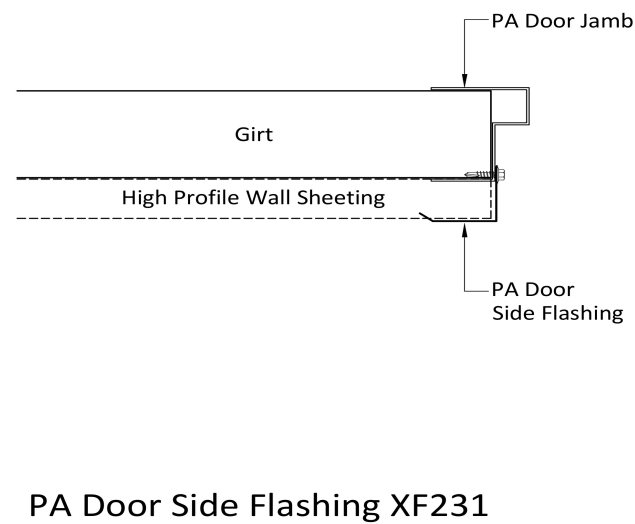
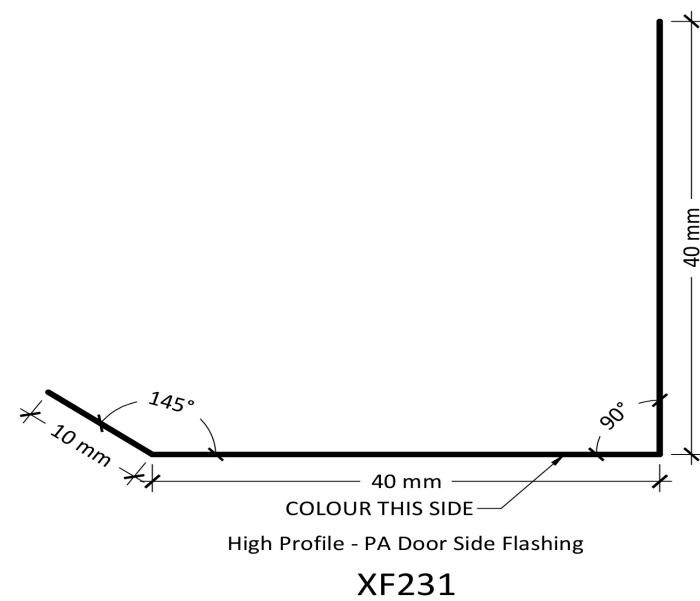
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Flashing Fixing Details
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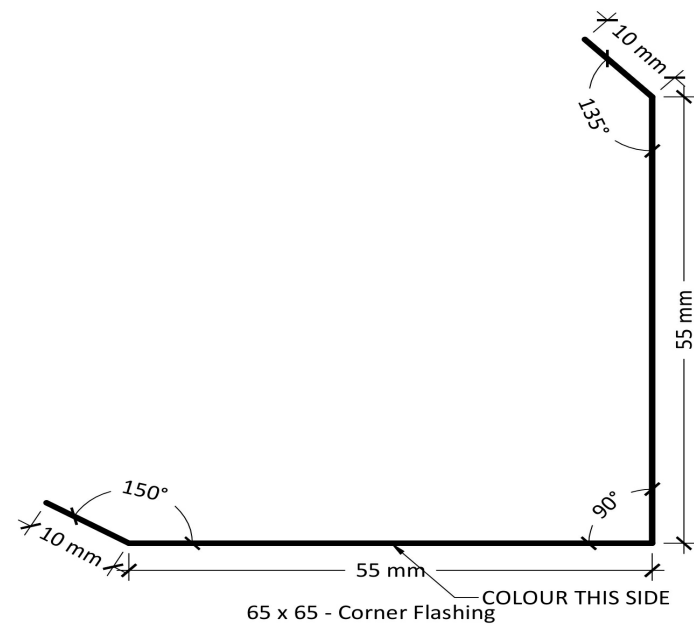
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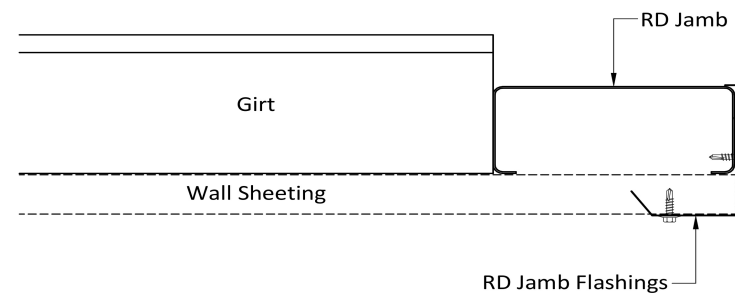
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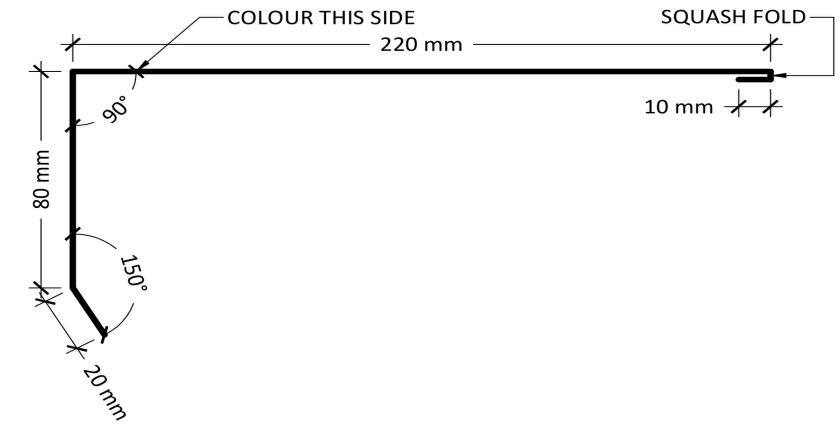
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XF28

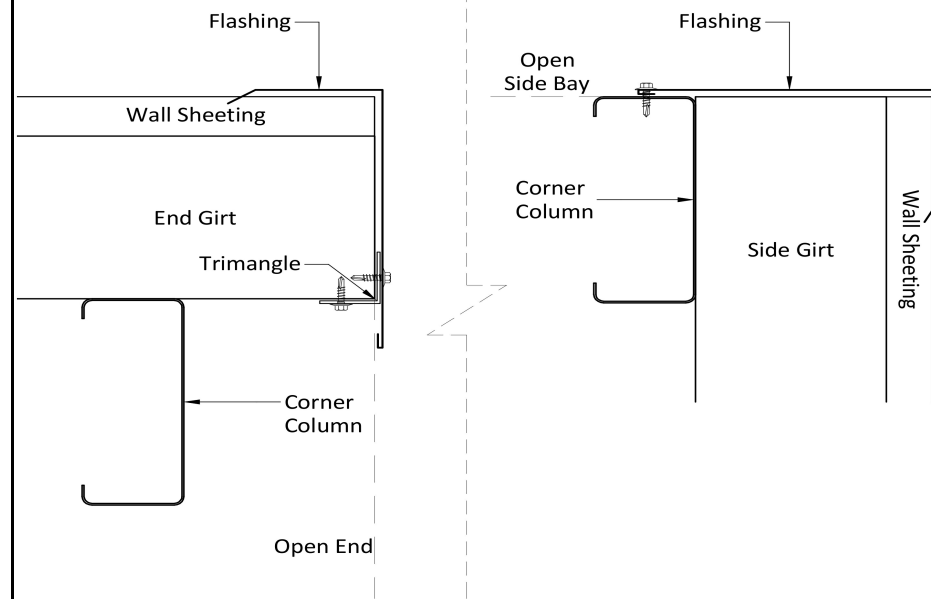


Wall RD Jamb Flashing XF28/18

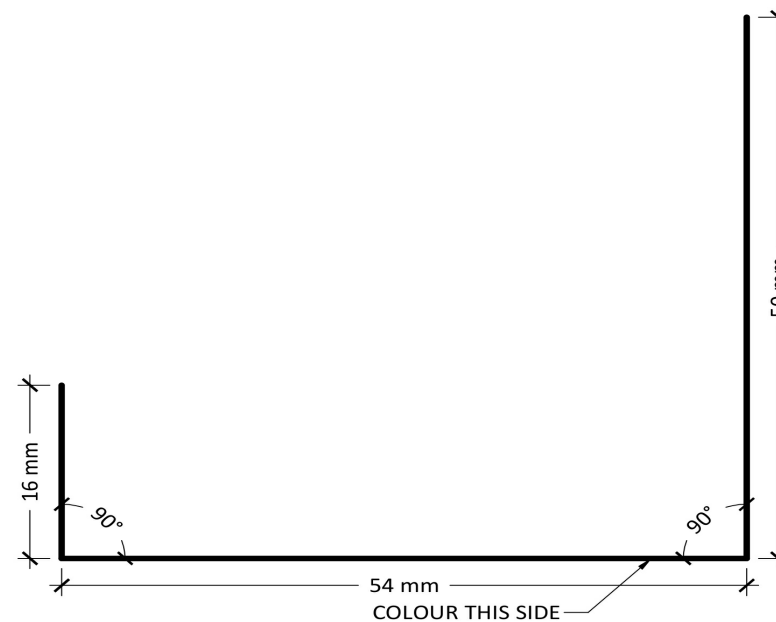


Open Bay Corner Flashing to suit Z150

XF404

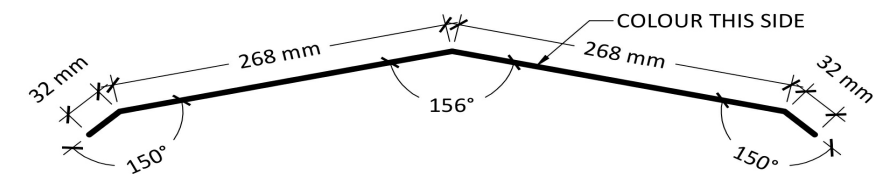


Flashing XF404 - Connection



C100 RD Head Cover Flashing

XF55



12° Ridge Flashing (300)

XF94

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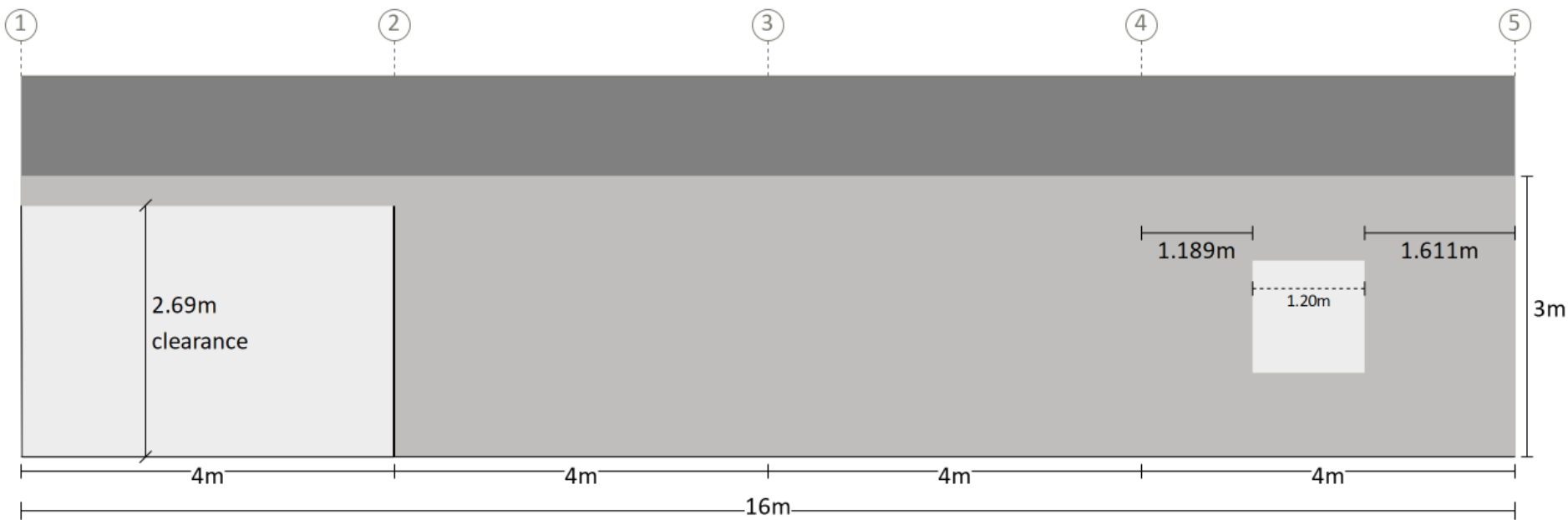
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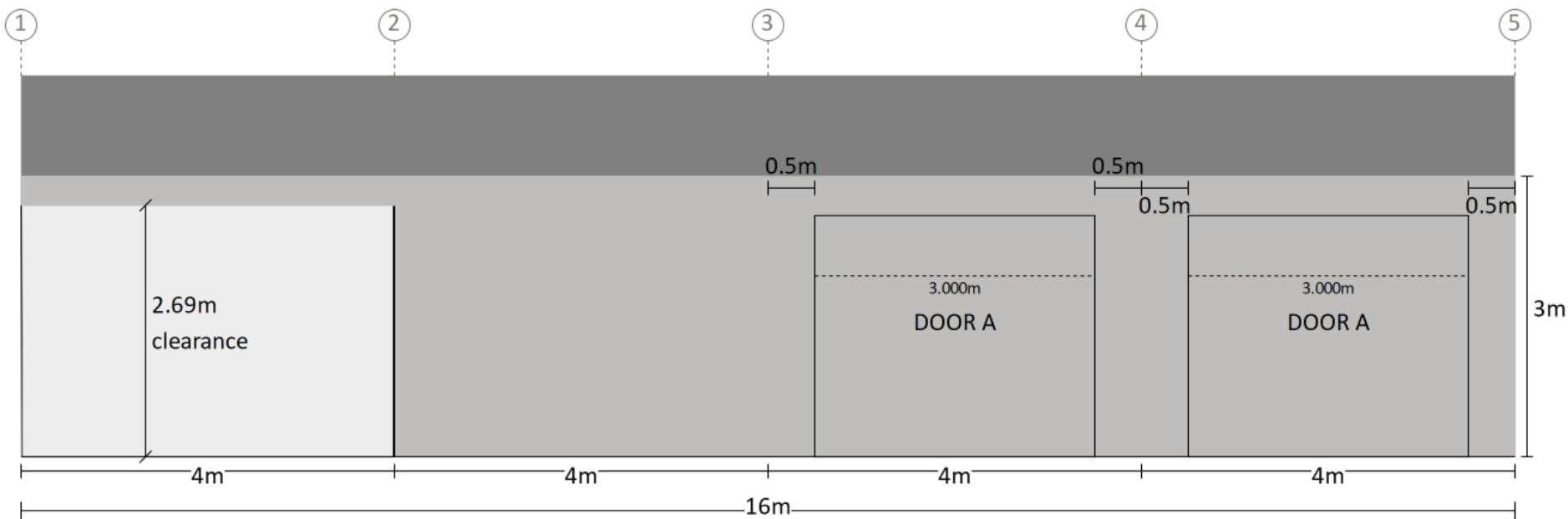
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Left Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Right Side



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Component Position
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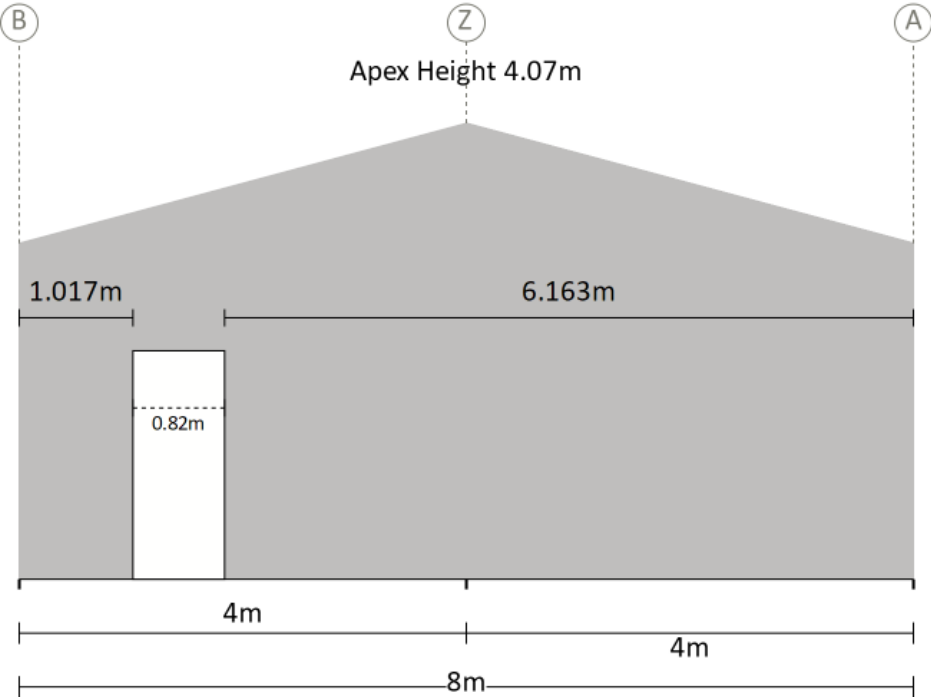
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Bay Dividing Wall Between Bays 1 & 2



Measurements are from the outside of side girts to the inside of component opening size.

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Component Position
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Signature: 

John Ronaldson

Date: 06/01/22

Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.

ROOF (TOP VIEW)

LEFT SIDE

LEFT END

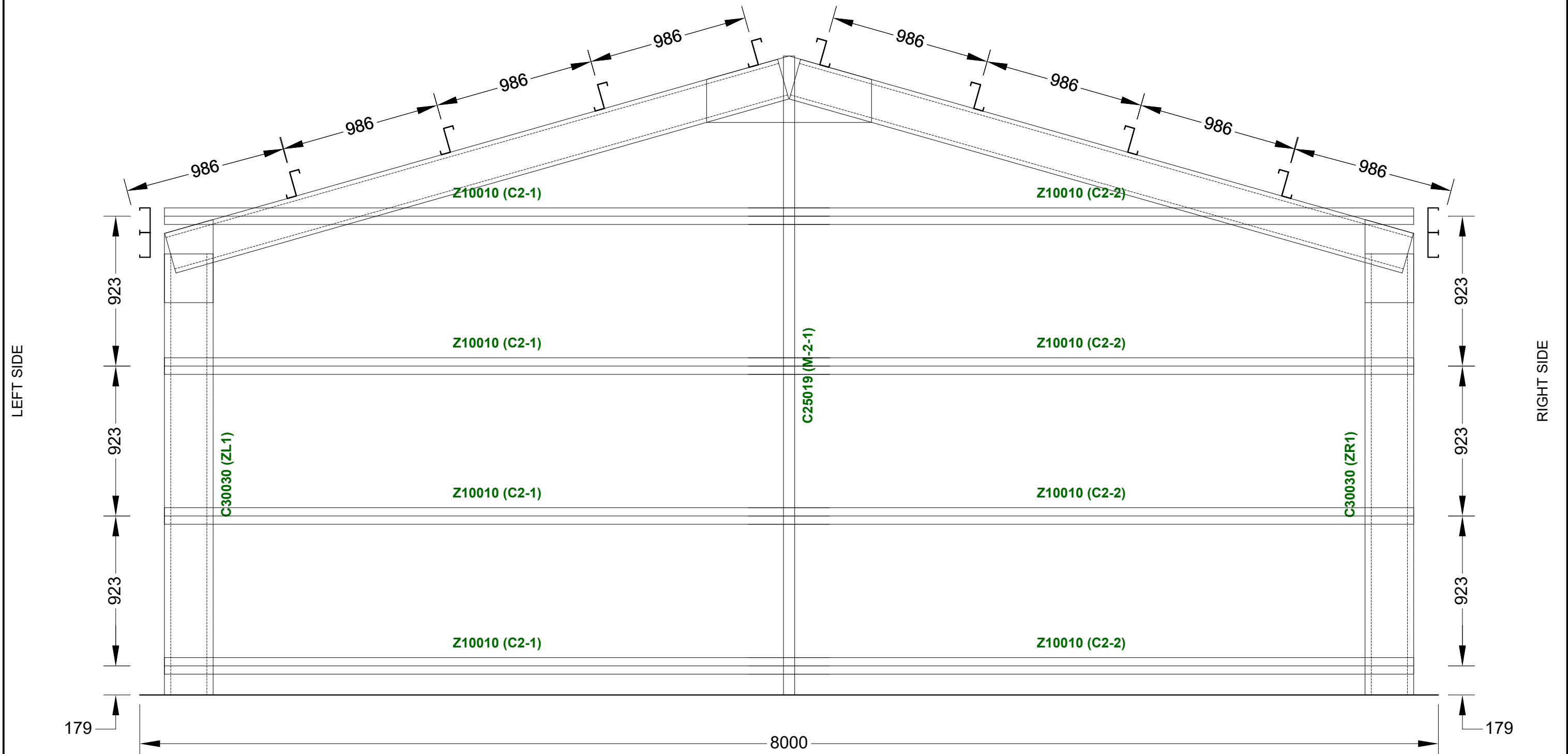
RIGHT END


RIGHT SIDE

Revision	Date	Initial	Purchaser Name: Angelo Joseph		<p>Purlin and Girt Plan</p> <p>NOT FOR CONSTRUCTION</p> <p>NOT TO SCALE</p> <p>Page 1 of 5</p> <p>©Copyright Steelx IP Pty Ltd</p>	<p>Seller: Wide Span Sheds Pty Ltd</p> <p>Name: Wide Span Sheds Pty Ltd</p> <p>Phone: 07 5657 8888</p> <p>Fax: 07 5657 8899</p> <p>Email: admin@sheds.com.au</p>	<p>Apex Engineering Group PTY LTD</p> <p>ACN 632 588 562</p> <p>MIE Aust. (Registered NER Structural) 5276680</p> <p>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</p> <p>Practising Professional Structural & Civil Engineers</p> <p>Signature:  John Ronaldson</p> <p>Date: 06/01/22</p>
			Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia				
			Drawing # WSS216408 - 11				
			Print Date: 6/01/2022				

Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.

BAY 2 LEFT END DIVIDING WALL ELEVATION



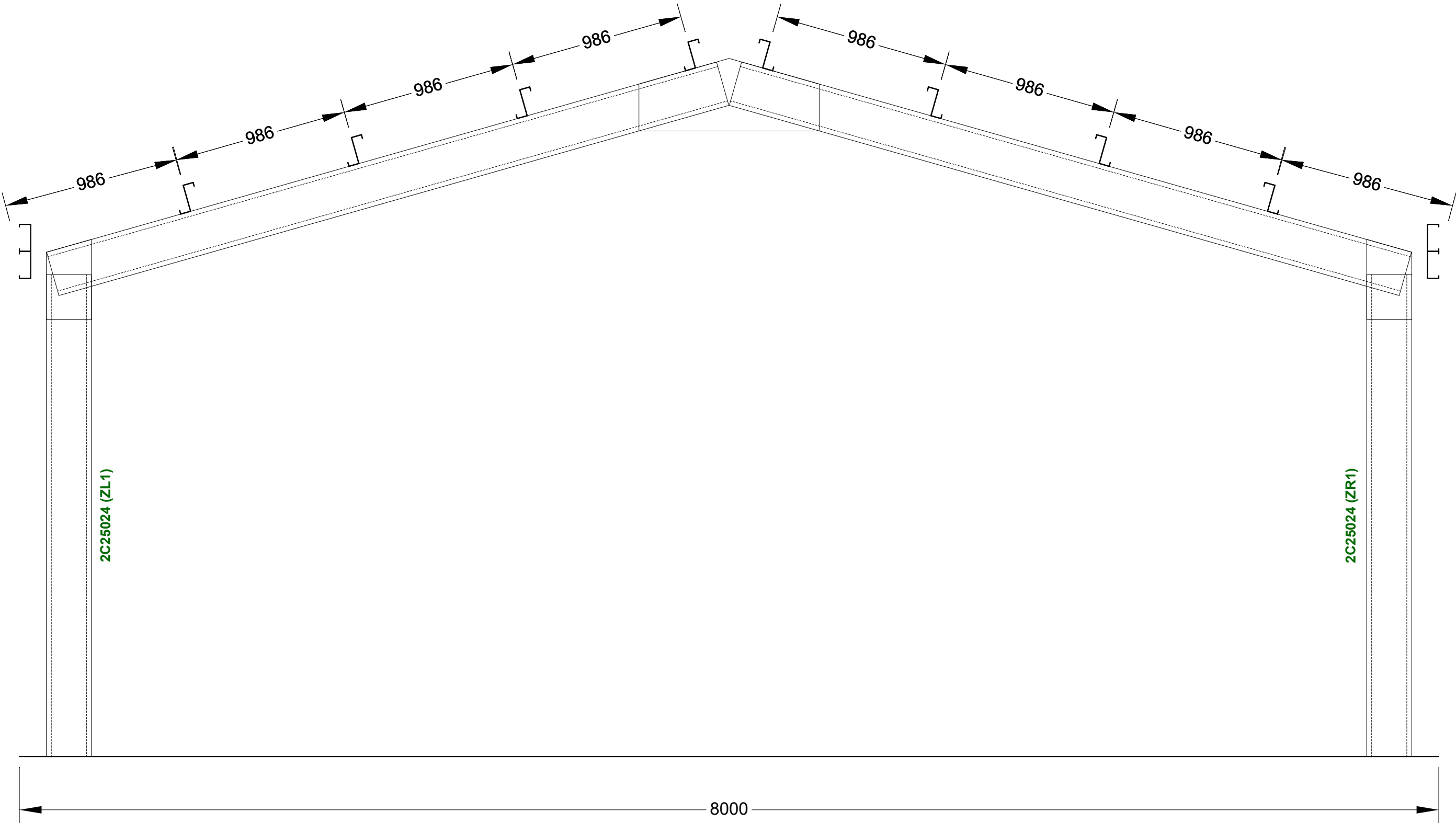
Revision	Date	Initial	Purchaser Name: Angelo Joseph		<div>Purlin and Girt Plan</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 2 of 5</div> <div>©Copyright Steelx IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural & Civil Engineers</div> <div><div>Signature: </div><div>John Ronaldson</div><div>Date: 06/01/22</div></div>
			Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia				
			Drawing # WSS216408 - 11	Print Date: 6/01/2022			


LEFT END ELEVATION

Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.

LEFT SIDE

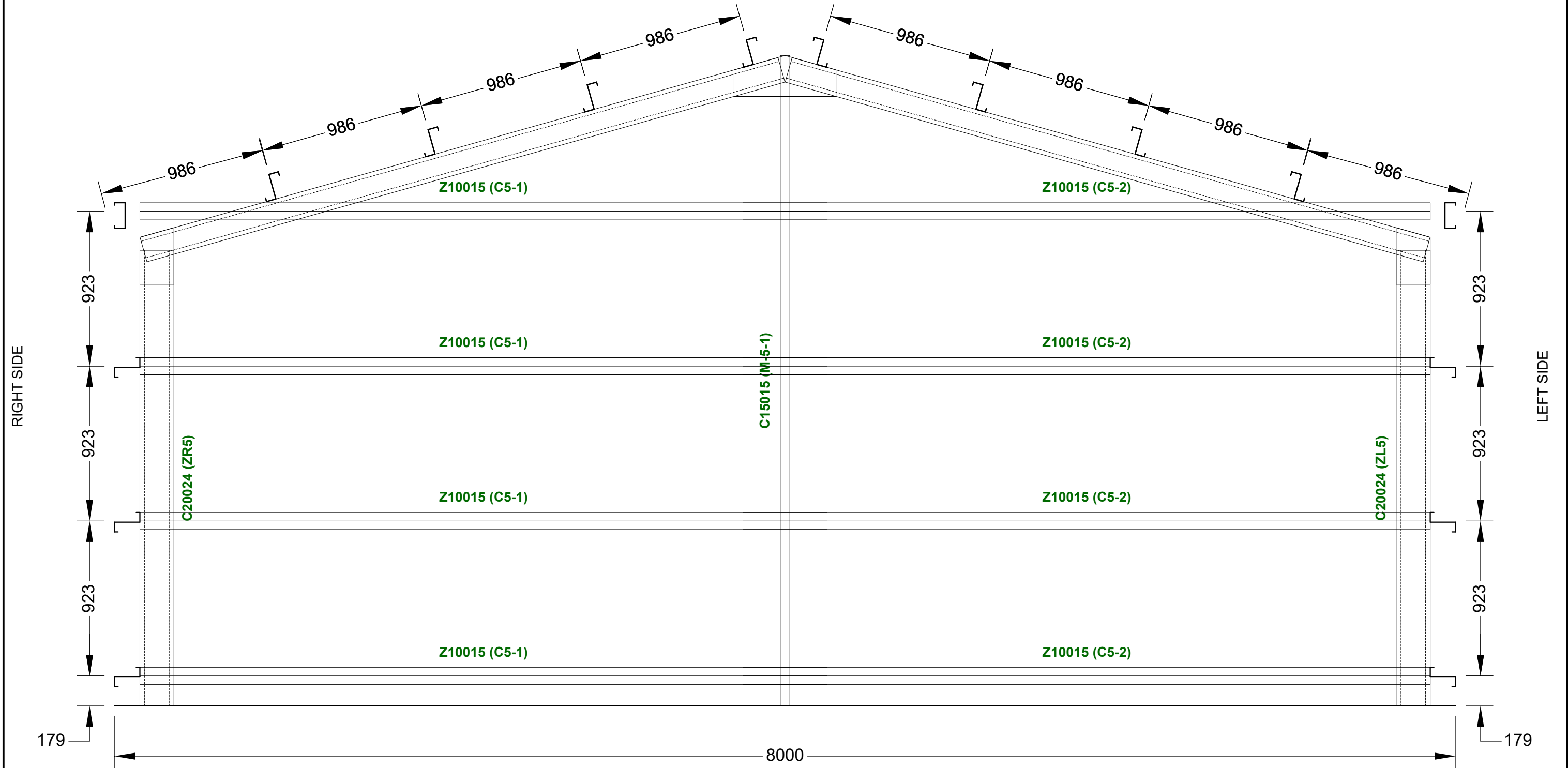
RIGHT SIDE




Revision	Date	Initial	Purchaser Name: Angelo Joseph		<p>Purlin and Girt Plan</p> <p>NOT FOR CONSTRUCTION</p> <p>NOT TO SCALE</p> <p>Page 3 of 5</p> <p>©Copyright Steelx IP Pty Ltd</p>	<p>Seller: Wide Span Sheds Pty Ltd</p> <p>Name: Wide Span Sheds Pty Ltd</p> <p>Phone: 07 5657 8888</p> <p>Fax: 07 5657 8899</p> <p>Email: admin@sheds.com.au</p>	<p>Apex Engineering Group PTY LTD</p> <p>ACN 632 588 562</p> <p>MIE Aust. (Registered NER Structural) 5276680</p> <p>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</p> <p>Practising Professional Structural & Civil Engineers</p> <div><p>Signature:  John Ronaldson</p><p>Date: 06/01/22</p></div>
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Notes:
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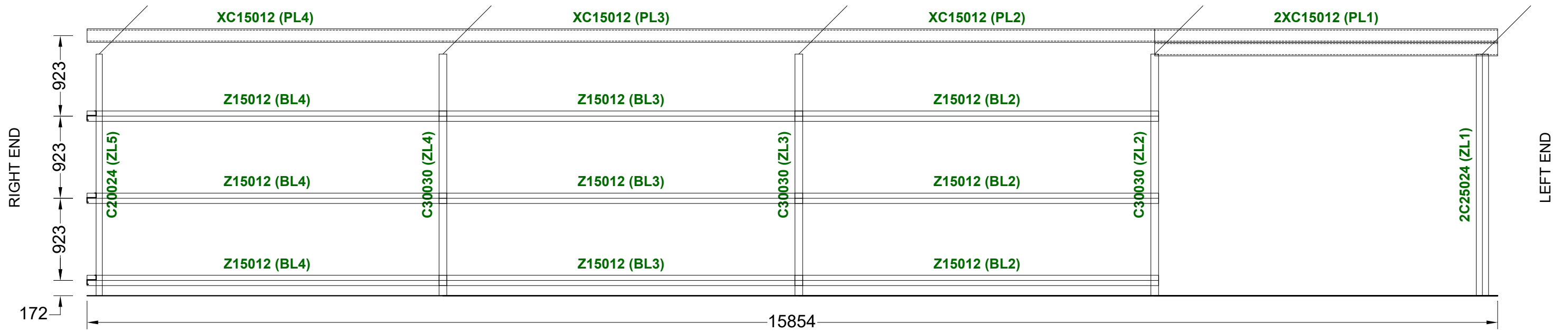
RIGHT END ELEVATION



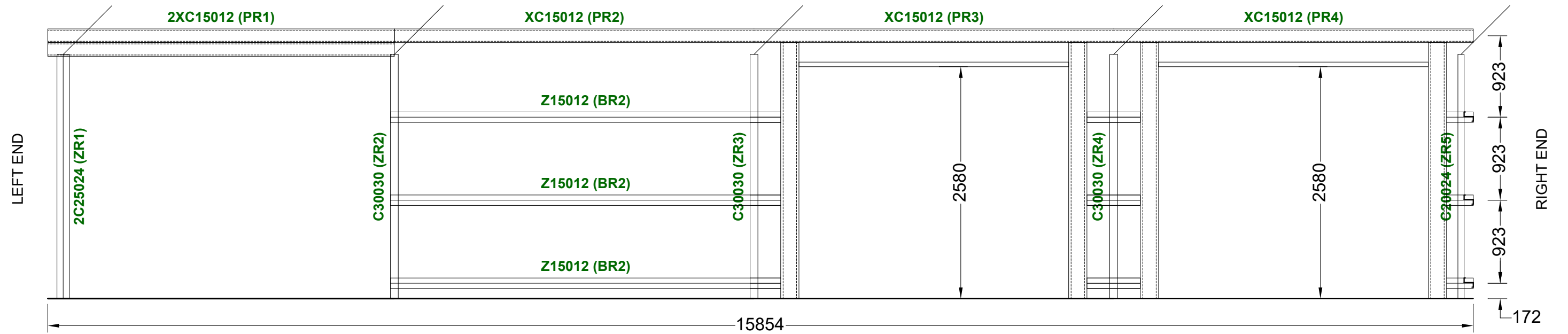
Revision	Date	Initial	Purchaser Name: Angelo Joseph		<div>Purlin and Girt Plan</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 4 of 5</div> <div>©Copyright Steelx IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural & Civil Engineers</div> <div><div>Signature: </div><div>John Ronaldson</div><div>Date: 06/01/22</div></div>
			Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia				
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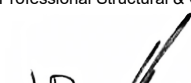
Notes:
Brackets are not shown. Refer to Specification Details
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LEFT ELEVATION



RIGHT ELEVATION



Revision	Date	Initial	Purchaser Name: Angelo Joseph		<div>Purlin and Girt Plan</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 5 of 5</div> <div>©Copyright Steelx IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural & Civil Engineers</div> <div><div>Signature: </div><div>John Ronaldson</div><div>Date: 06/01/22</div></div>
			Site Address: 7 De Meio Dr Lower Daintree QLD 4873 Australia				
			Drawing # WSS216408 - 11	Print Date: 6/01/2022			

SITE SPECIFIC DESIGN CRITERIA ANALYSIS



Prepared for:

Angelo Joseph
7 De Meio Dr
Lower Daintree QLD 4873

Supplier:

Steelx Pty Ltd

Assessment Ref:

STX22010032CR

Issued:

05/01/2022

Building Details:

Span: 8
Length: 16
Avg. Height: 3.536

Certified by:



J. Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
(ACN 632 588 562)

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223
Registered Professional Engineer (Structural) - Victoria: Regn. No. EC67493
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492



Site Location:

Geographic coordinates of

-16.297,145.38523

Generally described as:

7 De Meio Dr Lower Daintree QLD 4873

Executive Summary - Site Specific Analysis

The design analysis of the building has not been considered for each of the 4 orthogonal directions. Hence the maximum wind speed in any of the 8 cardinal directions has been used as the design wind speed. This is a conservative approach.

Each cardinal direction has been considered and the results are summarised below

Factor	N	NE	E	SE	S	SW	W	NW
Wind Region	C							
Importance level (IL)	2							
Regional Wind Speed (Vr)	69.3							
Terrain Category (TC)	2.7	2.5	2.5	2.5	2.94	3	3	2.97
Terrain Category Multiplier (Mz)	0.85	0.87	0.87	0.87	0.83	0.83	0.83	0.83
Shielding Multiplier (Ms)	1	1	1	0.87	1	1	0.91	0.87
Topographic Multiplier (Mt)	1.03	1	1	1	1.06	1.02	1	1
Wind Direction Multiplier 1 (Md1)	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Site specific design wind speed (Vsite1)	57.9	57.3	57.3	49.8	58.3	55.7	49.7	47.7
Wind Direction Multiplier 2 (Md2)	1	1	1	1	1	1	1	1
Site specific design wind speed (Vsite2)	61	60.3	60.3	52.5	61.3	58.7	52.3	50.2

Design Wind Speed (Vsite1) 58.3 m/s for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.

Design Wind Speed (Vsite2) 61.3 m/s for all other cases, including cladding and immediate supporting members (Purlins and Girts)

Snow Load Nil

Seismic Factor Nil

Durability Alert Yes It is likely that the building is subject to a Marine Influence. You should satisfy yourself that any BlueScope or other warranties specific for your site are satisfactory for your purpose. Amongst other sources, you should contact BlueScope on 1800 800 789.

Thursday, 6 January 2022

Sheeting Design Documentation

To whom it may concern,

The sheeting used for this structure has been designed as a category R2 sheeting with an imposed load of 0.25kPa and concentrated load of 1.4kN applied in accordance with NCC:2019 and AS1562.1.

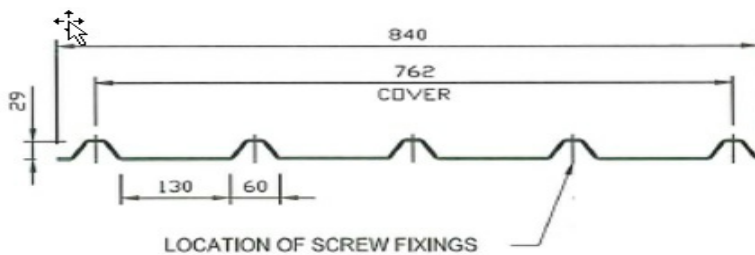
No allowance has been made for the fixing of rooftop-mounted equipment such as air-conditioning equipment directly to the cladding. Solar panels have been allowed for as per Engineering.

Metroll purlins have been designed to withstand foot traffic during installation and service. The use of appropriate cradles or cherry pickers is recommended. **As a minimum, never walk on purlins without safety mesh in place.**

When walking on Trimclad roof sheeting always wear flat rubber soled shoes and only walk over areas where purlins or batten supports are installed. Walk in either pan next to the lapped edge ribs.

Profile and Dimensions of Cladding

Metroll Trimclad Steel Sheetting is Manufactured from G550 colour coated steel or zinc-aluminium alloy coated (AZ 150) steel. In some locations galvanised (Z450) may also be available.



Specification of Materials

Location	BMT (mm)	Steel Base (MPa)	Mass CB (kg/m ²)	Mass Zinc (kg/m ²)	Effective Cover	Min. Pitch	Max Spans (mm)		
							End	Internal	Overhang
Roof	0.42	G550	4.35	4.28	762	2 (1 in 30)	1300	1700	150
Roof	0.48	G550	4.93	4.81	762	2 (1 in 30)	1700	2300	150
Wall	0.35	G550	3.68	3.70	762		2900	3000	150
Wall	0.42	G550	4.35	4.28	762		3000	3000	150

Design pressures to AS/NZS 1170.2

Location	Zone	Design Pressure (kPa)
Roof	Corner	-3.32
	Edge	-3.32
	General	-2.12
Wall	Corner	-4.50
	Edge	-3.30
	General	-2.11

Max Roof Run (m) for Slopes & Rainfall Intensity

Rainfall Intensity (mm/hr)	Trimclad Roof Slope				
	1 in 30 (2°)	1 in 20 (3°)	1 in 12 (5°)	1 in 7.5 (7.5°)	1 in 6 (10°)
100	220	257	320	382	439
150	146	172	214	255	293
200	110	129	160	191	220

Appendix 4

SUPPORTING DOCUMENTATION:

2018 Douglas Shire Council Planning Scheme Property Report
Wastewater Design prepared by DIRT Professionals
Queensland Globe - Contour Map
DSDILGP - State Planning Policy (Lot Plan Search)
DSDILGP - Regional Land Use Categories

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

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Member Australian Institute of Building Surveyors Professional Standards Scheme

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address

Lot Plan [7RP865078](#) (Freehold - 4000m²)



Selected Property



Easements



Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning









Applicable Zone
Environmental Management

More Information

- [View Section 6.2.4 Environmental Management Zone Code](#)
- [View Section 6.2.4 Environmental Management Zone Compliance table](#)
- [View Section 6.2.4 Environmental Management Zone Assessment table](#)

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (5-20m AHD)	More Information <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
 Bushfire Hazard	Applicable Precinct or Area Potential Impact Buffer Very High Potential Bushfire Intensity	More Information <ul style="list-style-type: none"> View Section 8.2.2 Bushfire Hazard Overlay Code View Section 8.2.2 Bushfire Hazard Overlay Compliance table
 Flood Storm	Applicable Precinct or Area Floodplain Assessment Overlay (Daintree River)	More Information <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
 Hillslopes	Applicable Precinct or Area Area Affected by Hillslopes	More Information <ul style="list-style-type: none"> View Section 8.2.5 Hillslopes Overlay Code View Section 8.2.5 Hillslopes Overlay Compliance table
 Landscape Values	Landscape Values High landscape values	More Information <ul style="list-style-type: none"> View Section 8.2.6 Landscape Values Overlay Code View Section 8.2.6 Landscape Values Overlay Compliance table
 Landslide	Applicable Precinct or Area Landslide Hazard (High & Medium Hazard Risk)	More Information <ul style="list-style-type: none"> View Section 8.2.9 Potential Landslide Hazard Overlay Code View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table
 Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Wildlife Habitat	More Information <ul style="list-style-type: none"> View Section 8.2.7 Natural Areas Overlay Code View Section 8.2.7 Natural Areas Overlay Compliance table
 Transport Road Hierarchy	Applicable Precinct or Area Access Road	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone
Environmental Management

- More Information**
- [View Section 6.2.4 Environmental Management Zone Code](#)
 - [View Section 6.2.4 Environmental Management Zone Compliance table](#)
 - [View Section 6.2.4 Environmental Management Zone Assessment table](#)



☒ Selected Property

☐ Land Parcels

<input type="checkbox"/> Centre	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Conservation	<input type="checkbox"/> Environmental Management
<input type="checkbox"/> Industry	<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low-medium Density Residential	<input type="checkbox"/> Medium Density Residential
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Tourism	<input type="checkbox"/> Tourist Accommodation		

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (5-20m AHD)

- More Information**
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
 - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Acid Sulfate Soils

☐ Acid Sulfate Soils (< 5m AHD)

☒ Acid Sulfate Soils (5-20m AHD)

☐ all others

Bushfire Hazard

Applicable Precinct or Area

Potential Impact Buffer
Very High Potential Bushfire Intensity

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Bushfire_Hazard

☒ High Potential Bushfire Intensity

☒ Medium Potential Bushfire Intensity

☒ Potential Impact Buffer

☒ Very High Potential Bushfire Intensity

☐ all others


Flood Storm

Applicable Precinct or Area
Floodplain Assessment Overlay (Daintree River)


- More Information**
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
 - [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)




 Selected Property

 Land Parcels

 Medium Storm Tide Hazard

 High Storm Tide Hazard

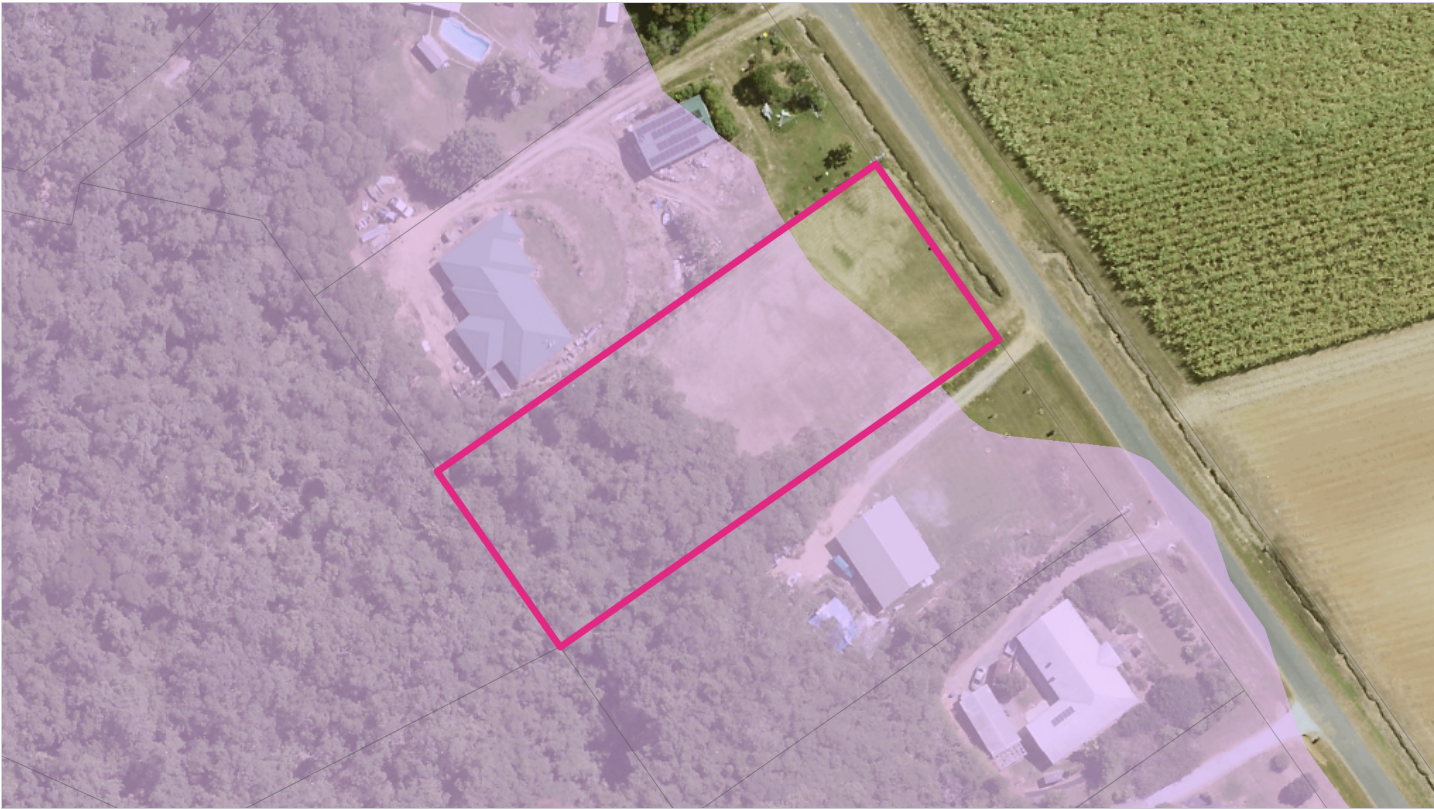
 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

Hillslopes

Applicable Precinct or Area
Area Affected by Hillslopes

- More Information**
- [View Section 8.2.5 Hillslopes Overlay Code](#)
 - [View Section 8.2.5 Hillslopes Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

☐ Area Affected by Hillslopes

Landscape Values

Landscape Values
High landscape values

- More Information**
- [View Section 8.2.6 Landscape Values Overlay Code](#)
 - [View Section 8.2.6 Landscape Values Overlay Compliance table](#)



<p>Selected Property</p> <p> Selected Property</p>	<p>Land Parcels</p> <p> Land Parcels</p>	<p>Scenic Buffer Area</p> <p> Gateway</p> <p> View corridor</p>	<p> Lookout</p> <p> all others</p>	<p> Scenic route</p> <p> Scenic route buffer</p>
<p>Landscape Values</p> <p> Coastal scenery</p> <p> High landscape values</p> <p> Medium Landscape Value</p> <p> all others</p>				

Landslide

Applicable Precinct or Area
Landslide Hazard (High & Medium Hazard Risk)

- More Information**
- [View Section 8.2.9 Potential Landslide Hazard Overlay Code](#)
 - [View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

☒ Potential Landslide Hazard

Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Wildlife Habitat

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property



Land Parcels

MSES - Regulated Vegetation (Intersecting a Watercourse)



MSES - High Ecological Value Waters (Watercourse)



MSES - Wildlife Habitat



MSES - Regulated Vegetation



MSES - Protected Area



MSES - Marine Park



MSES - Legally Secured Offset Area



MSES - High Ecological Value Waters (Wetland)



MSES - High Ecological Significance Wetlands

Transport Road Hierarchy

Applicable Precinct or Area

Access Road

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Road Hierarchy

— Access Road

— Arterial Road

— Collector Road

— Industrial Road

— Major Rural Road

— Minor Rural Road

— Sub Arterial Road

— Unformed Road

— all others

☐ Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

DIRT PROFESSIONALS

Email: dirtprofessionals@bigpond.com
MOBILE 0417 647 477

Angelo Joseph
angelojoseph1980@gmail.com

Tandel Investments Pty Ltd
QBCC No. 1173606

09 February 2022

Site Assessment and Design`
Lot 7 De Meio Drive
Lower Daintree Qld

Job No 23797

INTRODUCTION

This report presents the results of a site assessment performed at Lot 7 De Meio Drive, Lower Daintree. The assessment is required to determine the method of effluent disposal, as per AS/NZS 1547:2012 and the Queensland Plumbing and Wastewater Code for on-site sewerage facilities.

EXISTING CONDITIONS

At the time of the assessment the allotment was located in an established rural residential subdivision, consisting of approximately 4000 m². The allotment was grassed and sloped to the East. The proposed 3 bedroom dwelling is to be located North of the proposed shed, approximately 6 m from the Northern boundary. The location of the building area was shown.

The proposed wastewater area was grassed and sloped to the East at approximately 5%. The proposed wastewater is to be situated to the East of the proposed shed. This should have sufficient fall to the wastewater area.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to a depth of 1.8 m. The holes were at the proposed wastewater area. A disturbed sample was taken for laboratory testing.

SOIL PROFILE

The bore holes indicate similar soil profiles. There is a layer of clay loams with some gravels to the depth of the bore holes.

SOIL CATEGORY FOR DOMESTIC WASTEWATER

The clay loams with some gravels are regarded as being an imperfectly drained material with a weak structure. The indicative permeability is 0.12 - 0.5 m/d. The soil category on the basis of visual inspection of the materials and AS/NZS 1547:2012, should be classified as a **Soil Category 4.**

It is proposed that an Advanced Secondary Treatment System is to be used for the dispersal of wastewater. There were no gullies, creeks or bores located in the area. There was no water encountered at the depth of the bore holes. There was a drain located on the front boundary which will require separation distances to be maintained.

A design loading rate of 20 mm/d should be used for the sizing of the wastewater area. This shall be designed by a qualified designer based on AS/NZS 1547:2012 and the soil assessment data in this report.

RECOMMENDATIONS

Care should be taken that the base of the system is level and no greater than 800 mm below ground level. This can be obtained by orientating the system to follow contours, ensuring even distribution of the wastewater and avoiding any one part of the system being more heavily loaded.

During construction rip and scarify the base of the bed to a depth of 300 mm and apply gypsum at a rate of 1 kg/m² to prevent the clay dispersing. The bed shall be closed in, as soon as possible to protect the gypsum from raindrop impact.

This company is not responsible for the building levels and falls to the wastewater system. These will need to be calculated prior to construction, to determine the building platform heights and allow for sufficient fall to the wastewater area. Consideration should be given as to how the plumber will run the pipes, as this will determine the platform height. If sufficient fall is not available to construct the system as designed, a pump well will need to be installed to distribute the wastewater.

There will be no ponding of water during seasonal rains around the septic tank, pump well and wastewater area. Diversion drains will need to be put in place to divert water from the wastewater area.

The treatment system is to be installed as per the manufacturers specifications.

VALIDITY

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfully



Angelo Tudini
Director
Tandel Investments Pty Ltd T/as **Dirt Professionals**

Attached:

Site Plan and Site Photo

AES Design Calculator, AES Pipe Layout Details & AES Cross-sectional Details

BORE HOLE LOGS

TEST HOLE 1

0.0 - 1.3 m Clay Loams with some gravels - Brown

TEST HOLE 2

0.0 - 1.8 m Clay Loams with some gravels - Brown

TEST HOLE 3

0.0 - 1.5 m Clay Loams with some gravels - Brown



Advanced Enviro-septic Design Calculator v8.8 ©

Leader in Passive Solutions

Site Address	Lot 7 De Meio Drive, Lower Daintree	State	QLD	Post Code	4873
Client Name	Angelo Joseph	Date of Site Visit	9/2/2022		
Designers Name	Angelo Tudini	Designers Ph Number	0417 647 477	Designer Lic Number	1173606
Plumber Name	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1372	Date	15/2/2022

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 person	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 surface Soil Cat as est by site/soil evaluation. CATEGORY	4	>> Catagory may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basel area	1800	>> Min depth below basel area 600mm check water table/restrictive layer
Enter System footprint Slope in % for std AES systems to calc extension	5	>> Consideration reqd for Sloping sites. Ref AS1547. refer comment.
Is this design a gravity system with no outlet filter? Y or N	Y	>> A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FALL 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
- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.
- Plumbers are reminded that 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	8.3	lm	Lth m : (L)	9.6	9.6
Number of FULL AES Pipe lengths per row	3	lths	Width m:(W)	1.80	2.11
Total Capacity of AES System pipe in Litres	1908	ltr.	Sand Depth :	0.75	0.15
			Area m2	17.3	20.2
USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$		Length	Width	Minimum AES foot print required .	
for this Basic Serial design is		9.6	x 3.91	=	37.5 m2 total

Code		AES System Bill of Materials.		Chankar Environmental Use Only		
AES-PIPE	AES 3 mtr Lths required	9	lths	 Digitally signed by Steve Dennis DN: cn=Steve Dennis, o=Chankar Environmental, ou=Design Review, email=steve@envir o-septic.com.au, c=US Date: 2022.02.15 12:35:52 +10'00'		
AESC	AESC Couplings required	6	ea			
AESO	AESO Offset adaptors	6	ea			
AESODV	AES Oxgen demand vent	1	ea			
AES-IPB	AES 100mm Inspection point base	2	ea			
AES Equ	AES Speed Flow Equaliser		ea			
AES DESC	Double Offset Adaptors		ea			
TOTAL SYSTEM SAND REQUIRED (Guide Only)		19	m3			
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU				Designreview@enviro-septic.com.au		

> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.

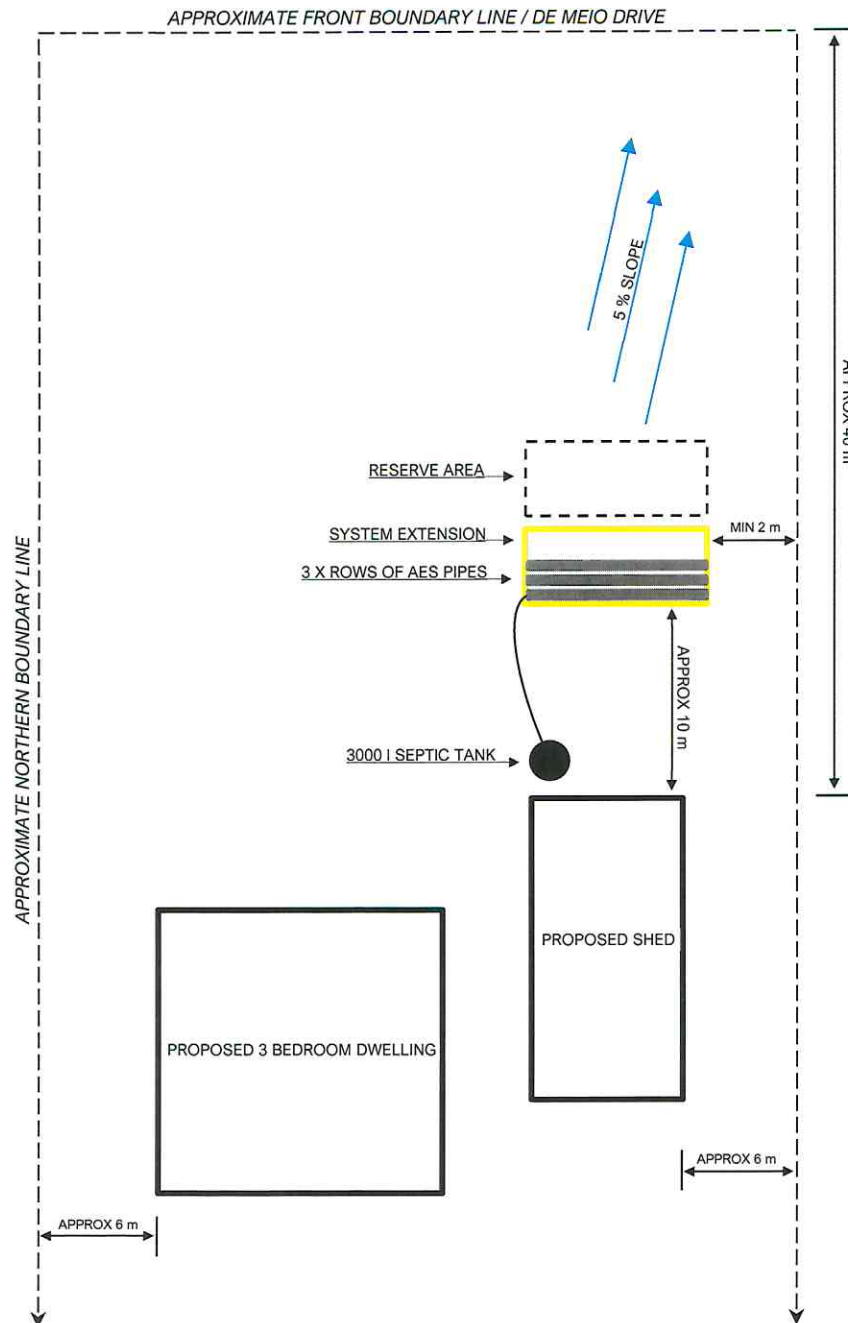
> Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

> AES pipes can be cut to length on site. They are supplied in 3 meter lths only.

NOT TO SCALE

SITE LOCALITY PLAN

SECTION OF LOT 7 De MEIO DRIVE, LOWER DAINTREE



OVERALL AES SYSTEM DIMENSIONS
MINIMUM AES FOOTPRINT REQUIRED
9.6 m LONG X 3.91 m WIDE = 37.5 m²

AES PIPE SYSTEM DIMENSIONS
9.6 m LONG X 1.80 m WIDE
3 X ROWS OF AES PIPES
3 X FULL AES PIPE LENGTHS PER ROW

AES SYSTEM EXTENSION DIMENSIONS
9.6 m LONG X 2.11 m WIDE

NOTES

- THIS REPORT MUST BE READ IN ITS ENTIRETY PRIOR TO THE CONSTRUCTION OF THE WASTEWATER AREA.
- SUFFICIENT FALL TO THE WASTEWATER AREA MUST BE CALCULATED PRIOR TO CONSTRUCTION.
- BEDS MUST BE BUILT ALONG THE CONTOURS TO ENSURE EVEN DISTRIBUTION AND AVOID ANY ONE PART OF THE BED BEING MORE HEAVILY LOADED.
- CARE SHOULD BE TAKEN THAT THE BASE OF THE SYSTEM IS LEVEL AND NO GREATER THAN 800 mm BELOW THE EXISTING GROUND LEVEL.
- DURING CONSTRUCTION RIP AND SCARIFY THE BED TO A DEPTH OF 300 mm AND APPLY GYPSUM AT 1 kg/m² TO THE BASE OF THE BED TO PREVENT THE CLAY DISPERSING.
- DIVERSION DRAINS WILL NEED TO BE PUT IN PLACE TO DIVERT WATER AWAY FROM THE WASTEWATER AREA.
- THE WASTEWATER SYSTEM MUST BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

CHECKED BY: A. TUDINI SIGNATURE:  DATE: 15/02/2022

DIRT PROFESSIONALS

EMAIL: dirtprofessionals@bigpond.com

SCALE



30

ADVANCED ENVIRO - SEPTIC

OWNER / ENGAGED BY

Angelo Joseph

Site Address

Lot 7 De Meio Drive
Lower Daintree

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED

CHANKAR ENVIRONMENTAL PTY LTD

T/A



QBCC LICENCE NUMBER

150 238 31

Phone: +61 7 5474 4055
Fax: +61 7 5335 1691
Email: designreview@enviro-septic.com.au
www.enviro-septic.com.au

ADVANCED ENVIRO-SEPTIC PIPE
LAYOUT DETAILS FOR
THREE ROWS THREE PIPES SYSTEM

SCALE

1:60 (A4)

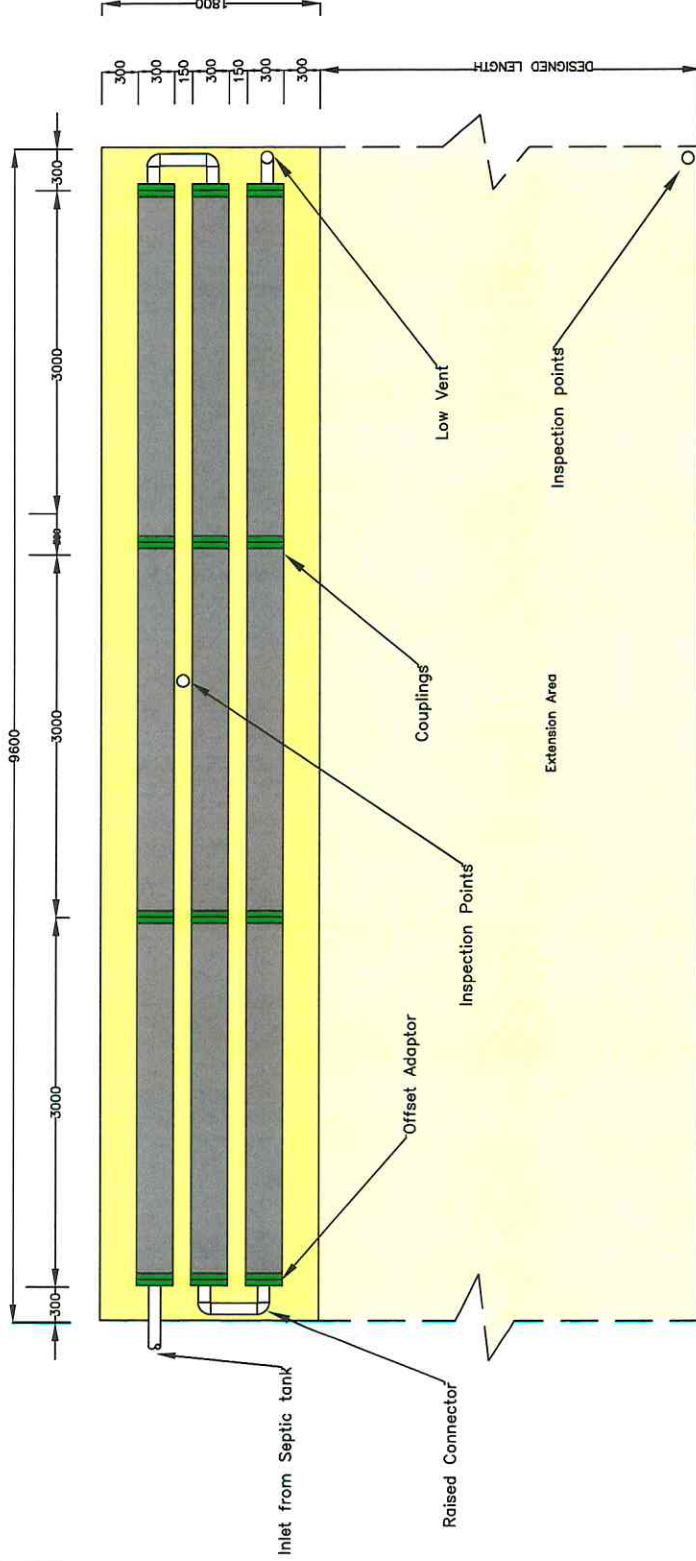
PROJECT JOB NUMBER

Job No: 23797

Date: 15/02/2022

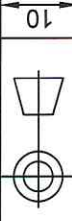
REVISION

SHEET NO



AES PIPE LAYOUT DETAILS

SCALE



30

ADVANCED ENVIRO - SEPTIC

OWNER / ENGAGED BY

Angelo Joseph

Site Address

Lot 7 De Meio Drive
Lower Daintree

AMENDMENTS

ISSUE DATE SUBJECT AUTHORISED

CHANKAR ENVIRONMENTAL PTY LTD
T/A



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ADVANCED ENVIRO-SEPTIC CROSS
SECTIONAL DETAILS FOR
THREE ROWS SLOPING SITE BED

SCALE

1:30 (A4)

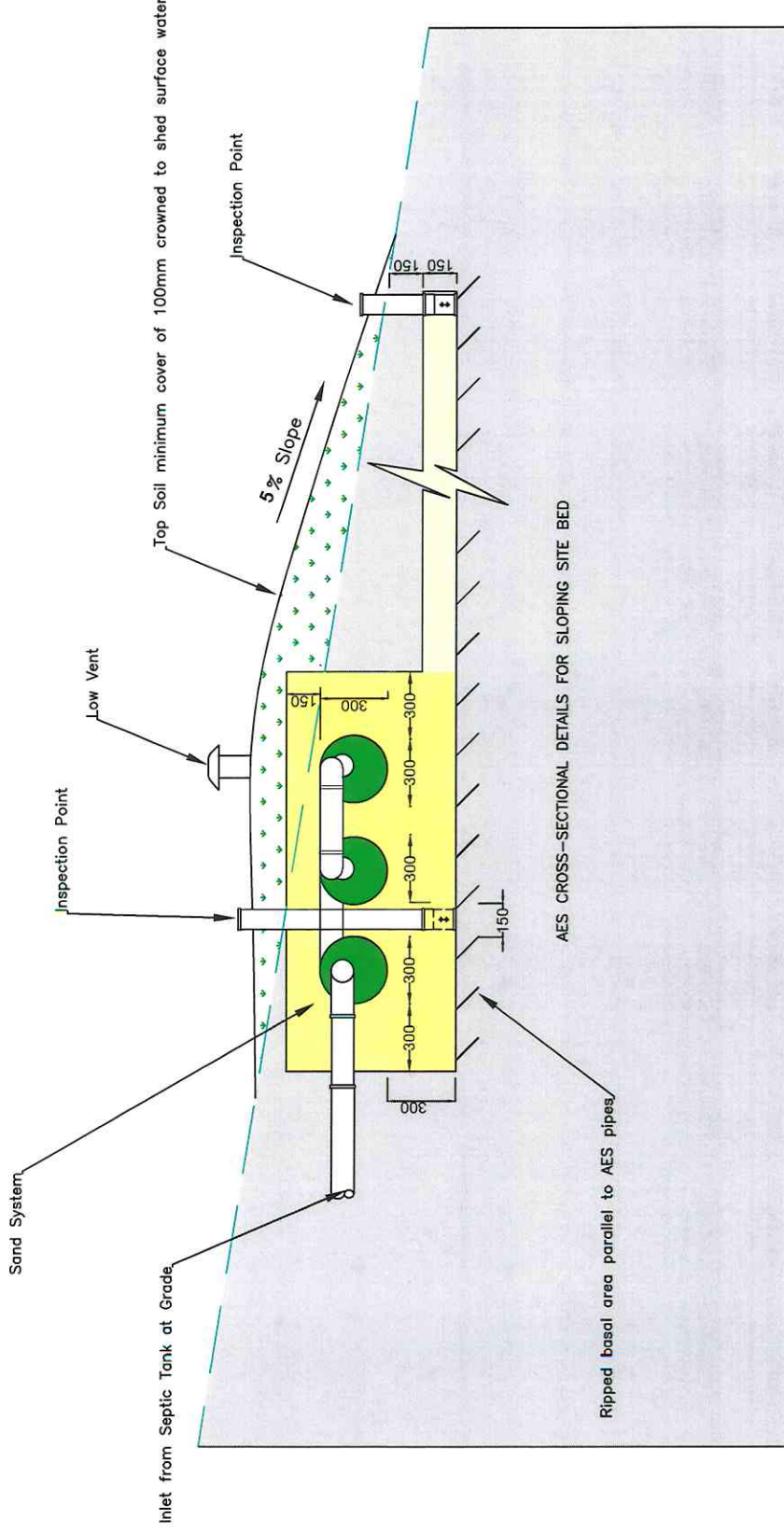
PROJECT JOB NUMBER

Job No: 23797

REVISION

SHEET NO

Date: 15/02/2022







16°17'47"S 145°23'3"E

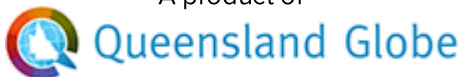
16°17'47"S 145°23'9"E



16°17'52"S 145°23'3"E

16°17'52"S 145°23'9"E

A product of



Legend located on next page



Scale: 1:885

Printed at: A4

Print date: 19/8/2022

Projection: Web Mercator EPSG 102100 (3857)

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Contour

-  Index
-  Intermediate

Contours

-  Index
-  Intermediate

Land parcel label

Land parcel label - gt 1 ha

Railway



Road

-  Highway
-  Main
-  Local
-  Private

Road Crossing

-  Bridge
-  Tunnel

Cities and Towns



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State Planning Policy - Lot Plan Search

Making or amending a local planning instrument
and designating land for community infrastructure

Date: 24/01/2023



Location Diagram

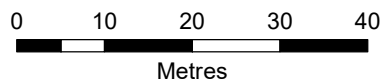


Queensland



Queensland Government

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

AGRICULTURE

- Agricultural land classification - class A and B

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Regulated vegetation (essential habitat)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area



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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 7RP865078 (Area: 4000 m²)

AGRICULTURE

- Agricultural land classification - class A and B

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
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- Flood hazard area - Local Government flood mapping area*
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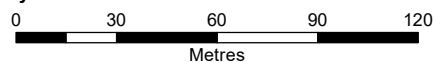
Date: 24/01/2023

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State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure



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Legend

Drawn Polygon Layer

Override 1

Cadastre



Cadastre

Regional land use categories (SEQ, WBB, MIW, FNQ)



Urban Footprint



Rural Living Area



Regional Landscape and Rural Production Area



Date: 24/01/2023

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State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

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Building Certification Services*

PLANNING STATEMENT

Landowners: Angelo Aloysius Joseph

Development Land Use: Domestic Outbuilding

Property Address: De Meio Drive, Lower Daintree QLD 4873

RPD: Lot 7 on RP 865 078

Prepared by: GMA Certification Group Pty Ltd

File Reference: 20220205

Revision: A

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Appendix 1 Application Forms and Current Title Search

Appendix 2 Assessment Benchmarks

Appendix 3 Proposed Plans

Appendix 4 Supporting Documentation

1.0 Introduction

This Planning Statement has been prepared on behalf of the registered landowner, Angelo Aloysius Joseph, in support of a Material Change of Use (Code) assessable Development Application to the Douglas Shire Council (DSC) for a Domestic Outbuilding located at De Meio Drive, Lower Daintree QLD 4873 – Lot 7 on RP 865 078.

The subject site is a relatively large and generally rectangular lot with a north-eastern frontage to De Meio Drive measuring 40.0 metres, a left hand side (south-eastern) boundary measuring 100.0 metres, a right hand side (north-western) boundary measuring 100.0 metres and a rear (south-western) boundary measuring 40.0 metres. The site configuration results in a total area of 4,000m².



Figure 1: Subject Site – Aerial Image (2018 Douglas Shire Council Planning Scheme Property Report, 2023)

The immediate interfaces to the north-west and south-east appear to be improved by Dwelling Houses and Ancillary Structures being directly consistent with the land use proposed. The interfaces to the north-east and south-west appear to be agricultural land and open space respectively.

1.1 Land Use Definitions

As previously discussed, this application seeks approval for a Dwelling House; being a Domestic Outbuilding. In accordance with the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House and Domestic Outbuilding are defined as follows –

Dwelling House (refer to Table SC 1.1.b – Use Definitions)

A residential use of premises for one household that contains a single dwelling.

The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.

Domestic Outbuilding (refer to Table SC 1.2.b - Administrative Definitions)

A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to nonhabitable buildings for the purpose of a shed, garage and carport.

1.2 Categories of Development and Assessment

In accordance with the Douglas Shire Planning Scheme 2018, Version 1.0 and specifically Table 5.6.d – Environmental Management Zone the Categories of development and assessment for a Dwelling House are as follows –

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Code assessable	Environmental Management Zone Code Dwelling House Code Access, Parking and Servicing Code Filling and Excavation Code Infrastructure Works Code Acid Sulphate Soils Overlay Code Flood and Storm Tide Hazard Overlay Code Hillslopes Overlay Code Landscape Values Overlay Code Natural Areas Overlay Code

As indicated in **Appendix 2 Assessment Benchmarks** the proposed development is considered to be fully compliant with all of the Acceptable Outcomes and / or Performance Outcomes of the Assessment Benchmarks in this instance.

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Accordingly, the development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impacts on the amenity of the area.

Therefore, it is submitted that this application warrants favourable consideration by Council subject to reasonable and relevant Conditions.

2.0 Development Summary

Address:	De Meio Drive, Lower Daintree QLD 4873
Real Property Description:	Lot 7 on RP 865 078
Easements & Encumbrances:	Not applicable
Site Area/Frontage:	Area: 4,000m ² Frontage: 40.0 metres
Registered Owner:	Angelo Aloysius Joseph
Proposal:	Dwelling House; being a Domestic Outbuilding
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none"> • Agriculture • Biodiversity • Natural Hazards Risk and Resilience
State Interests – SARA Mapping:	Nil
Referral Agencies:	Nil
State Development Assessment Provisions:	Not applicable
Regional Plan Designation:	Regional Landscape and Rural Production Area
Zone:	Environmental Management Zone
Precinct / Neighbourhood Plan:	Not applicable
Overlays:	<ul style="list-style-type: none"> • Acid Sulfate Soils (5-20m AHD) • Bushfire Hazard (Very High Potential Bushfire Intensity) • Flood Storm (Floodplain Assessment Overlay – Daintree River) • Hillslopes • Landscape Values (High Landscape Value)

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3.0 Site and Locality

The subject site is a relatively large and generally rectangular lot with a north-eastern frontage to De Meio Drive measuring 40.0 metres, a left hand side (south-eastern) boundary measuring 100.0 metres, a right hand side (north-western) boundary measuring 100.0 metres and a rear (south-western) boundary measuring 40.0 metres. The site configuration results in a total area of 4,000m².

4.0 Proposal

This application seeks approval for a one (1) storey Domestic Outbuilding with a height of 4.07 metres measured to the uppermost projection of the roofline.

The Domestic Outbuilding measures 16.0 metres by 8.0 metres which results in a building footprint of 128m². The Domestic Outbuilding comprises an internal area of 96m², which contains shower and water closet facilities and an unenclosed, covered bay with an area of 32m².

Due to the rural nature of the subject site, the Domestic Outbuilding will be provided with an on-site effluent disposal system and a rainwater tank.

The Domestic Outbuilding will also be provided with access via a proposed crossover and driveway from De Meio Drive.

Proposal Plans are attached at [Appendix 1](#) and the key development features of the proposed development are summarised in the Table on the following page.

The key development features of this application are summarised in the Table below:

Development Feature	Proposal
Site Area:	4,000m ²
Frontage:	De Meio Drive: 40.0 metres
Site Boundaries:	Front (north-east): 40.0 metres Rear (south-west): 40.0 metres RHS (north-west): 100.0 metres LHS (south-east): 100.0 metres
Storeys / Height:	One (1) storey / 4.07 metres
Internal Area:	96.0m ²
External Area:	32.0m ²
Site Cover:	3.2%
Setbacks to the Site Boundaries:	Front (north-east): 34.0 metres Rear (south-west): 50.0 metres RHS (north-west): > 6.0 metres LHS (south-east): 6.0 metres
Access:	Via a proposed crossover and driveway from De Meio Drive
Car Spaces:	> Two (2)

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

The development is made assessable under the DSC, and the Douglas Shire Planning Scheme 2018, Version 1.0, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

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5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

In accordance with the Douglas Shire Planning Scheme 2018, Version 1.0 and specifically Table 5.6.d – Environmental Management Zone the Categories of development and assessment for a Dwelling House (including a Domestic Outbuilding) are as follows –

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Code assessable	Environmental Management Zone Code Dwelling House Code Access, Parking and Servicing Code Filling and Excavation Code Infrastructure Works Code Acid Sulphate Soils Overlay Code Flood and Storm Tide Hazard Overlay Code Hillslopes Overlay Code Landscape Values Overlay Code Natural Areas Overlay Code

As indicated in **Appendix 2 Assessment Benchmarks** the proposed development is considered to be fully compliant with all of the Acceptable Outcomes and / or Performance Outcomes of the Assessment Benchmarks in this instance.

Accordingly, the development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impacts on the amenity of the area.

Therefore, it is submitted that this application warrants favourable consideration by Council subject to reasonable and relevant Conditions.

5.1.4 Statutory Considerations for Assessable Development

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

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This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the Assessment Benchmarks is provided in [Appendix 2](#).

5.1.5 State Planning Policy

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

Agriculture

- *Agricultural land classification - class A and B*

Biodiversity

- *MSES - Wildlife habitat (endangered or vulnerable)*
- *MSES - Regulated vegetation (essential habitat)*

Natural Hazards Risk and Resilience

- *Flood hazard area - Level 1 - Queensland floodplain assessment overlay**
- *Flood hazard area - Local Government flood mapping area**
- *Bushfire prone area*

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into the Douglas Shire Planning Scheme 2018, Version 1.0 (being the relevant Planning Scheme) and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Planning Scheme 2018

The site is located within the Douglas Shire Council area and is assessable under the Douglas Shire Planning Scheme 2018, Version 1.0 which commenced on the 2nd of January 2018 (being the relevant Planning Scheme). In accordance with the Douglas Shire Planning Scheme 2018, Version 1.0 the site is located in the Environmental Management Zone and is affected by the following applicable Overlays –

- *Acid Sulfate Soils (5-20m AHD)*
- *Bushfire Hazard (Very High Potential Bushfire Intensity)*
- *Flood Storm (Floodplain Assessment Overlay – Daintree River)*
- *Hillslopes*
- *Landscape Values (High Landscape Value)*

The Table below identifies the applicable Assessment Benchmarks contained within the Douglas Shire Planning Scheme 2018, Version 1.0.

Assessment Benchmarks	Applicability	Compliance
Environmental Management Zone Code	Applicable	Complies. Refer to Appendix 2
Dwelling House Code	Applicable	Complies. Refer to Appendix 2
Access, Parking and Servicing Code	Applicable	Complies. Refer to Appendix 2
Filling and Excavation Code		Complies. Refer to Appendix 2
Infrastructure Works Code		Complies. Refer to Appendix 2
Acid Sulphate Soils Overlay Code		Complies. Refer to Appendix 2
Flood and Storm Tide Hazard Overlay Code		Complies. Refer to Appendix 2
Hillslopes Overlay Code		One (1) 'variation' sought Refer to Appendix 2
Landscape Values Overlay Code		Complies. Refer to Appendix 2
Natural Areas Overlay Code		Complies. Refer to Appendix 2

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The assessment of the proposed Domestic Outbuilding is provided in detail in **Appendix 2 Assessment Benchmarks**. This assessment is considered to demonstrate that the proposed development satisfies or is able to satisfy the Assessment Benchmarks in this instance.

In accordance with the requirements of the *Planning Act 2016*, the Council are obligated to approve the application subject to reasonable and relevant Conditions.

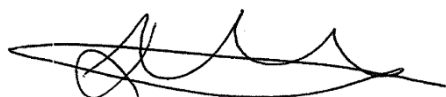
7.0 Summary and Conclusion

This Planning Statement has been prepared on behalf of the registered landowner, Angelo Aloysius Joseph, in support of a Material Change of Use (Code) assessable Development Application to the Douglas Shire Council (DSC) for a Domestic Outbuilding located at De Meio Drive, Lower Daintree QLD 4873 – Lot 7 on RP 865 078.

The application is identified as being Code Assessable and consideration can only be given to the relevant Planning Scheme. An assessment has demonstrated that the proposed development satisfies or is able to satisfy the relevant Assessment Benchmarks.

On that basis, it is submitted that this development application warrants approval by Council, subject to reasonable and relevant Conditions.

Kind regards,



Lisa McKay
Town Planning Manager

GMA Certification Group



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