

Appendix 1

APPLICATION FORM CURRENT TITLE SEARCH

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

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Cairns

Port Douglas

Childers

Kingscliff



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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)	Paul Richard Smith and Kelly Michelle Smith
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)	20215197

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
	Unit 1	14 – 32	Barrier Street	Port Douglas QLD
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	Lot 1	SP 155 111	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: <input type="text"/>	

- ☐ 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: <input type="text"/>	

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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Dwelling House
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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)
House	Dwelling House	One (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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUC 2019_3199	30 August 2019	Douglas Shire Council
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUC 2020_3708	4 November 2020	Douglas Shire Council

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

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

☐ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☒ Yes

☐ Not applicable

25) Applicant declaration

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

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
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Title Reference:	50437670	Search Date:	28/09/2022 15:30
Date Title Created:	07/05/2003	Request No:	42390033
Previous Title:	50144343		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 155111

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 31278

REGISTERED OWNER

Dealing No: 721116593 23/09/2021

PAUL RICHARD SMITH

KELLY MICHELLE SMITH

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10405166 (POR 31)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Appendix 2

ASSESSMENT BENCHMARKS:

Low-Medium Density Residential Zone Code

Port Douglas / Craiglie Local Plan Code

Acid Sulphate Soils Overlay Code

Bushfire Hazard Overlay Code

Flood and Storm Tide Hazard Overlay Code

Natural Areas Overlay Code

Dwelling House Code

Access, Parking and Servicing Code

Filling and Excavation Code

Infrastructure Works Code

Landscaping Code

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6.2.7 Low-medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
 - (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (c) Development is designed to provide safe and walkable neighbourhoods.

- (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (e) Development is reflective and responsive to the environmental constraints of the land.
- (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
- (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of roof height.	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers this application seeks approval for a one (1) storey Dwelling House and a one (1) storey Guest House. As indicated on the North West Elevation prepared by RECS Consulting Engineers & Building Designers the Dwelling House has an overall building height of 5.8 metres measured to the uppermost projection of the roofline. As indicated on the North West Elevation prepared by RECS Consulting Engineers & Building Designers the Guest House has an overall building height of 4.0 metres measured to the uppermost projection of the roofline. Accordingly, it is submitted that the development is fully compliant with AO1 in this instance. Refer to Appendix 3 Proposed Plans.



Performance outcomes	Acceptable outcomes	Applicant response
Setbacks (other than for a dwelling house)		
PO2 Buildings are setback to: <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	AO2 Buildings are setback: <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater. 	Not applicable. This application seeks approval for a Dwelling House land use only. Refer to Appendix 3 Proposed Plans .
Site coverage		
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO3 The site coverage of any building is limited to 50%.	Complies. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report, which is included in Appendix 4 Supporting Documentation, the subject site has an area of 2,785m ² which would allow a compliant building footprint of 1,392.5m ² . As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the combined building footprint of the proposed Dwelling House and Guest House is notably less than 1,392.5m ² . Accordingly, it is submitted that the development is fully compliant with AO3 in this instance. Refer to Appendix 3 Proposed Plans .



Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone.	Complies. This application seeks approval for a Dwelling House land use only. Refer to Appendix 3 Proposed Plans.
PO5 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	AO5 No acceptable outcomes are prescribed.	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the Dwelling House and Guest House have been located in a portion of the site which is void of any natural characteristics, features and / or constraints. Accordingly, it is submitted that the development is fully compliant with PO5 in this instance. Refer to Appendix 3 Proposed Plans.
PO6 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO6 No acceptable outcomes are prescribed.	Complies. This application seeks approval for a Dwelling House land use only. Accordingly, it is submitted that the development will not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts being fully compliant with PO6 in this instance. Refer to Appendix 3 Proposed Plans.
PO7 New lots contain a minimum area of 450m ² .	AO7 No acceptable outcomes are prescribed.	Not applicable. This application will not result in any new lots.
PO8 New lots have a minimum road frontage of 15 metres.	AO8 No acceptable outcomes are prescribed.	Not applicable. This application will not result in any new lots.

Performance outcomes	Acceptable outcomes	Applicant response
PO9 New lots contain a 20 metre x 15 metre rectangle.	AO9 No acceptable outcomes are prescribed.	Not applicable. This application will not result in any new lots.

Table 6.2.7.3.b - Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation 	<ul style="list-style-type: none"> • Parking station • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Tourist attraction • Transport depot • 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.

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

- (1) This code applies to assessing development within the Port Douglas/Craigie local plan area as identified on the Port Douglas/Craigie local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

6.2.5.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Port Douglas/Craigie local plan code.

The Port Douglas/Craigie local plan encompasses the traditional Port Douglas town centre and surrounding tourist and residential areas, including Four Mile Beach and Craigie.

Port Douglas was officially named in 1877. It was initially settled as the port of entry and supply for the Hodgkinson goldfield on the Hann Tableland which was proclaimed in 1876. It was the dominant port in Far North Queensland until a decision was made to establish Cairns as the terminus for a new railway in 1884. This ended the town's dominance, and it gradually became a small centre for local residents and fishing activities. During the 1970s and 1980s, a renewed interest in Far North Queensland as a holiday destination led to a boom in large scale tourism and residential development with Port Douglas re-emerging as a premium destination.

The Captain Cook Highway runs north-south to the west of Port Douglas through Craigie (Four Mile). Craigie caters for the permanent resident population associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both sides of the street for almost the entire length of the corridor into the heart of Port Douglas.

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

Macrossan Street is the main shopping area in Port Douglas running in a general east-west direction at the base of Flagstaff Hill connecting Four Mile Beach to Dickson Inlet. Tourist and commercial development is concentrated towards the western side of Macrossan Street, with marine orientated activity focussed around the inlet. The western side of the inlet provides unspoiled views across mangroves to the distinctive formations and features of the coastal range.

The street pattern in the town centre is based on the original grid pattern survey of 1878. While the town has lost many of its original buildings to cyclones and redevelopment, a number of important built features remain including the Central Hotel, the Court House Hotel, a number of relocated buildings such as St Mary's Church, the former Clink Theatre and the Court House Museum and scattered memorials such as the Carstens memorial in Macrossan Street

and the Port Douglas War memorial in Wharf Street. The Sugar Wharf on Dickson Inlet was the original terminus of the tramline to Mossman. The tramline now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

A particular characteristic of the local plan area is its high quality, lush landscaping complementing the tropical resort town atmosphere. This theme will be carried throughout the local plan area with gateways, nodes and corridor planting emphasising the role of the town as a tropical tourist destination.

7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
 - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
 - (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
 - (c) Craigie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craigie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
 - (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
 - (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
 - (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.

- (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
 - (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
 - (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.
- (4) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
 - (b) Precinct 2 – Integrated Resort precinct
 - (c) Precinct 3 – Craiglie Commercial and Light Industry precinct
 - (d) Precinct 4 – Old Port Road / Mitre Street precinct
 - (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
 - (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
 - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
 - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
 - (B) reducing reliance on the waterfront as a car parking resource.
 - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
 - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:

- Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
 - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
 - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
 - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
 - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
 - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
- (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
- (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
- (iii) environment and sustainability is integrated into the township through:
- (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
- (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
- (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
- (iv) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
- (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;
- (B) is compatible with the desired character and amenity of local places and neighbourhoods;
- (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
- (D) implements high quality landscaped environments around buildings and on streets;
- (E) protects the recognisable character and locally significance sites throughout the precinct.
- (v) public spaces and the streetscape are enhanced through:
- (A) an increase in the quantity and quality of public land and places throughout the precinct;
- (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
- (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;

- (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
 - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
 - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (vi) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

- (6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:
- (a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;
 - (b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;
 - (c) development contributes to a high quality public realm;
 - (d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;
 - (f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;
 - (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.

Sub-precinct 1b – Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
- (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;

- (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
- (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
- (j) marine infrastructure is established to service the tourism, fishing and private boating community;
- (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;

T (l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
 - (c) marine-based industry achieves appropriate environmental standards;
 - (d) industrial buildings have a high standard of layout and building design;
 - (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
 - (f) the precinct is protected from encroachment of incompatible land use activities.

Sub-precinct 1d – Limited Development sub-precinct

- (9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) the open nature and character of the precinct is retained maintaining view lines across the inlet;
 - (c) community and recreation land use activities are established that promote public access to the foreshore.

Sub-precinct 1e – Community and recreation sub-precinct

- (10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:
- (a) development for community uses, including sport and recreation is facilitated.
 - (b) sport and recreation activities predominantly involve outdoor activities;
 - (c) areas of natural vegetation are protected from further development;
 - (d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

- (11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:
- (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
 - (b) development minimises excavation and filling;
 - (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;
 - (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

- (12) In addition to the overall outcomes, development in the Integrated Resort precinct facilitates development in accordance with the *Integrated Development Resort Act, 1987*.

Editor's note – The development of land within this precinct is subject to the Integrated Development Resort Act 1987 (IDRA). Where a conflict exists between this planning scheme and the IDRA, the IDRA prevails.

Precinct 3 – Craiglie Commercial and Light Industry precinct

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
- (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;
 - (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;

- (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
- (d) adjacent residential areas are protected from industry nuisances;
- (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
 - (b) areas of significant vegetation are protected from development and retained;
 - (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

- (15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:
- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
 - (b) minimum lot sizes exceed 2 hectares;
 - (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

Note - Undeveloped lots in this precinct are located on very low-lying land. Council may consider a consolidation of existing land titles via lot reconfiguration to lot sizes less than 2 hectares, where the reconfigured lots are consolidated onto the highest terrain, to avoid a pattern of development consisting of dwelling houses located on isolated islands of raised building pads.

Criteria for assessment**Table 7.2.4.4.a –Port Douglas / Craiglie local plan – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
P01 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	A01 A pedestrian and cycle movement network is integrated and delivered through development.	Not applicable. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers this application seeks approval for a one (1) storey Dwelling House and a one (1) storey Guest House only. In addition, the subject site is located within a gated community and is provided with access from Common Property (refer to the Survey Plan (SP) 155 111, which is included in Appendix 4 Supporting Documentation). Accordingly, it is submitted that there is no requirement for a pedestrian and cycle network through the site in this instance. Also refer to Appendix 3 Proposed Plans .
P02 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).	A02.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; 	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the development will not result in the removal of any mature trees within the subject site being fully compliant with QO2.1 in this instance. Refer to Appendix 3 Proposed Plans .



Performance outcomes	Acceptable outcomes	Applicant response
	(f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	
	A02.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the Dwelling House will not affect any significant views or vistas. Refer to Appendix 3 Proposed Plans .
	A02.3 Important landmarks, memorials and monuments are retained.	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the Dwelling House will not affect any important landmarks, memorials and / or monuments. Refer to Appendix 3 Proposed Plans .
P03 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	A03 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not applicable. The subject site is not adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2. Refer to Appendix 3 Proposed Plans .
P04 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	A04 Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving	Complies. As previously discussed, the subject site is located within a gated community and is not visible from any vantage points in the public



Performance outcomes	Acceptable outcomes	Applicant response
	a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	realm. In addition, this gated community incorporates landscaping which complements the existing tropical character of Port Douglas and Craiglie.
P05 Development does not compromise the safety and efficiency of the State-controlled road network.	A05 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the Dwelling House will be provided with access from Common Property. Refer to Appendix 3 Proposed Plans .



Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
P06 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	A06.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area. A06.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 1 – Port Douglas Precinct. Refer to Appendix 4 Supporting Documentation .
P07 Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.	A07.1 For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street. A07.2 Ground level parking incorporates clearly defined pedestrian routes. A07.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development. A07.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 1 – Port Douglas Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
	<p>A07.5 On-site car parking available for public use is clearly signed at the site frontage.</p> <p>A07.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>	
<p>PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>A08 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 1 – Port Douglas Precinct. Refer to Appendix 4 Supporting Documentation.</p>
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
<p>PO9 Building heights:</p> <ul style="list-style-type: none"> (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape; (c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct; (d) remain subservient to the natural environment and the backdrop of Flagstaff Hill. (e) do not exceed 3 storeys. 	<p>A09 Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres.</p> <p>Note – Height is inclusive of the roof height.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the</p>	<p>A010 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report</p>



Performance outcomes	Acceptable outcomes	Applicant response
surrounding area and the rest of Precinct 1 – Port Douglas Precinct.		the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO11 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas.	AO11 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO12 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street.	AO12 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
AO13 Buildings do not result in a reduction of views and vistas from public places to: (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance.	AO13 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO14 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.	AO14 Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s; or	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
	If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s. Note – PO24 provides more detail on awning design.	
PO15 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	AO15.1 Centre activities establish: at street level on active street frontages; a maximum of one level above street level. AO15.2 Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.	AO16 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO17 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections;	AO17 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct.



Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys</p>		Refer to Appendix 4 Supporting Documentation .
<p>P018 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>P019 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p> <p>(c) assist in maintaining comfortable indoor temperatures;</p> <p>(d) minimising heat loads;</p> <p>(e) enrich the North Queensland tropical character of the Town Centre sub-precinct;</p> <p>(f) provide architectural interest to building façades.</p>	<p>AO19 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>



Performance outcomes	Acceptable outcomes	Applicant response
PO20 Buildings are finished with high quality materials, selected for: <ul style="list-style-type: none"> (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate. 	AO20 No acceptable outcomes are prescribed	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	AO21 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.	AO22.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres. AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation. AO22.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
	(e) a change in the exterior finishes and exterior colours of the development.	
PO23 Building facades that face public spaces at ground level: <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	AO23 Building facades at the ground floor of development that face public space are designed to ensure: <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and: <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across the frontage of the site; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing. 	AO24 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.	AO25 Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1a – Town Centre Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.	AO26 Uses identified as inconsistent uses in Table 7.2.4.b – Inconsistent uses in sub-precinct 1b Waterfront North sub precinct are not established in sub-precinct 1b - Waterfront North.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.	AO27 Buildings and structures are not more than: (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. Note – Height is inclusive of roof height.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO28 Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct	AO28 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct.



Performance outcomes	Acceptable outcomes	Applicant response
		Refer to Appendix 4 Supporting Documentation .
PO29 Public pedestrian access along the water's edge is maximised.	AO29.1 Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use. AO29.2 A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'. AO29.3 Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.	AO30 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient.	AO31 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites;	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
	(c) connect without any lip or step to adjoining footpaths.	
P032 Buildings do not result in a reduction of views and vistas from public places to: <ul style="list-style-type: none"> (a) Dickson Inlet; (b) public open space; (c) places of significance. 	A032 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
P033 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.	A033 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
P034 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	A034.1 Centre activities establish: <ul style="list-style-type: none"> (a) at street level on active street frontages; (b) a maximum of one level above street level. A034.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
P035 Detailed building design: <ul style="list-style-type: none"> (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; 	A035 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) contributes to a distinctive tropical north Queensland, seaside tourist town character;</p> <p>(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.</p>		
<p>PO36 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>	<p>AO36 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO37 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO37 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO38</p>	<p>AO38 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades. 		<p>the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO39 Buildings are finished with high quality materials, selected for:</p> <ul style="list-style-type: none"> (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate. 	<p>AO39 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO40 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO40 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO41.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p> <p>AO41.2</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p> <p>AO41.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development 	
<p>PO42 Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>AO42 Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; 	<p>AO43 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (c) are continuous across pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing. 		
PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.	AO44.1 Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality. AO44.2 Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of: <ul style="list-style-type: none"> (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage. 	AO45 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO46	AO46	Not applicable.



Performance outcomes	Acceptable outcomes	Applicant response
Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	No acceptable outcomes are prescribed.	In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by: <ul style="list-style-type: none"> (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront. 	AO47 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.	AO48 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO49 Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.	AO49 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.	AO50 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.	AO51 Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1b – Waterfront North Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	AO52 Uses identified as inconsistent uses in Table 7.2.4.4.c are not established in Precinct 1c – Waterfront South.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
PO53 Development does not adversely impact on the natural environment, natural vegetation or watercourses.	AO53.1 An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report. AO53.2	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
	<p>An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p>Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.</p>	
<p>PO54 Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.</p>	<p>AO54 A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO55 Buildings and structures are of a height, and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.</p>	<p>AO55.1 Development has a height of not more than 10 metres.</p> <p>AO55.2 Development is setback from all property boundaries not less than 3 metres.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO56 The site coverage of all buildings and structures ensures development:</p> <ul style="list-style-type: none"> (a) is sited in an existing cleared area or in an area approved for clearing; (b) has sufficient area for the provision of services; (c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas. 	<p>AO56 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
PO57	AO57.1	Not applicable.



Performance outcomes	Acceptable outcomes	Applicant response
<p>Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <ul style="list-style-type: none"> (a) be accommodated on-site; (b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas. 	<p>Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p> <p>AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.</p> <p>AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion from storm water runoff; (b) retain all existing vegetation. 	<p>In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.</p>	<p>AO58 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.</p>	<p>AO59 Areas used for loading and unloading, storage, utilities and car parking are screened from public view:</p> <ul style="list-style-type: none"> (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres. 	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.</p>	<p>AO60 For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1c – Waterfront South Sub-Precinct.</p>



Performance outcomes	Acceptable outcomes	Applicant response
		Refer to Appendix 4 Supporting Documentation .
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.	AO61 Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1d – Limited Development Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	AO62 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1e – Community And Recreation Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	AO63 No acceptable outcomes are prescribed	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1f – Flagstaff Hill Sub-Precinct. Refer to Appendix 4 Supporting Documentation .



Performance outcomes	Acceptable outcomes	Applicant response
PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through: <ul style="list-style-type: none"> (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; (c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed; (d) protection of the views from public viewing points in the Port Douglas precinct. 	AO64 No acceptable outcomes are prescribed.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Sub-Precinct 1f – Flagstaff Hill Sub-Precinct. Refer to Appendix 4 Supporting Documentation .
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		
PO65 Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.	AO65 Development consists of service and light industries and associated small scale commercial activities.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 3 – Craiglie Commercial and Light Industry Precinct. Refer to Appendix 4 Supporting Documentation .
PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the	AO66.1 Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.	Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 3 – Craiglie Commercial and Light Industry Precinct.



Performance outcomes	Acceptable outcomes	Applicant response
frontage to enable landscaping to soften or screen the appearance of the development.	<p>AO66.2 The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p> <p>AO66.3 Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area.</p> <p>AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.</p>	Refer to Appendix 4 Supporting Documentation .
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
<p>PO67 No additional lots are created within the precinct.</p>	<p>AO67 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses Precinct. Refer to Appendix 4 Supporting Documentation.</p>
<p>PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the</p>	<p>AO68 No acceptable outcomes are prescribed.</p>	<p>Not applicable. In accordance with the 2018 Douglas Shire Council Planning Scheme Property Report the subject site is not located in Precinct 6 – Very Low Residential Density / Low Scale</p>



Performance outcomes	Acceptable outcomes	Applicant response
need to fill existing lots to accommodate dwelling houses.		Recreation / Low Scale Educational / Low Scale Entertainment Uses Precinct. Refer to Appendix 4 Supporting Documentation .

Table 7.2.4.4.b – Inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Table 7.2.4.4.c – Inconsistent uses in sub-precinct 1c – Waterfront South sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note –

Table 7.2.4.4.b – Inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct or

Table 7.2.4.4.c – Inconsistent uses in sub-precinct 1c – Waterfront South sub-precinct do not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

8.2.1 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.
- (3) 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 sulfate 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.

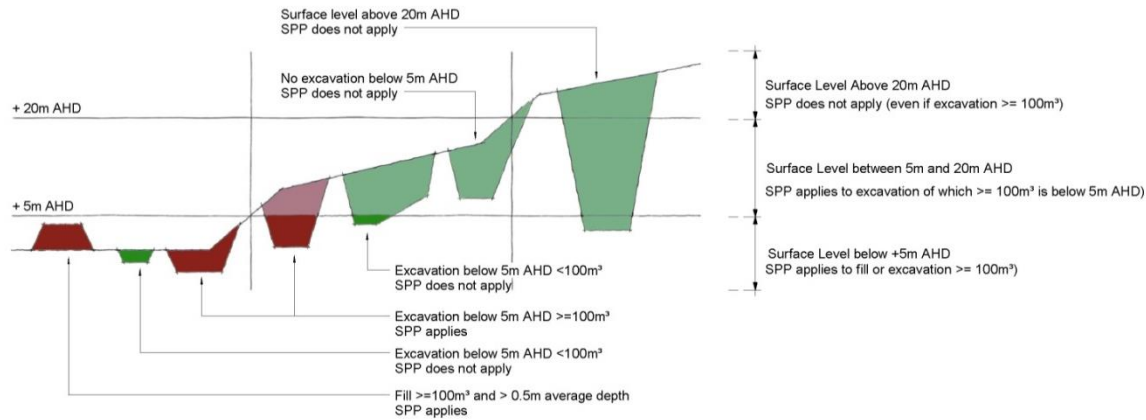
Criteria for assessment**Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
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. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers no excavation or filling would occur on the subject site as part of this development application. Refer to Appendix 3 Proposed Plans .
PO2 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.	AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (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: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. or AO2.2	Complies with AO2.1. Refer to Applicant Response to AO1.1 above.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management 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>	
<p>P03 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>A03 No acceptable outcomes are prescribed.</p>	<p>Complies. Refer to Applicant Response to AO1.1 above.</p>

Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



8.2.2 Bushfire hazard overlay code

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

8.2.2.1 Application

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

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;



- (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
- (e) development contributes to effective and efficient disaster management response and recovery capabilities.

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
P01 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	A01 Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	Complies. The proposed development; being for a Dwelling House land use; is not identified as being a Vulnerable Use.
P02 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	A02 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	Not applicable. This application does not involve an Emergency Services land use in this instance. Refer to Appendix 3 Proposed Plans.
P03 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	A03 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Not applicable. This application does not involve the manufacture or storage of hazardous materials in this instance.



Performance outcomes	Acceptable outcomes	Applicant response
		Refer to Appendix 3 Proposed Plans .
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>P04.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> <p>P04.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>A04.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>A04.2 Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Not applicable. This application does not involve a reconfiguration of lots. Refer to Appendix 3 Proposed Plans.</p>
<p>P05 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>A05.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and 	<p>Not applicable. This application does not involve a reconfiguration of lots. Refer to Appendix 3 Proposed Plans.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p> <p>AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	
<p>PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p>	<p>Not applicable. This application does not involve a reconfiguration of lots. Refer to Appendix 3 Proposed Plans.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>P07 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>A07 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; 	<p>Not applicable. This application does not involve a reconfiguration of lots. Refer to Appendix 3 Proposed Plans.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO8 The lot layout: <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	Not applicable. This application does not involve a reconfiguration of lots. Refer to Appendix 3 Proposed Plans.
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Not applicable. This application does not involve a reconfiguration of lots. Refer to Appendix 3 Proposed Plans.



Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – material change of use		
<p>PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Complies. The Queensland Development Code MP2.4 – Buildings in Bushfire Prone Areas establishes acceptable solutions for the construction of residential buildings in bushfire prone areas. This is required to be addressed at the time of application and approval of building works and an approval cannot be issued unless the requirements are satisfied. This includes ensuring that the construction is able to satisfy the relevant radiant flux levels.</p>
<p>PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and</p>	<p>Not applicable. The subject site is provided with all-weather access for fire-fighting services. Accordingly, a fire trail is not required in this instance.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	<p>Complies.</p> <p>Refer to Appendix 3 Proposed Plans.</p>



Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. 	Not applicable. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the subject site is inside a reticulated water supply area.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	Complies or can be Conditioned to Comply.



Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Complies or can be Conditioned to Comply.

Note – 'Vulnerable activities' are those involving:

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

8.2.4 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		
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. 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.	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; or For dwelling houses,	Complies with AO1.2. Specifically the prescribed finished floor level (FFL) for the subject site is RL3.20m AHD. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers both the Dwelling House and Guest House have FFLs of RL3.60m AHD being fully compliant with AO1.2 in this instance. Refer to Appendix 3 Proposed Plans.
	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 Table 8.2.4.3.b plus a freeboard of 300mm.	
	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;	This application seeks approval for a ‘variation’ to AO1.3 (a) only. Specifically, the portion of the site where the Dwelling House and Guest House have been



Performance outcomes	Acceptable outcomes	Applicant response
	(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	<p>positioned is located within a Medium Storm Tide Hazard Area.</p> <p>However, it is submitted that this 'variation' warrants favourable consideration by Council in this instance for the following reasons –</p> <ul style="list-style-type: none"> – The subject site is located within a previously approved gated community for the purposes of being improved by a residential land use. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers this application seeks approval for a one (1) storey Dwelling House and a one (1) storey Guest House being directly consistent with the intent of this subdivision; – As indicated on the proposed plans the Dwelling House is provided with access from the existing Common Property directly to the west of the site. This Common Property provides both access and egress to Barrier Street. The existing access demonstrates that the development has been designed and sited to ensure the safety of all persons; – As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers both the Dwelling House and Guest House have FFLs of RL3.60m AHD ensuring that any potential damage to the development and contents of buildings is effectively minimised; and – The proposed FFLs mitigate the potential for rebuilding or restoration costs after future inundation events; and



Performance outcomes	Acceptable outcomes	Applicant response
		<p>– Council have previously assessed and approved a Dwelling House in the same location on the subject site (Council Reference MCU 2020_3708). The proposed Dwelling House and Guest House propose FFLs of RL3.60m AHD in lieu of the previously approved FFL of RL3.40m AHD.</p> <p>It is submitted that the development demonstrates compliance with all of the elements of PO1 in this instance despite the 'variation' to AO1.3 (a).</p> <p>In addition, the development demonstrates compliance with AO1.3 (b) and (c) and is directly consistent with the previously approved Dwelling House.</p> <p>Accordingly, it is submitted that this development warrants favourable consideration by Council in this instance subject to reasonable and relevant Conditions.</p>
	<p>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.</p>	<p>Not applicable. The subject site is not located in a non urban area.</p>
For assessable development		
<p>PO2 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>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.</p>	<p>Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-</p>



Performance outcomes	Acceptable outcomes	Applicant response
		Medium Density Residential Zone is Self-Assessable development.
P03 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use A03.1 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 A03.2 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. or A03.3 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 70m ² gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot A03.4	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>Additional lots:</p> <ul style="list-style-type: none"> (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. <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 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>	



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p> <p>For Material change of use (Residential uses) AO3.8 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (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 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) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. 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). 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 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (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 - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need</p>	<p>Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</p> <p>Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>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>(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.</p>	
<p>PO5 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>AO5.1 Works in urban areas associated with the proposed development do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</p> <p>(b) a net increase in filling (including berms and mounds).</p> <p>AO5.2 Works (including buildings and earthworks) in non urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m³; or</p> <p>(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> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p>	<p>Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</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>Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</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. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</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: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <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>P07 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>A07 Development does not: (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>	<p>Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</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;	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.



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.

8.2.7 Natural areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

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

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is avoided within:
 - (i) areas containing matters of state environmental significance (MSES);
 - (ii) other natural areas;
 - (iii) wetlands and wetland buffers;
 - (iv) waterways and waterway corridors.
 - (b) where development cannot be avoided, development:
 - (i) protects and enhances areas containing matters of state environmental significance;
 - (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats;
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
 - (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	Complies with AO1.1. Specifically, as indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers the Dwelling House and Guest House have been located in a portion of the site which is currently void of any matters of environmental significance. In addition, Council have previously assessed and approved a Dwelling House in the same location of the subject site (Council Reference MCUC 2020_3708). However, as the new landowners are seeking approval for a new design, a new application is required in this instance. Accordingly, it is submitted that this application warrants favourable consideration by Council subject to reasonable and relevant Conditions. Refer to Appendix 3 Proposed Plans .



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. Refer to Applicant Response to AO1.1 above.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within an Urban areas. or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Complies with AO3.2. Specifically, as indicated on the Site Plan prepared by RECS Consulting Engineers & Building Designers the Dwelling House and Guest House have been located wholly outside the portion of the sited mapped as containing MSES – Regulated Vegetation (Wetland). This ensures that the development is both fully compliant with AO3.2 and PO3 in this instance. Refer to Appendix 3 Proposed Plans.



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.	Complies. Refer to Applicant Response to AO3.2 above.
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. The development will not result in the introduction of non-native pest species.
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.	Complies. As indicated on the Site Plan prepared by RECS Consulting Engineers & Building Designers the Dwelling House and Guest House will not result in the removal of any native vegetation being fully compliant with AO6.1. The portion of the subject site where the Dwelling House and Guest House have been located, is not identified as containing an ecological corridor or being within a conservation corridor. Accordingly, AO6.2 and AO6.3 are not applicable to the assessment of this application. It is therefore submitted that the development warrants favourable consideration by Council



Performance outcomes	Acceptable outcomes	Applicant response
		subject to reasonable and relevant Conditions. Refer to Appendix 3 Proposed Plans .
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 with P07. Specifically, as indicated on the Site Plan prepared by RECS Consulting Engineers & Building Designers the Dwelling House and Guest House have been sited in a portion of the subject site which is void of any vegetation. In addition, all of the proposed improvements have been located wholly outside the mapped wetland area to ensure that the development does not result in any disturbance to matters of state environmental significance. Refer to Appendix 3 Proposed Plans .
Waterways in an urban area		
P08 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	A08.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or A08.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b .	Not applicable. The site is not identified as being adjacent a waterway.
Waterways in a non-urban area		
P09 Development is set back from waterways to protect and maintain: (a) water quality;	A09 Development does not occur on that part of the site affected by a waterway corridor.	Not applicable. The site is not located in a non-urban area.

Performance outcomes	Acceptable outcomes	Applicant response
(b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	Note – Waterway corridors are identified within Table 8.2.7.3.b.	

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.

9.3.8 Dwelling house code

9.3.8.1 Application

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

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

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

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
 - (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
 - (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment**Table 9.3.8.3.a – Dwelling house code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
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; (d) do not cause adverse impacts on adjoining properties.	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Not applicable. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers this application seeks approval for a one (1) storey Dwelling House and a one (1) storey Guest House. The Guest House does not contain any kitchen or laundry facilities and therefore the defined land use is a Dwelling House. Refer to Appendix 3 Proposed Plans .
PO2 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies with AO2 (a). Specifically, as indicated on the Site Plan prepared by RECS Consulting Engineers & Building Designers a total of three (3) on-site car parking spaces will be provided for the Dwelling House in this instance. Refer to Appendix 3 Proposed Plans .
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; ensures that garages do not dominate the appearance of the street.	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies. As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers this application seeks approval for a one (1) storey Dwelling House and a one (1) storey Guest House. As indicated on the North West Elevation prepared by RECS Consulting Engineers & Building Designers the Dwelling House has an overall building height of 5.8 metres measured to the uppermost projection of the roofline.

		<p>As indicated on the North West Elevation prepared by RECS Consulting Engineers & Building Designers the Guest House has an overall building height of 4.0 metres measured to the uppermost projection of the roofline.</p> <p>Accordingly, it is submitted that the development is fully compliant with AO3 in this instance.</p> <p>Refer to Appendix 3 Proposed Plans.</p>
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20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 land use is a minimum of two (2) spaces which may be in tandem plus one (1) space for a Secondary Dwelling.</p> <p>As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers this application seeks approval for a one (1) Dwelling House and a total of three (3) on-site car parking spaces are being provided. Accordingly, it is submitted that the development is fully compliant with AO1.1 in this instance.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.		Refer to Appendix 3 Proposed Plans .
	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 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.
PO2	AO2	Complies.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.	Car parking spaces will be constructed to the Australian Standards.
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 as the existing crossover will be removed. Refer to Appendix 3 Proposed Plans .
	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. Refer to Appendix 3 Proposed Plans .



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 the existing Common Property and there is no variation in the ground levels across the site.</p> <p>Accordingly, the development will be fully compliant with the FNQROC Manual standards.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 or can be Conditioned to Comply.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 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 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 are not required to provide on-site bicycle parking.
P07	A07.1	Not applicable.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 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 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 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 are not required to provide walking and cycle routes.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 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 would not include drop-off and pick-up services or facilities.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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;



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

- (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 in this instance. Refer to Appendix 3 Proposed Plans .
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are	Not applicable.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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. No works are proposed on a Local Government road in this instance.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Not applicable. No works are proposed on a Local Government road in this instance.
	AO1.3	Not applicable. No works are proposed on a Local Government road in this instance.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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> <p>No works are proposed on a Local Government road in this instance.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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>	<p>Not applicable.</p> <p>No works are proposed on a Local Government road in this instance.</p>
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>	<p>Not applicable.</p> <p>No works are proposed on a Local Government road in this instance.</p>
	<p>AO2.2</p> <p>Accessibility structures are designed in accordance with Australian Standard AS1428.3.</p>	<p>Not applicable.</p> <p>No works are proposed on a Local Government road in this instance.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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> <p>No works are proposed on a Local Government road in this instance.</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>Complies with AO3.1.</p> <p>The development will be 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>Refer to Appendix 3 Proposed Plans.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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>	
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> <p>The development will be 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</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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>	<p>scheme policy – FNQROC Regional Development Manual.</p> <p>Refer to Appendix 3 Proposed Plans.</p>
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>	<p>Complies with AO5.1.</p> <p>All stormwater will be conveyed to a lawful point of discharge.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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: <ul style="list-style-type: none"> (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. The management of stormwater will be considered at the time of building application. All stormwater considerations in respect of the creation of the allotment were considered at the time of Reconfiguring the lot.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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> <p>(a) drainage control;</p> <p>(b) erosion controls;</p> <p>(c) sediment control;</p> <p>(d) water quality outcomes.</p>	<p>Complies with AO5.4.</p> <p>Erosion and Sediment control will form a consideration at the time of building application.</p>
	<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>	<p>Not applicable.</p> <p>Stormwater flow was considered at the time of the creation of the allotment.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 9.4.5.3.b and 9.4.5.3.b, 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>	<p>Not applicable.</p> <p>Stormwater flow was considered at the time of the creation of the allotment.</p>
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>	<p>Not applicable.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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. All waste water would be discharged to Council sewer.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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. All waste water would be discharged to Council sewer.
(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. All waste water would be discharged to Council sewer.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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 with AO8.1. The site will be connected to the electricity distribution network.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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> <p>No padmount electricity infrastructure is proposed.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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>	<p>Not applicable.</p> <p>No padmount electricity infrastructure is proposed.</p>
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>	<p>Complies.</p> <p>The development will be connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<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>	<p>Complies.</p> <p>All conduits were provided when the allotment was created.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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		



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.	Complies.
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		



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

Performance outcomes	Acceptable outcomes	Applicant response
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15.1 Works include, at a minimum: (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.	Complies or can be Conditioned to Comply.
PO16 Existing infrastructure is not damaged by construction activities.	AO16.1 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the	Not applicable.



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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> <p>In accordance with Table 5.6.g – Low- Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low- Medium Density Residential Zone is Self-Assessable development.</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> <p>In accordance with Table 5.6.g – Low- Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>		Low- Medium Density Residential Zone is Self-Assessable development.
Fire services in developments accessed by common private title		
<p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1</p> <p>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.</p>	<p>Not applicable.</p> <p>In accordance with Table 5.6.g – Low- Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low- Medium Density Residential Zone is Self-Assessable development.</p>
	<p>AO19.2</p> <p>Commercial and industrial streets and access ways within streets serving commercial properties</p>	<p>Not applicable.</p> <p>In accordance with Table 5.6.g – Low- Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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.	Low- Medium Density Residential Zone is Self-Assessable development.
<p>PO20</p> <p>Hydrants are suitably identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p>AO20.1</p> <p>No acceptable outcomes are provided.</p>	<p>Not applicable.</p> <p>In accordance with Table 5.6.g – Low- Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low- Medium Density Residential Zone is Self-Assessable development.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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

Issue	Design objectives
<p>Drainage control</p> <p>(Temporary drainage works)</p>	<p>(1) Design life and design storm for temporary drainage works:</p> <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. <p>(2) Design capacity excludes minimum 150 mm freeboard.</p> <p>(3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.</p>
<p>Erosion control</p> <p>(Erosion control measures)</p>	<p>(1) Minimise exposure of disturbed soils at any time.</p> <p>(2) Divert water run-off from undisturbed areas around disturbed areas.</p> <p>(3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

Issue	Design objectives
<p>Sediment control</p> <p>(Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)</p>	<p>(4) Implement erosion control methods corresponding to identified erosion risk rating.</p> <p>(1) Determine appropriate sediment control measures using:</p> <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;



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

Issue	Design objectives
	(c) pH 6.5–8.5.
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural waterway hydraulics and hydrology)	(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



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% impervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.</p>
<p>Waterway stability management</p> <p>(1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p>



20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

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	
				For peak flow for the 100% AEP event, use colocated storages to attenuate site discharge rate of stormwater.

20215197: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111

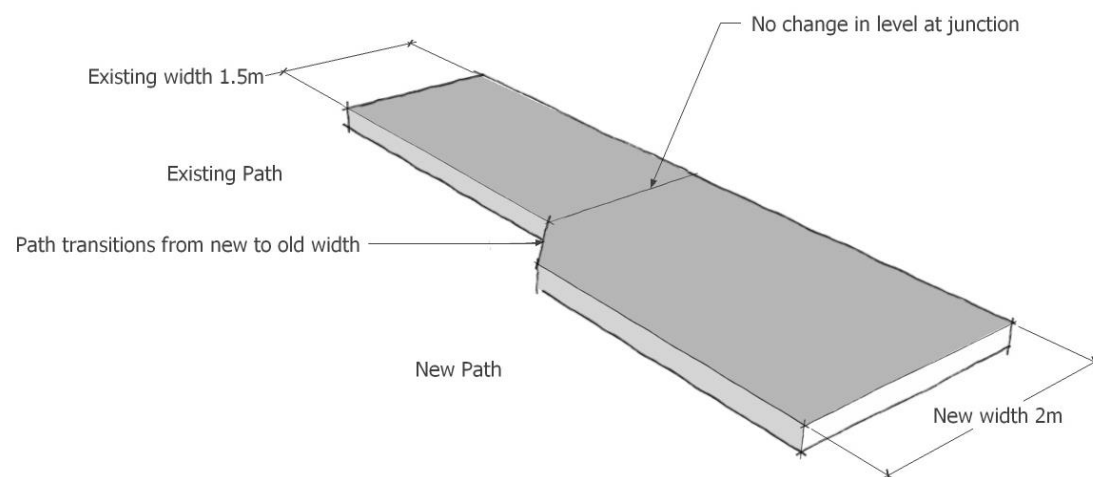


Figure 9.4.6.3.a – New footpath sections



9.4.6 Landscaping code

9.4.6.1 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) 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.

9.4.6.2 Purpose

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) The natural environment of the region is enhanced;
 - (c) The visual quality, amenity and identity of the region is enhanced;
 - (d) Attractive streetscapes and public places are created through landscape design;
 - (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) Landscaping is provided to enhance the tropical landscape character of development and the region;



- (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

9.4.6.3 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Landscaping design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: <ul style="list-style-type: none"> (a) promoting the Shire's character as a tropical environment; 	AO1 Development provides landscaping: <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping 	Complies. Refer to Appendix 2 Assessment Benchmarks .



Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space 	<p>outlined in Planning Scheme Policy SC6.7 – Landscaping;</p> <p>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	



Performance outcomes	Acceptable outcomes	Compliance
<p>is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety</p>		
For assessable development		
<p>PO2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1</p> <p>No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not applicable.</p> <p>In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</p>

**AO2.2**

Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium

Not applicable.

In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.



Performance outcomes	Acceptable outcomes	Compliance
	planting and vegetation incorporated into the design of a building	
PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.



	<p>AO3.3</p> <p>Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development</p>	<p>Not applicable.</p> <p>In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.</p>
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Performance outcomes	Acceptable outcomes	Compliance
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning



		Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self- Assessable development.
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self- Assessable development.



Performance outcomes	Acceptable outcomes	Compliance
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning



		Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self- Assessable development.
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self- Assessable development.



Performance outcomes	Acceptable outcomes	Compliance
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not applicable. In accordance with Table 5.6.g – Low-Medium Density Residential Zone of the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House in the Low-Medium Density Residential Zone is Self-Assessable development.

Appendix 3

PROPOSED PLANS

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

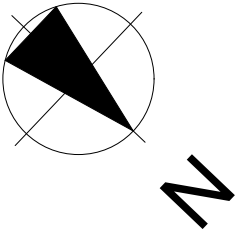
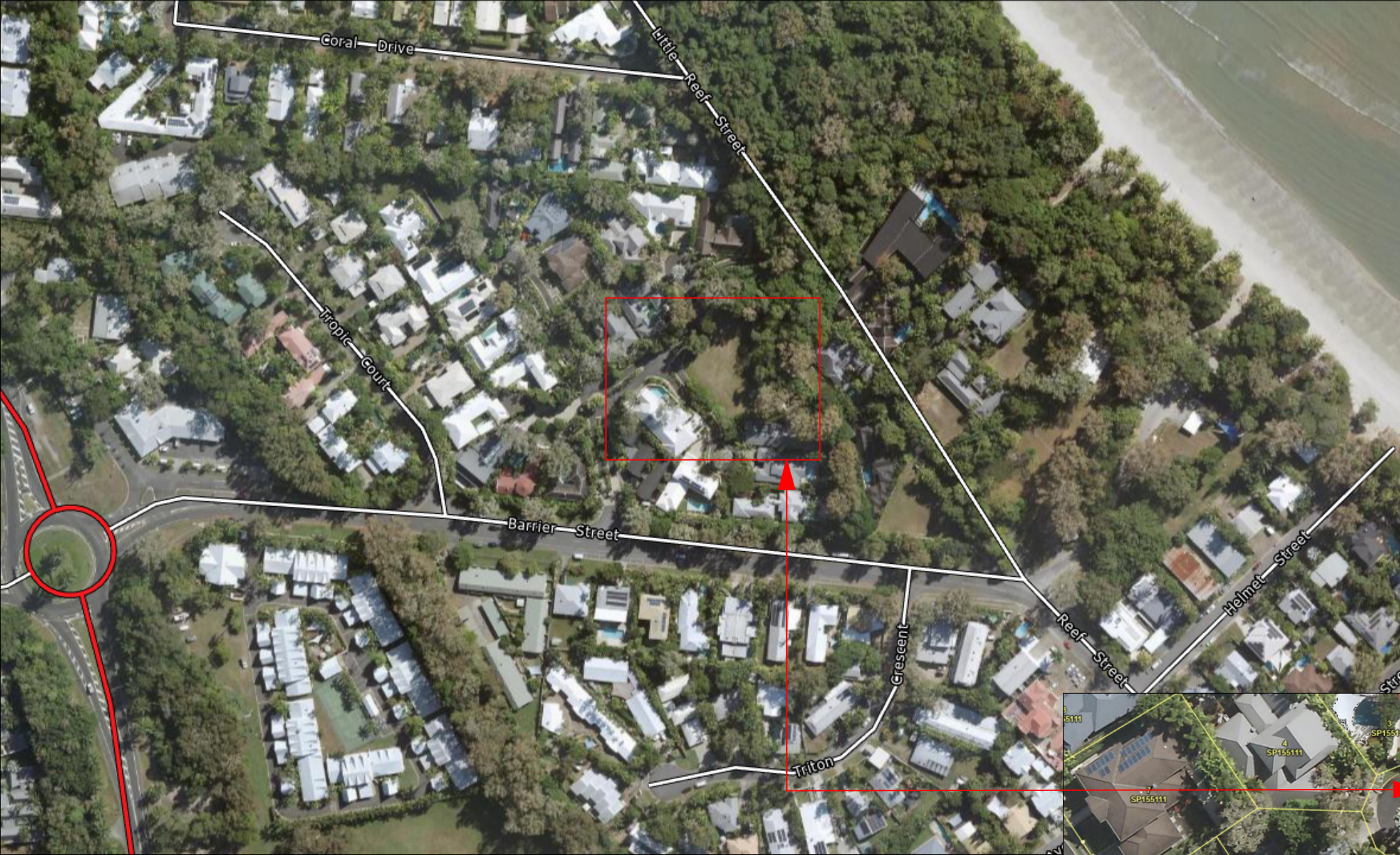
Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme




PROPERTY DESCRIPTION.
LOT 1 SP 155111
ADDRESS
14-32 BARRIER STREET,
PORT DOUGLAS, 4877 QLD ,
WIND ZONE C2

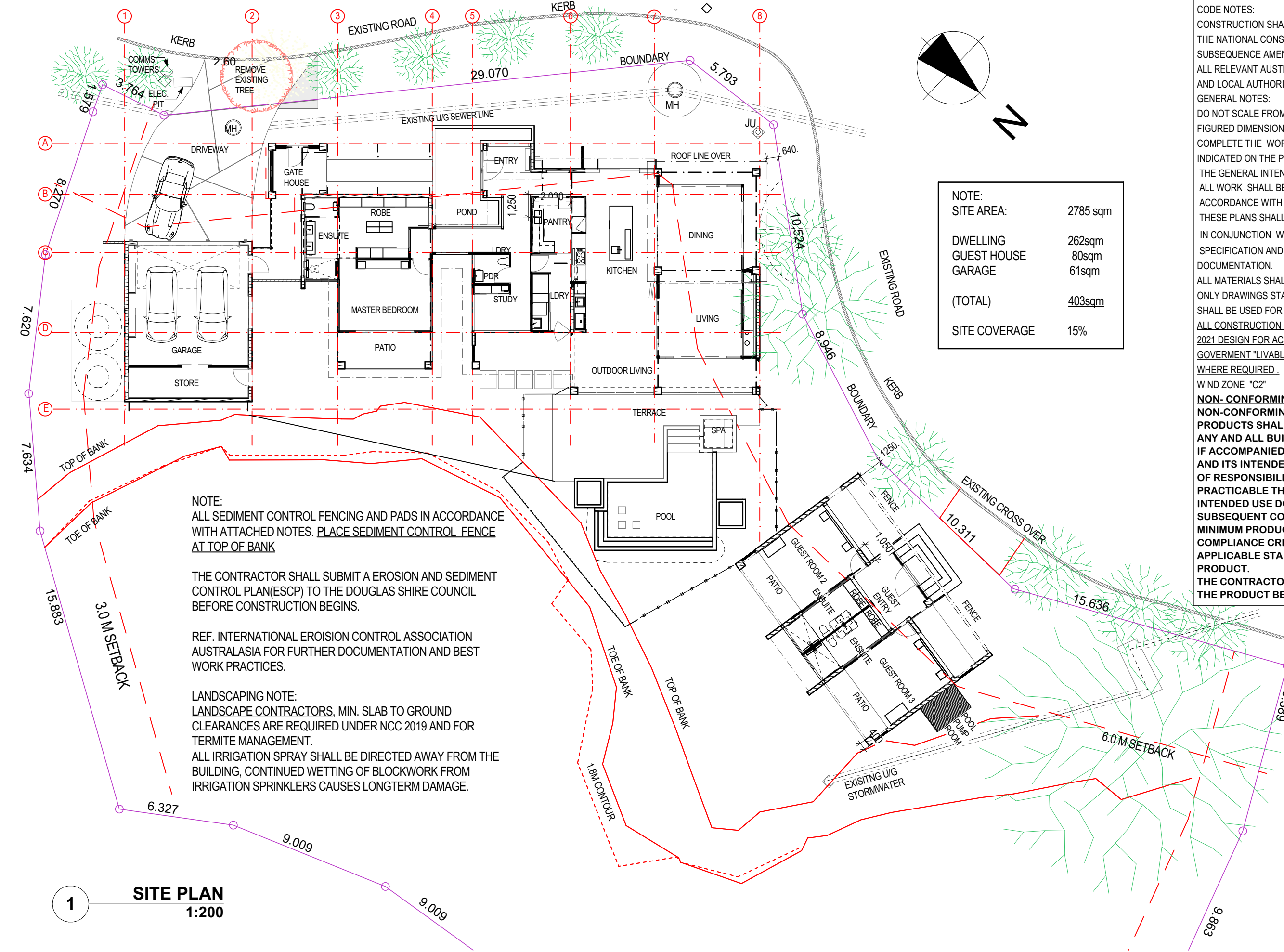


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1 LOCATION PLAN
1:1000

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project	SMITH RESIDENCE	 CONSULTING ENGINEERS & BUILDING DESIGNERS <small>RECS PTY LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006</small>	<small>THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE BE RELIED UPON FOR ANY PURPOSE.</small>	<small>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS.</small>	<small>ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUED</small>	SHEET REVISION	BA 01 A	PRINT DATE 14/09/2022 7:06 AM
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS							
Client	P & K SMITH							
PROJECT	117 - 2021							
SITE LOCATION								



NOTE:	
SITE AREA:	2785 sqm
DWELLING	262sqm
GUEST HOUSE	80sqm
GARAGE	61sqm
(TOTAL)	403sqm
SITE COVERAGE	15%

CODE NOTES:
CONSTRUCTION SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2019 AND ALL SUBSEQUENCE AMENDMENTS, ALL RELEVANT AUSTRALIAN STANDARDS, AND LOCAL AUTHORITY REGULATIONS.

GENERAL NOTES:
DO NOT SCALE FROM THIS DOCUMENTATION. FIGURED DIMENSIONS TAKE PRECEDENCE. COMPLETE THE WORKS EVEN IF NOT SPECIFICALLY INDICATED ON THE PLANS TO CONFORM WITH THE GENERAL INTENT AND SPIRIT OF THE PLANS, ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTICE. THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND ALL SUB CONSULTANTS DOCUMENTATION. ALL MATERIALS SHALL BE TERMITE RESISTANCE. ONLY DRAWINGS STAMPED "CERTIFIED" OR "FOR CONSTRUCTION" SHALL BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT AS1428.1-2021 DESIGN FOR ACCESS AND MOBILITY AND/OR THE QUEENSLAND GOVERNMENT "LIVABLE HOUSING DESIGN GUIDELINES"(LHDG) AS WHERE REQUIRED. WIND ZONE "C2"

NON- CONFORMING & NON -COMPLYING PRODUCTS.
NON-CONFORMING AND NON-COMPLYING BUILDING PRODUCTS SHALL NOT BE USED IN ANY CONSTRUCTION. ANY AND ALL BUILDING PRODUCTS SHALL ONLY BE USED IF ACCOMPANIED WITH DOCUMENTATION FOR DESIGN AND ITS INTENDED USE. ALL PERSONS WITHIN THE CHAIN OF RESPONSIBILITY SHALL ENSURE AS REASONABLY PRACTICABLE THAT ALL DESIGN COMPLIANCE AND INTENDED USE DOCUMENTATION IS CONVEYED TO THE SUBSEQUENT CONSUMER BEFORE THE TIME OF USE. MINIMUM PRODUCT ASSESSMENT PERFORMANCE AND COMPLIANCE CRITERIA SHALL BE AN ASSESSED AGAINST APPLICABLE STANDARDS AND LEGISLATION FOR THAT PRODUCT. THE CONTRACTOR SHALL ASCERTAIN COMPLIANCE OF THE PRODUCT BEFORE USE.

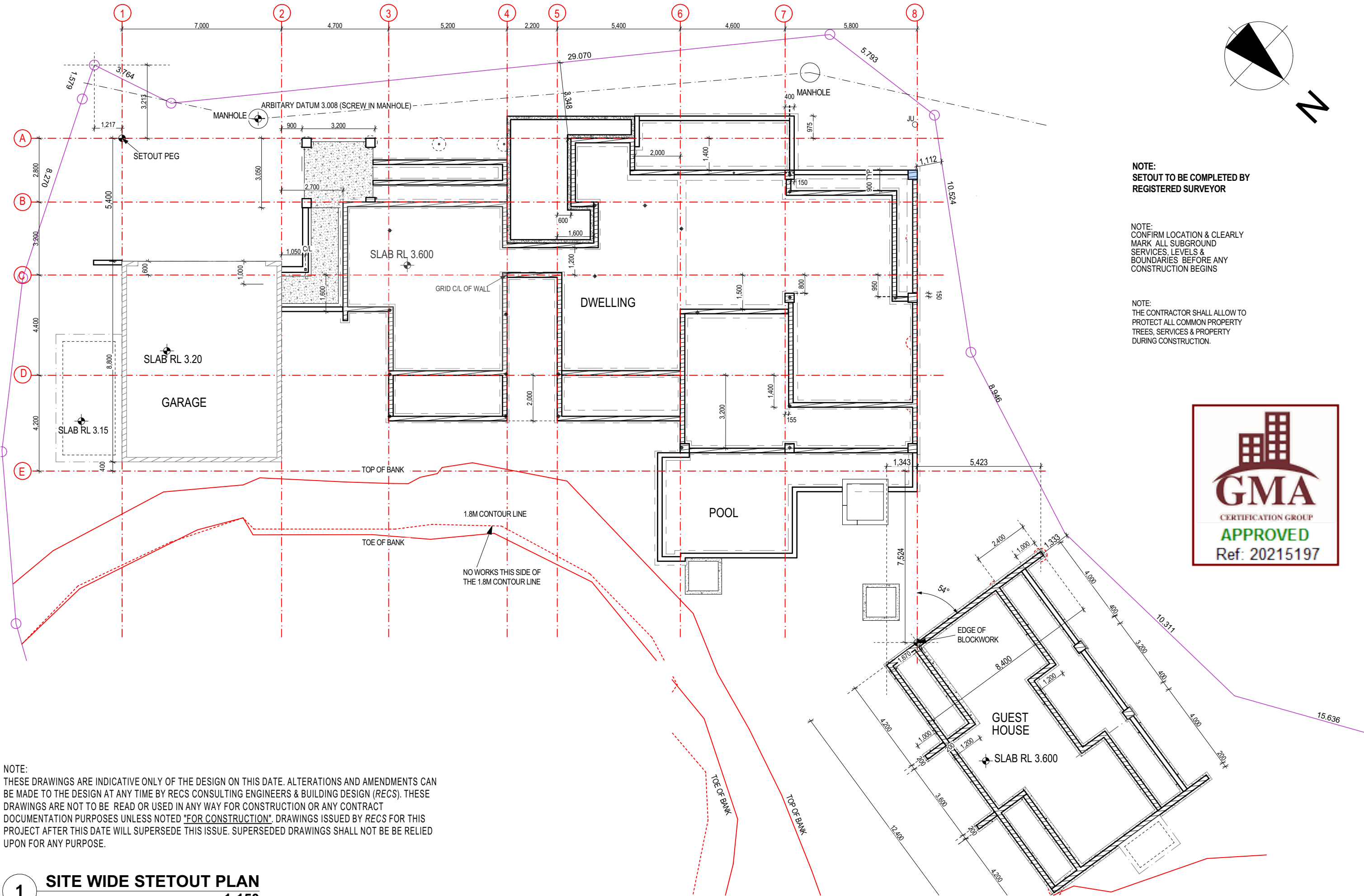
NOTE:
ALL SEDIMENT CONTROL FENCING AND PADS IN ACCORDANCE WITH ATTACHED NOTES. PLACE SEDIMENT CONTROL FENCE AT TOP OF BANK

THE CONTRACTOR SHALL SUBMIT A EROSION AND SEDIMENT CONTROL PLAN(ESCP) TO THE DOUGLAS SHIRE COUNCIL BEFORE CONSTRUCTION BEGINS.

REF. INTERNATIONAL EROSION CONTROL ASSOCIATION AUSTRALASIA FOR FURTHER DOCUMENTATION AND BEST WORK PRACTICES.

LANDSCAPING NOTE:
LANDSCAPE CONTRACTORS. MIN. SLAB TO GROUND CLEARANCES ARE REQUIRED UNDER NCC 2019 AND FOR TERMITE MANAGEMENT.
ALL IRRIGATION SPRAY SHALL BE DIRECTED AWAY FROM THE BUILDING, CONTINUED WETTING OF BLOCKWORK FROM IRRIGATION SPRINKLERS CAUSES LONGTERM DAMAGE.

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

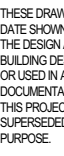


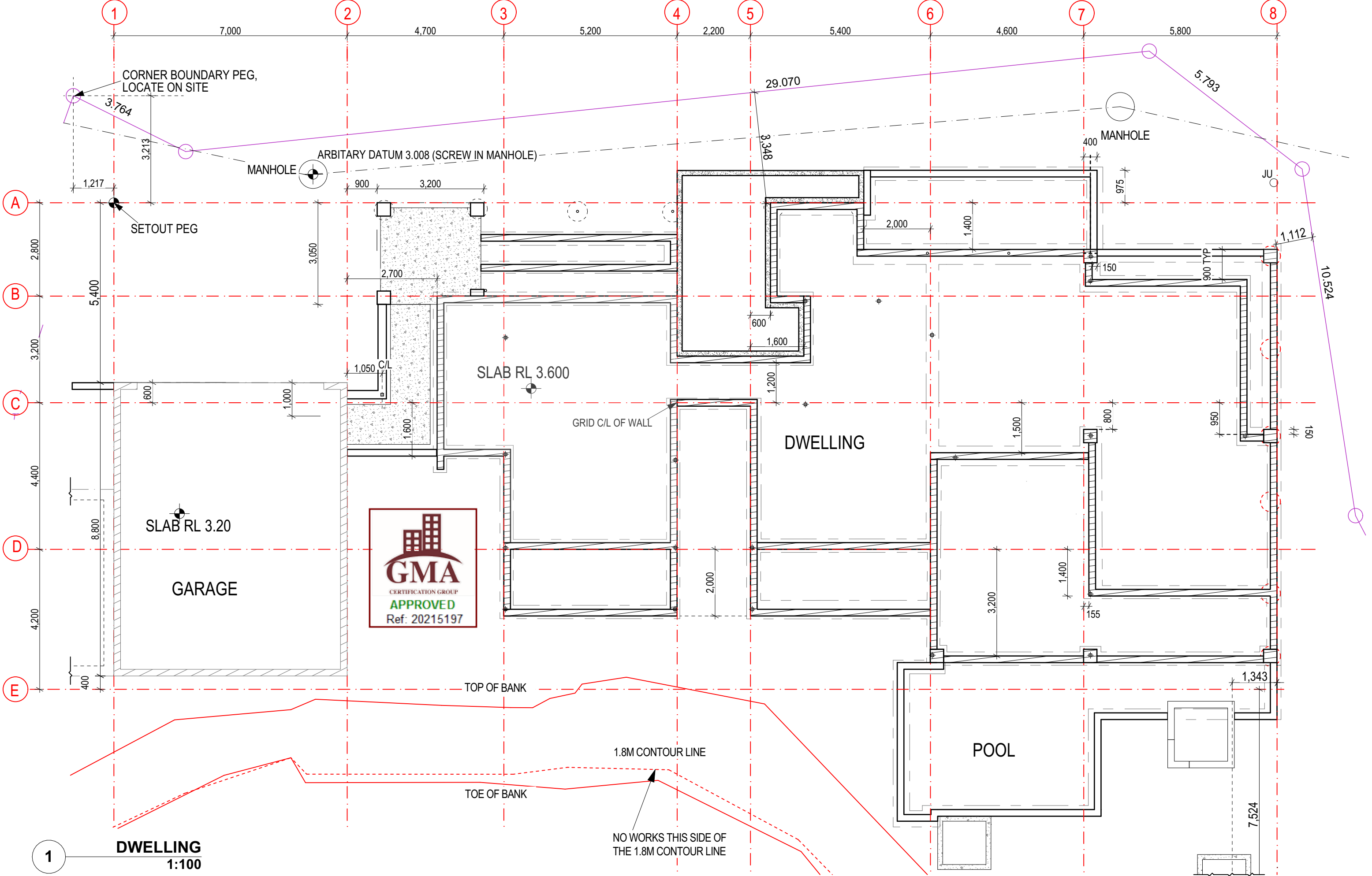
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1 SITE WIDE STETOUT PLAN

1:150

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Project	SMITH RESIDENCE	 <div>CONSULTING ENGINEERS & BUILDING DESIGNERS</div> <div><small>RECS PTY LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006</small></div>	<div><small>THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE BE RELIED UPON FOR ANY PURPOSE.</small></div> <div><small>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS.</small></div>	<div><small>ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D</small></div> <div><small>DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS</small></div>	<div>SHEET REVISION</div> <div>BA 03 A</div> <div><small>PRINT DATE 14/09/2022 7:06 AM</small></div>
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS				
Client	P & K SMITH				
PROJECT	117 - 2021				
SETOUT PLAN - SITE WIDE					



Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



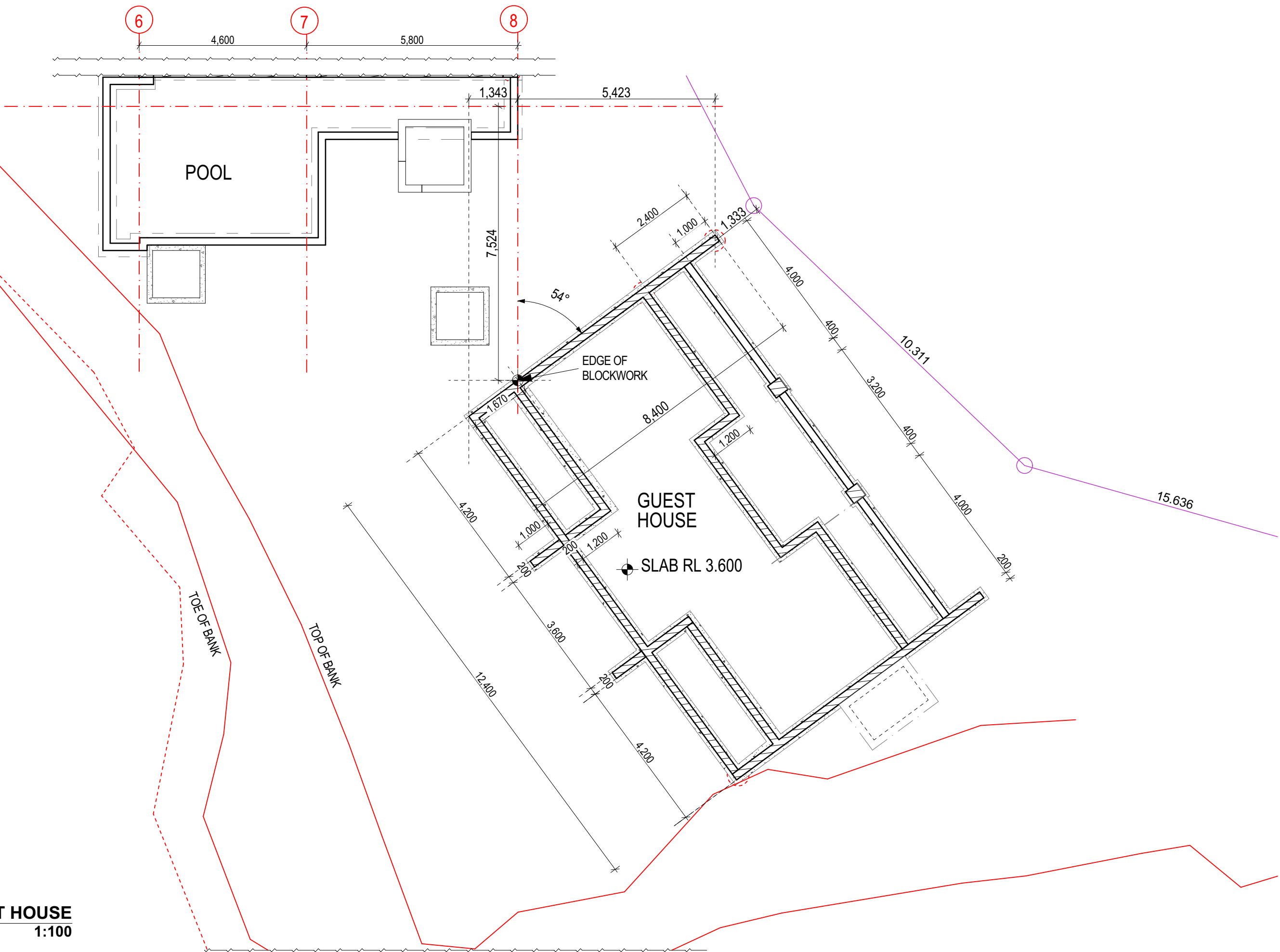
**CONSULTING ENGINEERS
& BUILDING DESIGNERS**
RPEQ No.5412
QBCC No.1106533
RECS PTY LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,
P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006

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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS
SITE SETOUT PLAN- DWELLING

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REVISION	A
PRINT DATE 14/09/2022 7:06 AM	

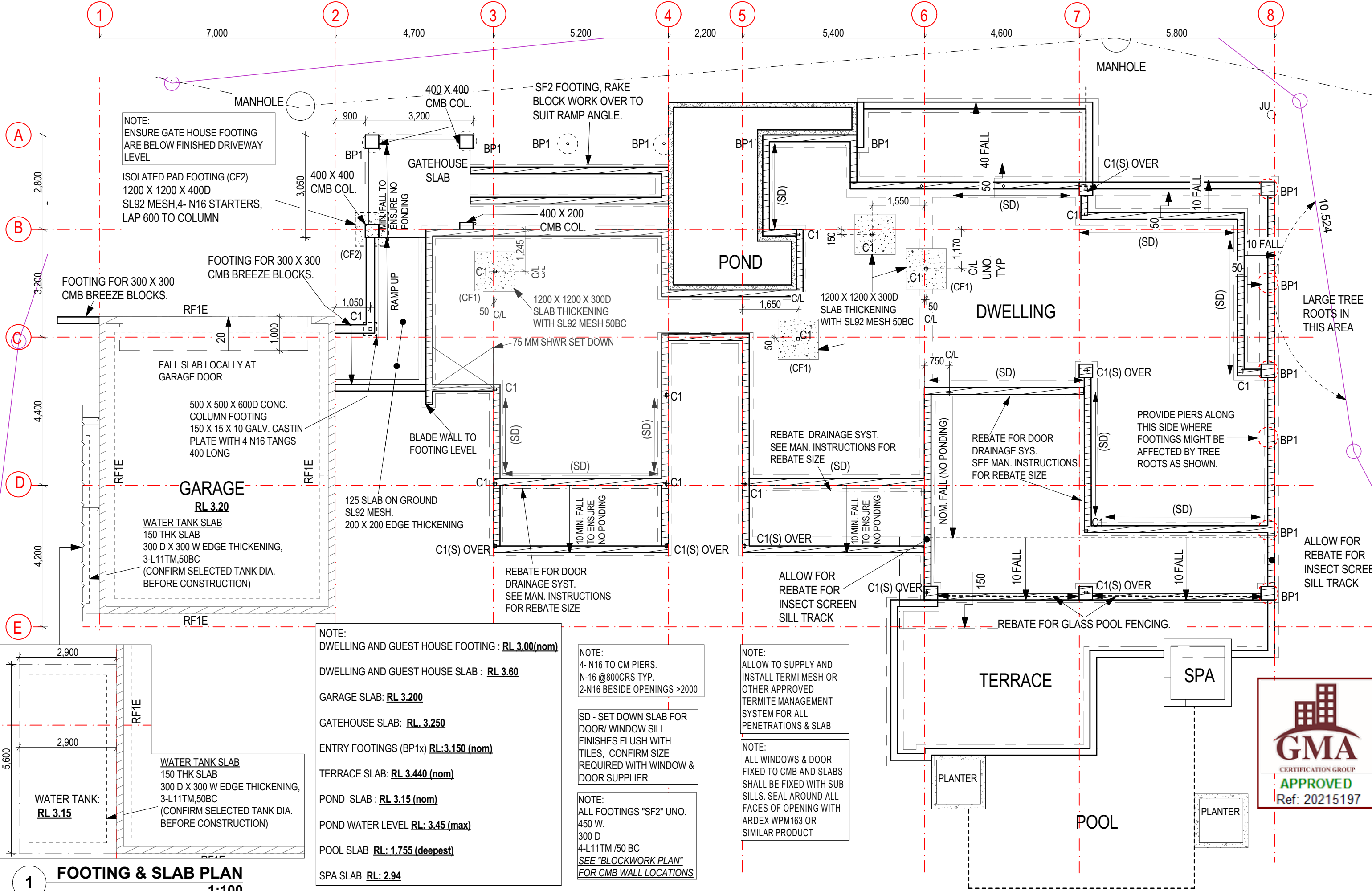


1 **GUEST HOUSE**
1:100

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project Location Client PROJECT	SMITH RESIDENCE LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS P & K SMITH 117 - 2021	 CONSULTING ENGINEERS & BUILDING DESIGNERS RPEQ No.5412 QBCC No.1106533 RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@reco.net.au ABN:95081197006	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUED DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	SHEET REVISION	BA 05 A	PRINT DATE 14/09/2022 7:06 AM

SETOUT PLAN - GUEST HOUSE



Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021

**CONSULTING ENGINEERS
& BUILDING DESIGNERS**
RECEIVED
RPEQ No.5412
QBCC No.1106533
RECS PTY LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,
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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED

DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

FOOTING & SLAB PLAN - DWELLING

SHEET BA 09
REVISION A
PRINT DATE 14/09/2022 7:06 AM



NOTE:
DWELLING AND GUEST HOUSE FOOTING : **RL 3.00(nom)**

DWELLING AND GUEST HOUSE SLAB : **RL 3.60**

GARAGE SLAB: **RL 3.200**

GATEHOUSE SLAB: **RL 3.250**

ENTRY FOOTINGS (BP1x) **RL:3.150 (nom)**

TERRACE SLAB: **RL 3.440 (nom)**

POND SLAB : **RL 3.15 (nom)**

POND WATER LEVEL **RL: 3.45 (max)**

POOL SLAB **RL: 1.755 (deepest)**

SPA SLAB **RL: 2.94**

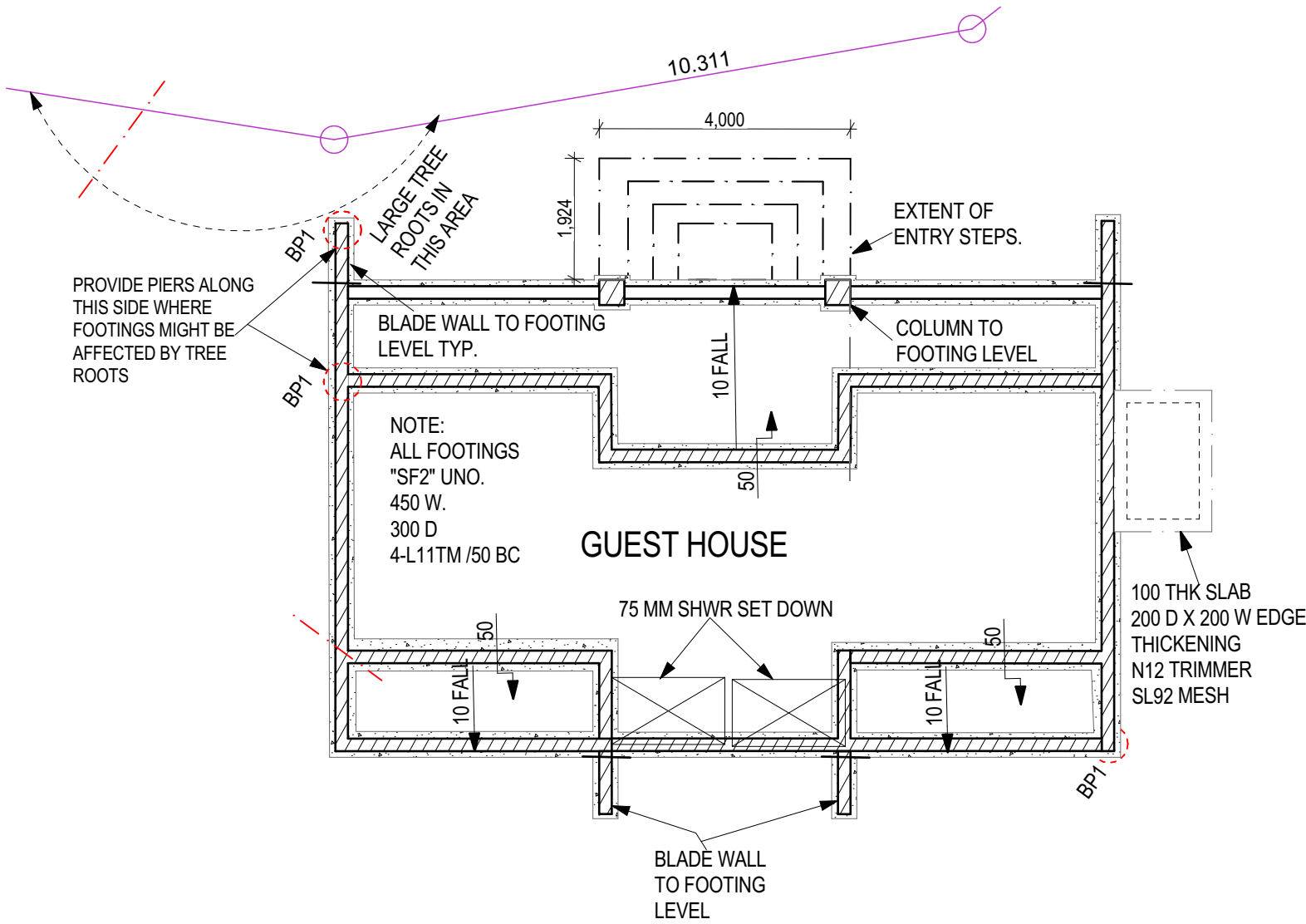
NOTE:
4- N16 TO CM PIERS.
N-16 @800CRS TYP.
2-N16 BESIDE OPENINGS >2000

SD - SET DOWN SLAB FOR
DOOR/ WINDOW SILL
FINISHES FLUSH WITH
TILES, CONFIRM SIZE
REQUIRED WITH WINDOW &
DOOR SUPPLIER

NOTE:
ALL FOOTINGS "SF2" UNO.
450 W.
300 D
4-L11TM /50 BC
SEE "BLOCKWORK PLAN"
FOR CMB WALL LOCATIONS

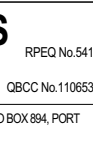
NOTE:
ALLOW TO SUPPLY AND
INSTALL TERMI MESH OR
OTHER APPROVED
TERMITE MANAGEMENT
SYSTEM FOR ALL
PENETRATIONS & SLAB

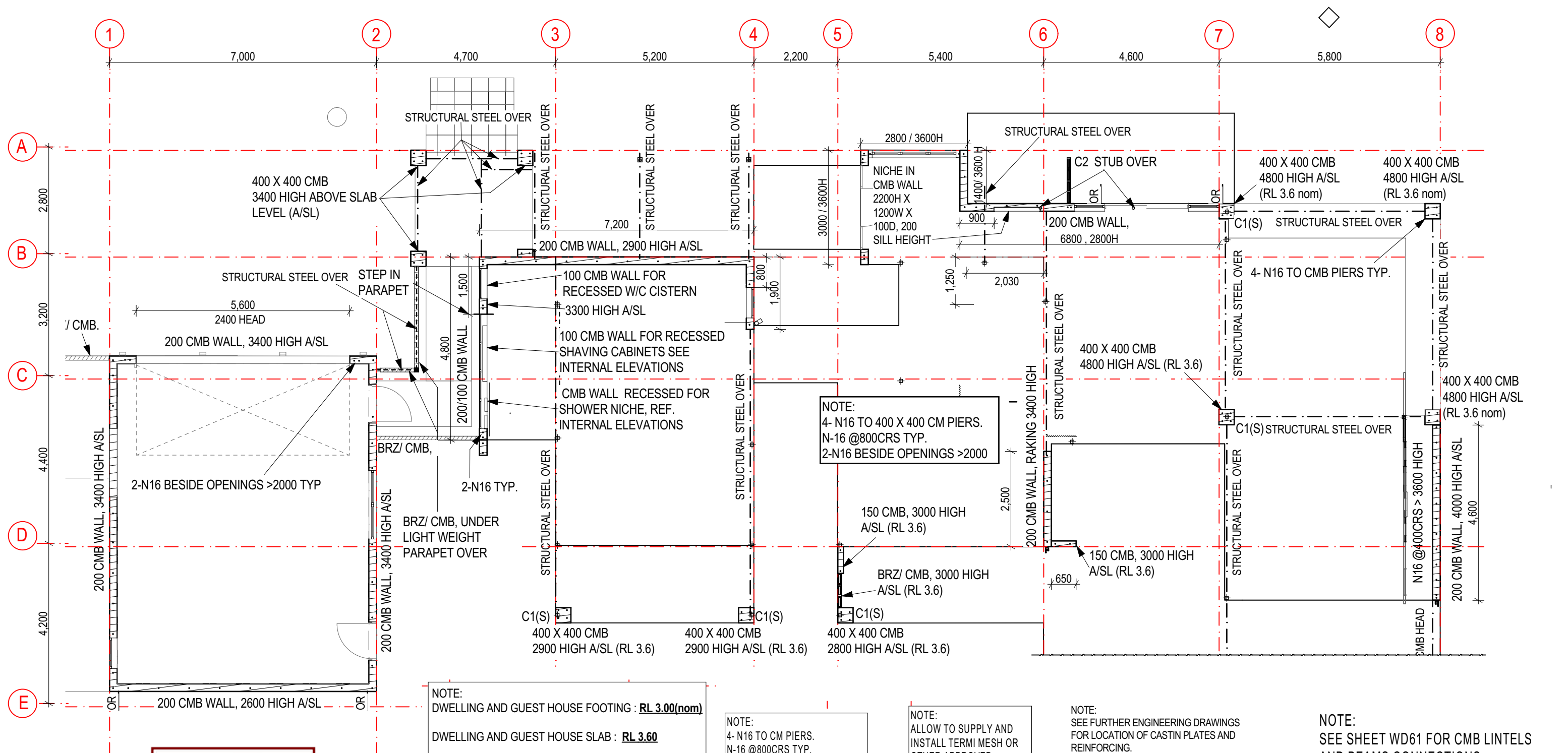
NOTE:
ALL WINDOWS & DOOR
FIXED TO CMB AND SLABS
SHALL BE FIXED WITH SUB
SILLS. SEAL AROUND ALL
FACES OF OPENING WITH
ARDEX WPM163 OR
SIMILAR PRODUCT



1 FOOTING & SLAB PLAN
1:100

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project	SMITH RESIDENCE	 <div>CONSULTING ENGINEERS & BUILDING DESIGNERS</div> <div>RPEQ No.5412 QBCC No.1106533</div> <div>RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@reco.net.au ABN:95081197006</div>	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER, RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS.	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D	SHEET REVISION	BA 10 A
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS						
Client	P & K SMITH						
PROJECT	117 - 2021						
FOOTING & SLAB PLAN - GUEST HOUSE					PRINT DATE 14/09/2022 7:06 AM		



NOTE:
DWELLING AND GUEST HOUSE FOOTING : **RL 3.00(nom)**

DWELLING AND GUEST HOUSE SLAB : **RL 3.60**

GARAGE SLAB: **RL 3.200**

GATEHOUSE SLAB: **RL 3.250**

ENTRY FOOTINGS (BP1x) **RL:3.150 (nom)**

TERRACE SLAB: **RL 3.440 (nom)**

POND SLAB : **RL 3.15 (nom)**

POND WATER LEVEL **RL: 3.45 (max)**

POOL SLAB **RL: 1.755 (deepest)**

SPA SLAB **RL: 2.94**

NOTE:
4- N16 TO CM PIERS.
N-16 @800CRS TYP.
2-N16 BESIDE OPENINGS >2000

SD - SET DOWN SLAB FOR
DOOR/ WINDOW SILL
FINISHES FLUSH WITH
TILES, CONFIRM SIZE
REQUIRED WITH WINDOW &
DOOR SUPPLIER

NOTE:
ALL FOOTINGS "SF2" UNO.
450 W.
300 D
4-L11TM /50 BC
SEE "BLOCKWORK PLAN"
FOR CMB WALL LOCATIONS

NOTE:
ALLOW TO SUPPLY AND
INSTALL TERM MESH OR
OTHER APPROVED
TERMITE MANAGEMENT
SYSTEM FOR ALL
PENETRATIONS & SLAB

NOTE:
ALL WINDOWS & DOOR
FIXED TO CMB AND SLABS
SHALL BE FIXED WITH SUB
SILLS. SEAL AROUND ALL
FACES OF OPENING WITH
ARDEX WPM163 OR
SIMILAR PRODUCT

NOTE:
SEE FURTHER ENGINEERING DRAWINGS
FOR LOCATION OF CASTIN PLATES AND
REINFORCING.
BLK WORK HEIGHTS NOTED TO BE
CONFIRMED AT TIME OF CONSTRUCTION

NOTE:
SEE SHEET WD61 FOR CMB LINTELS
AND BEAMS CONNECTIONS

MEMBER SCHEDULE

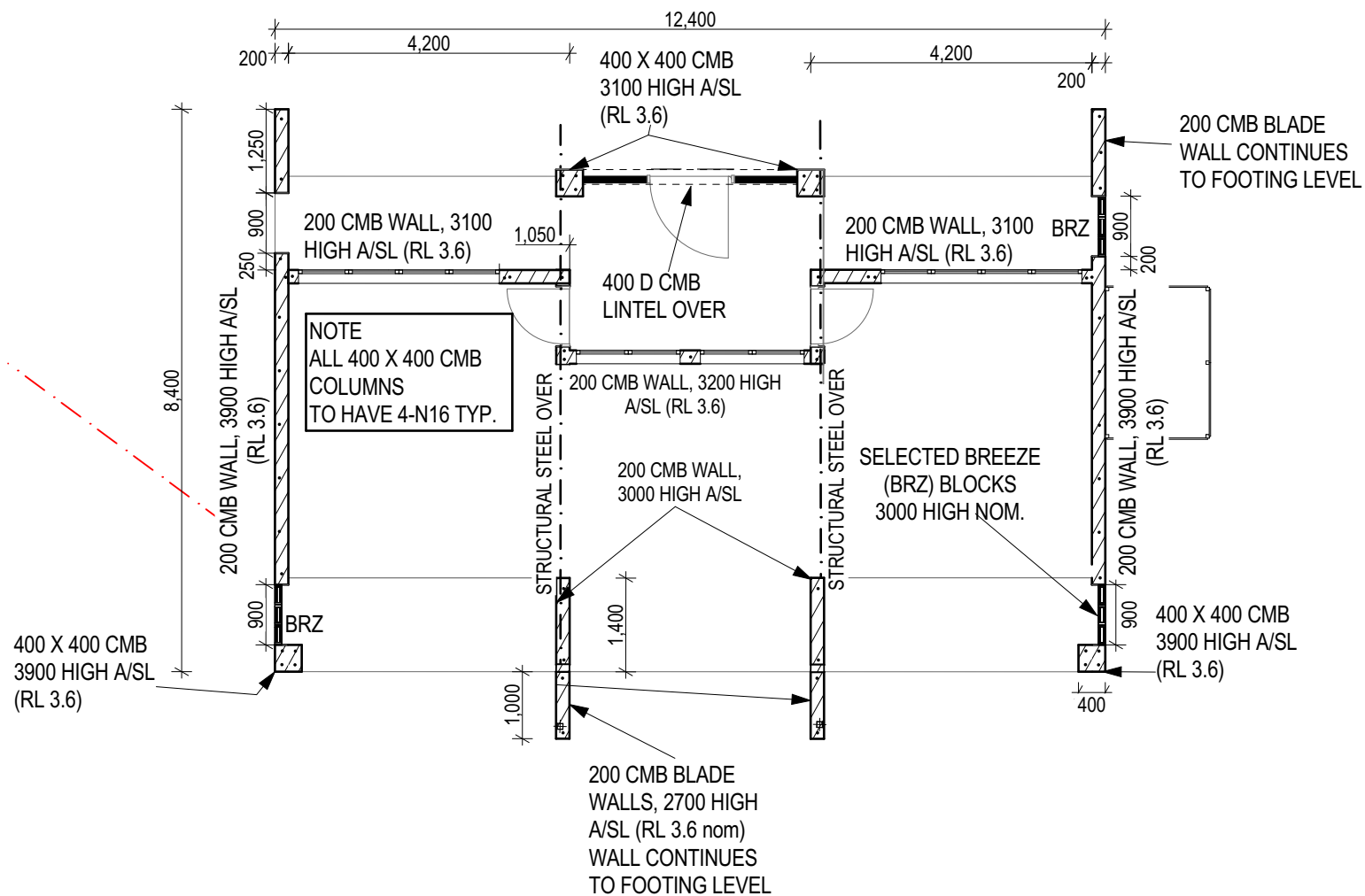
C1	89 X 5 SHS COLUMN
C1(S)	89 X 5 SHS STUB
C2	76 X 4.5 CHS STUB
RB1	200 X 100 X 4 RHS
B1	200 X 100 X 4 RHS
P1	C200/19 PURLINS @900CRS MAX
OR	200 X 100 X 4 RHS OUTRIGGER
NC	NC200/19 NEST CHANNEL.



CERTIFICATION GROUP

APPROVED

Ref: 20215197



NOTE:
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NOTE:
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1

BLOCKWORK PLAN - GUEST HOUSE

1:100

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Project		SMITH RESIDENCE	<div><div>RECS</div><div>PTY LTD</div></div> <div>THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE.</div> <div>RECS PTY LTD, SHOP 22/LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006</div>	RPEQ No.5412	<div>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER, RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS</div>	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D	SHEET	BA 12	
Location		LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS		QBCC No.1106533				REVISION	A
Client		P & K SMITH							
PROJECT		117 - 2021							

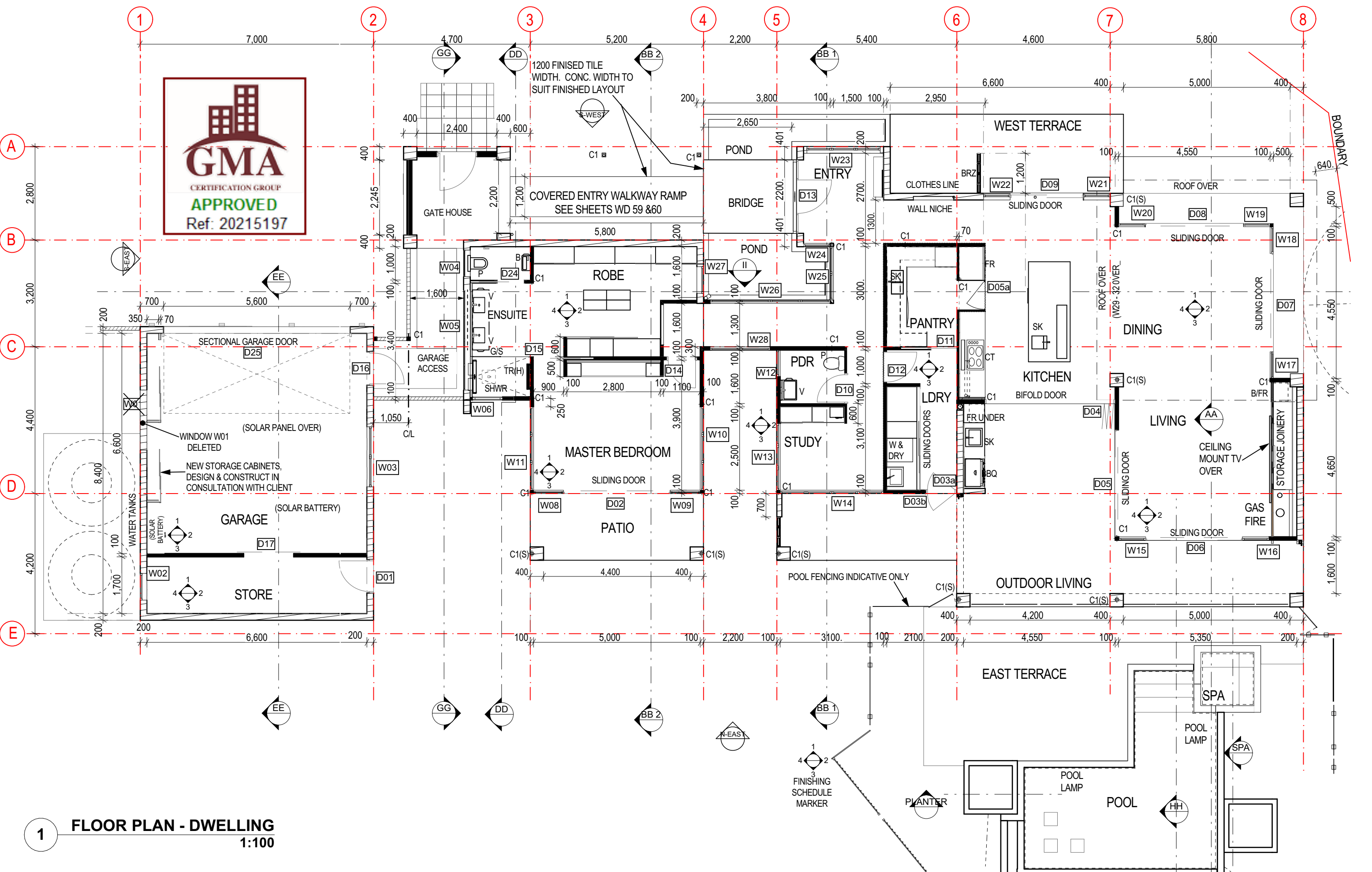
NOTE: THESE DRAWINGS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT VOLUME OF EXPLANATIONS, SCHEDULES, SUPPLEMENTARY INFORMATION AND PLANS INSTRUCTIONS

BLOCKWORK PLAN - GUEST HOUSE

PRINT DATE

14/09/2022

7:06 AM



1 FLOOR PLAN - DWELLING
1:100

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Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



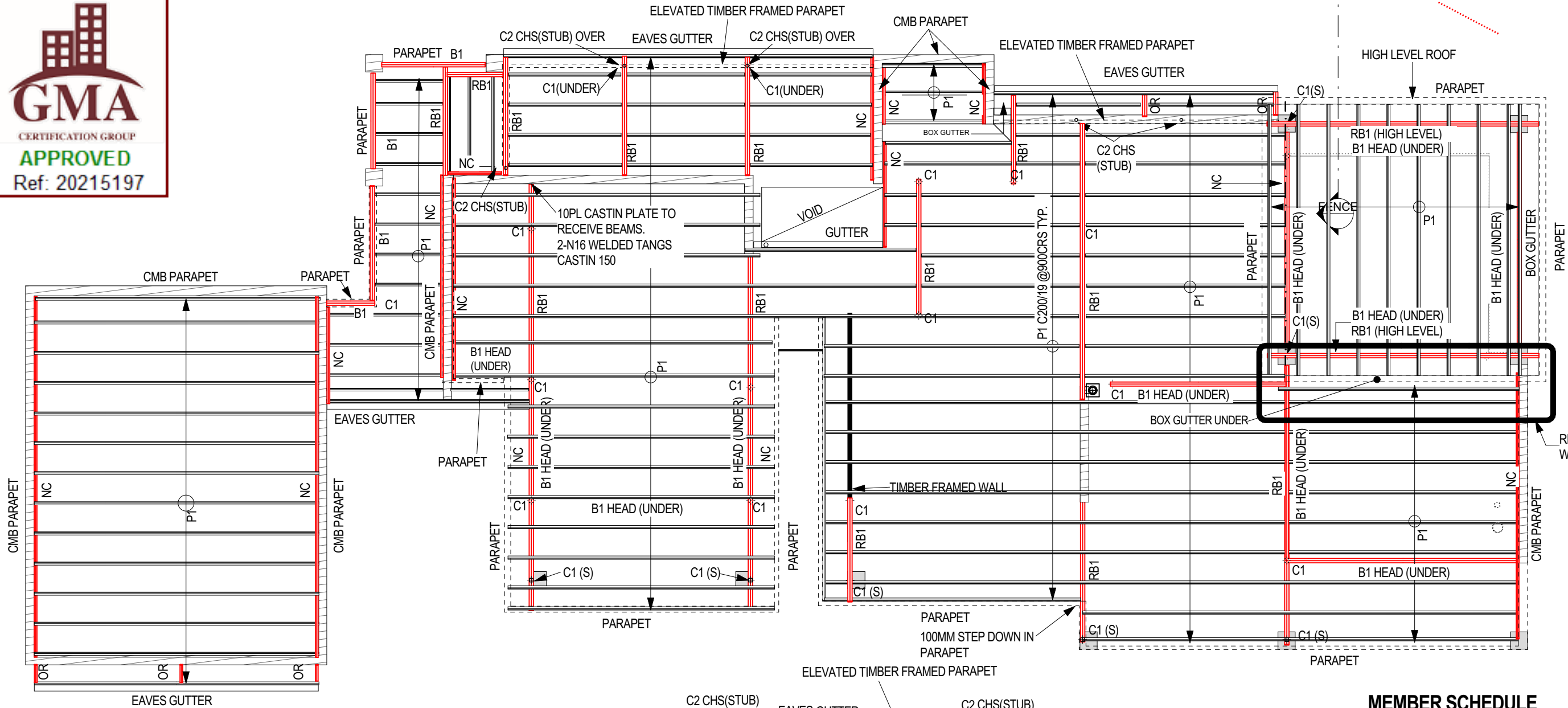
**CONSULTING ENGINEERS
& BUILDING DESIGNERS**
RPEC No.5412
QBCC No.1106533
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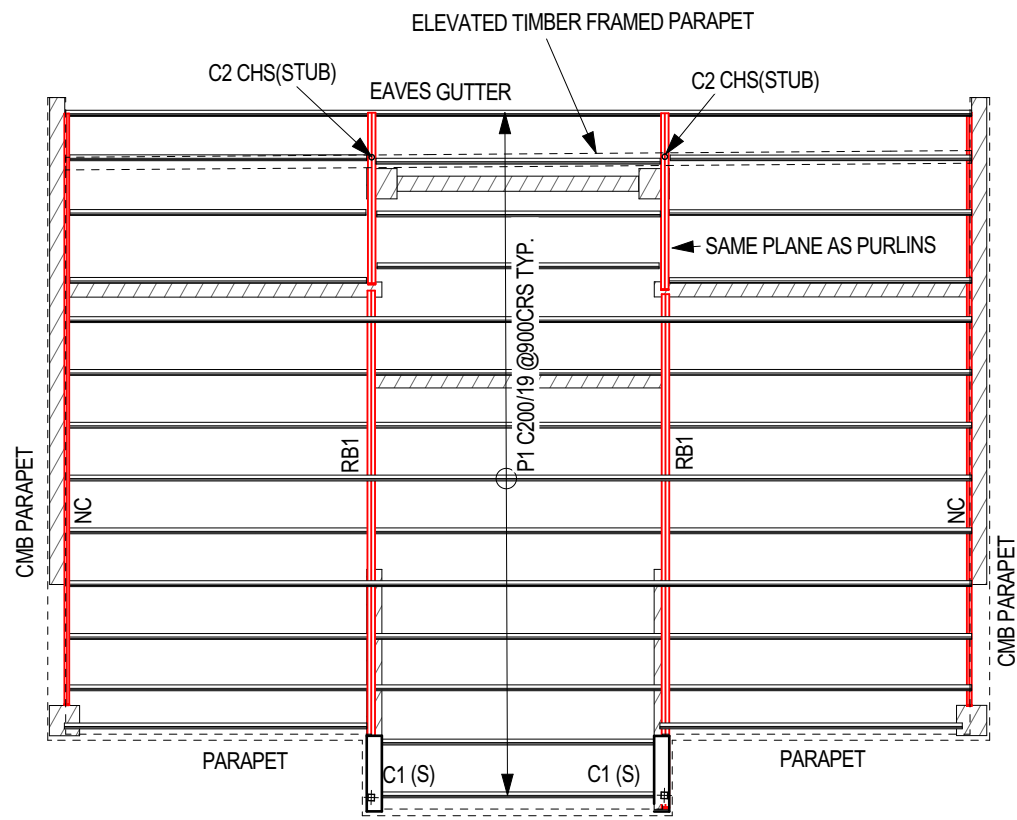
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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUE D
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS
FLOOR PLAN SH1 (DWELLING)

SHEET	BA 13
REVISION	A
PRINT DATE 14/09/2022 7:06 AM	



1 ROOF FRAMING PLAN - DWELLING 1:100



2 ROOF FRAMING PLAN - GUEST HOUSE 1:100

MEMBER SCHEDULE

C1 89 X 5 SHS COLUMN
C1(S) 89 X 5 SHS STUB
C2 76 X 4.5 CHS STUB

RB1 200 X 100 X 4 RHS
B1 200 X 100 X 4 RHS

P1 C200/19 PURLINS @900CRS MAX

OR 200 X 100 X 4 RHS OUTRIGGER
NC NC200/19 NEST CHANNEL.
(BLAST AND PRIME ALL STEEL WORK)

PURLIN CLEATS-
75 X 8 WELDED CLEATES FOR FULL LENGTH
OF PURLIN DEPTH- 2/M12 BOLTS

NESTING CHANNELS.
-FIXED TO WALLS WITH M16 TRUBOLTS @800CRS
-PURLINS FIXED WITH 2/12-24 X 32 SERIES 500
WAFFER HEAD TEKS TOP AND BOTTOM

0.42BMT TRIMDEK ROOFING OR EQUAL FIXED
WITH CYCLONE WASHERS

NOTE: THE DRAWINGS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



CONSULTING ENGINEERS
& BUILDING DESIGNERS

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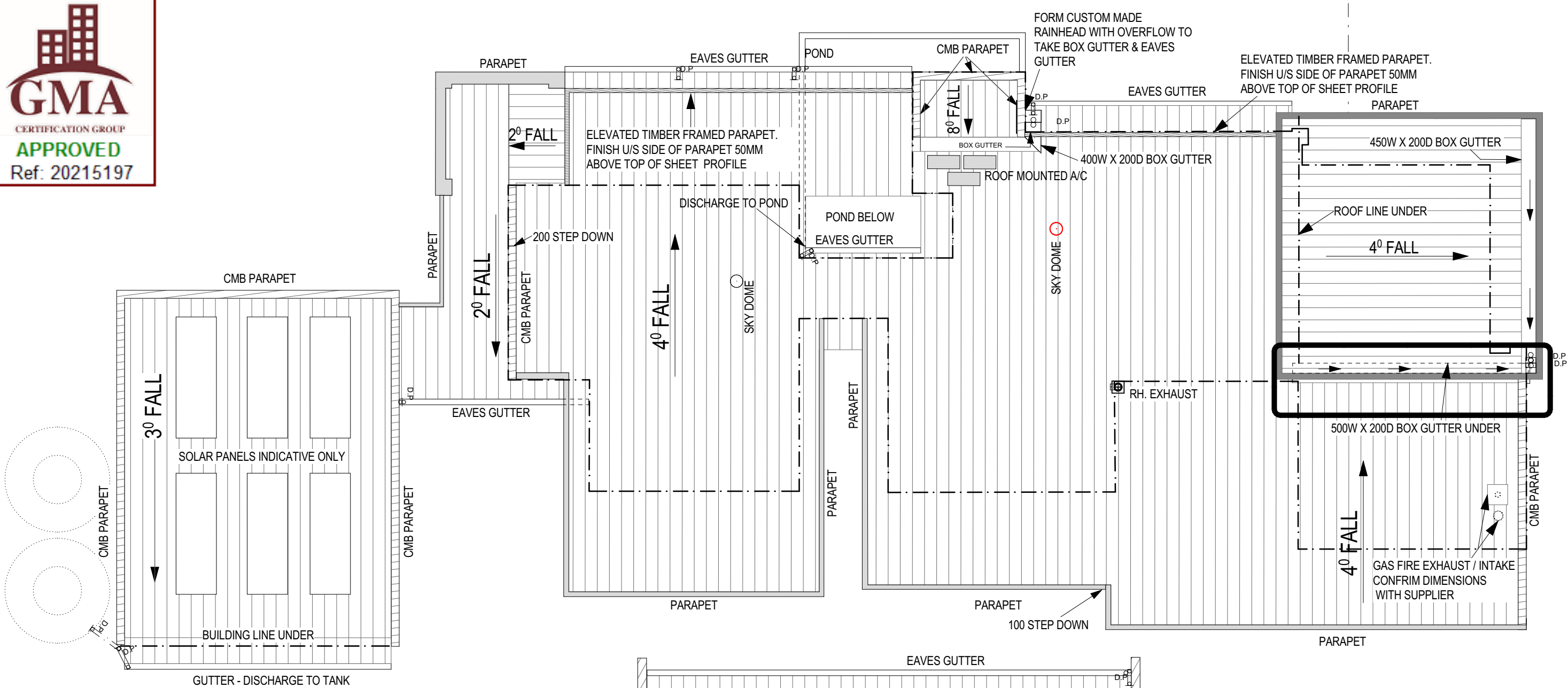
ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUE D
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

ROOF FRAMING PLAN

SHEET
REVISION

BA 18
A

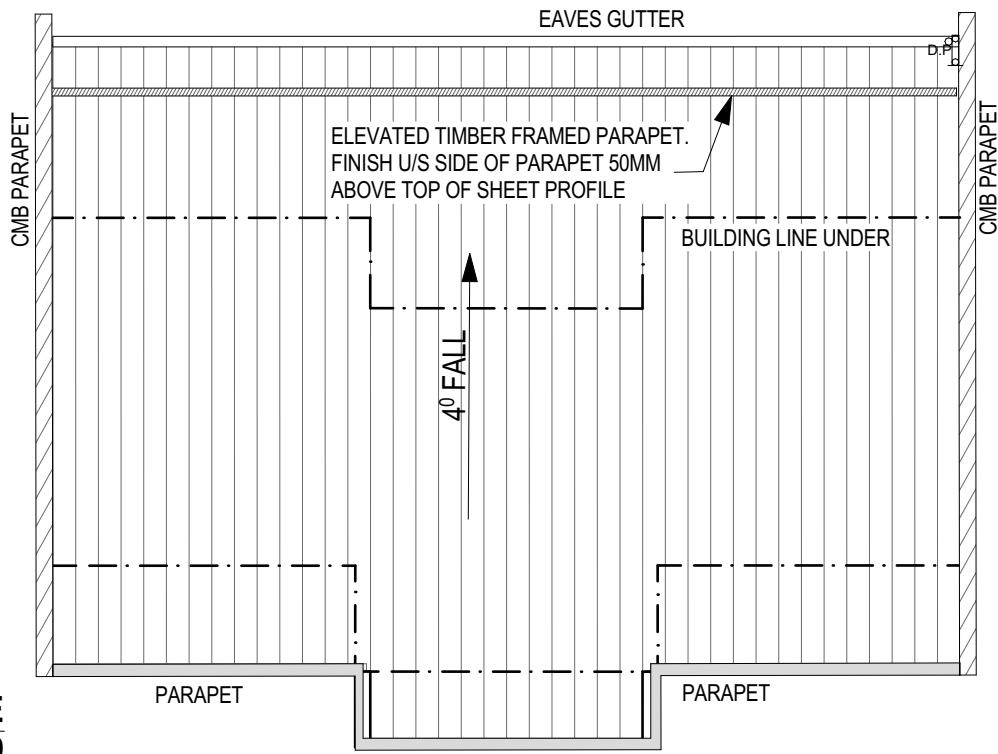
PRINT DATE
14/09/2022
7:06 AM



1 ROOF PLAN -DWELLING 1:100

- NOTE:
- PARAPET- LIGHTWEIGHT TIMBER FRAMED CLAD IN SELECTED F/C SHEETING
 - CMB PARAPET- CORE FILLED CONCRETE MASONRY BLOCK, SOLID RENDER, PAINT FINISH.
 - ELEVATED TIMBER FRAMED PARAPET WITH SELECTED F/C SHEETING ALL FACES

2 ROOF PLAN GUEST HOUSE 1:100



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Project	SMITH RESIDENCE
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client	P & K SMITH
PROJECT	117 - 2021



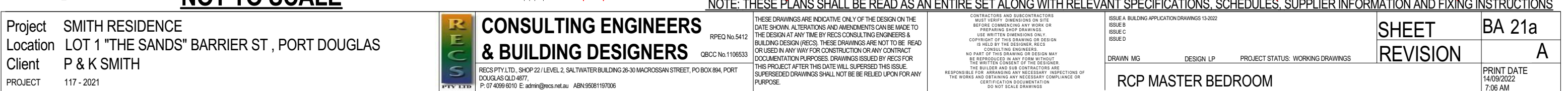
CONSULTING ENGINEERS & BUILDING DESIGNERS	RPEQ No.5412 QBCC No.1106533
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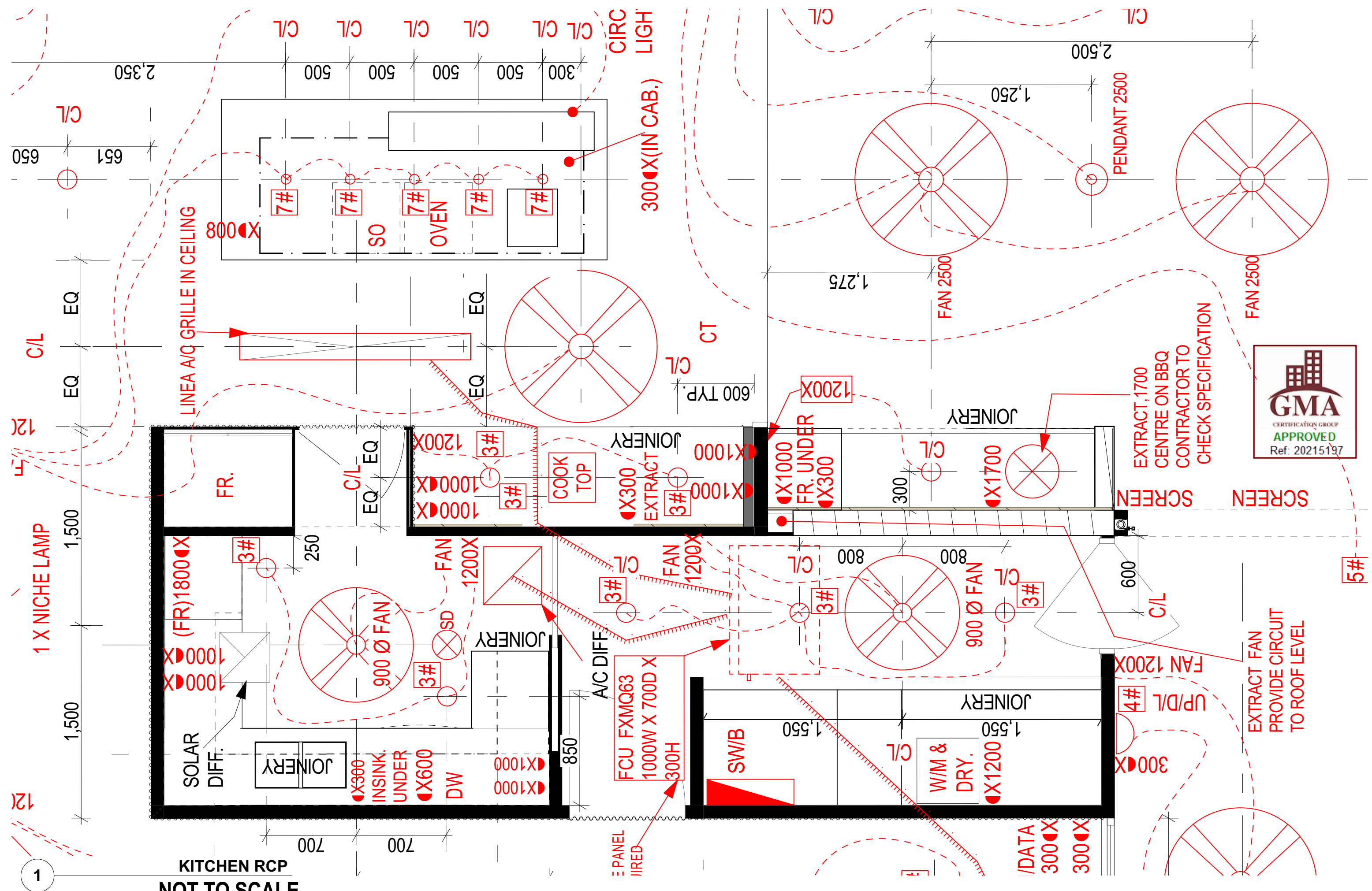
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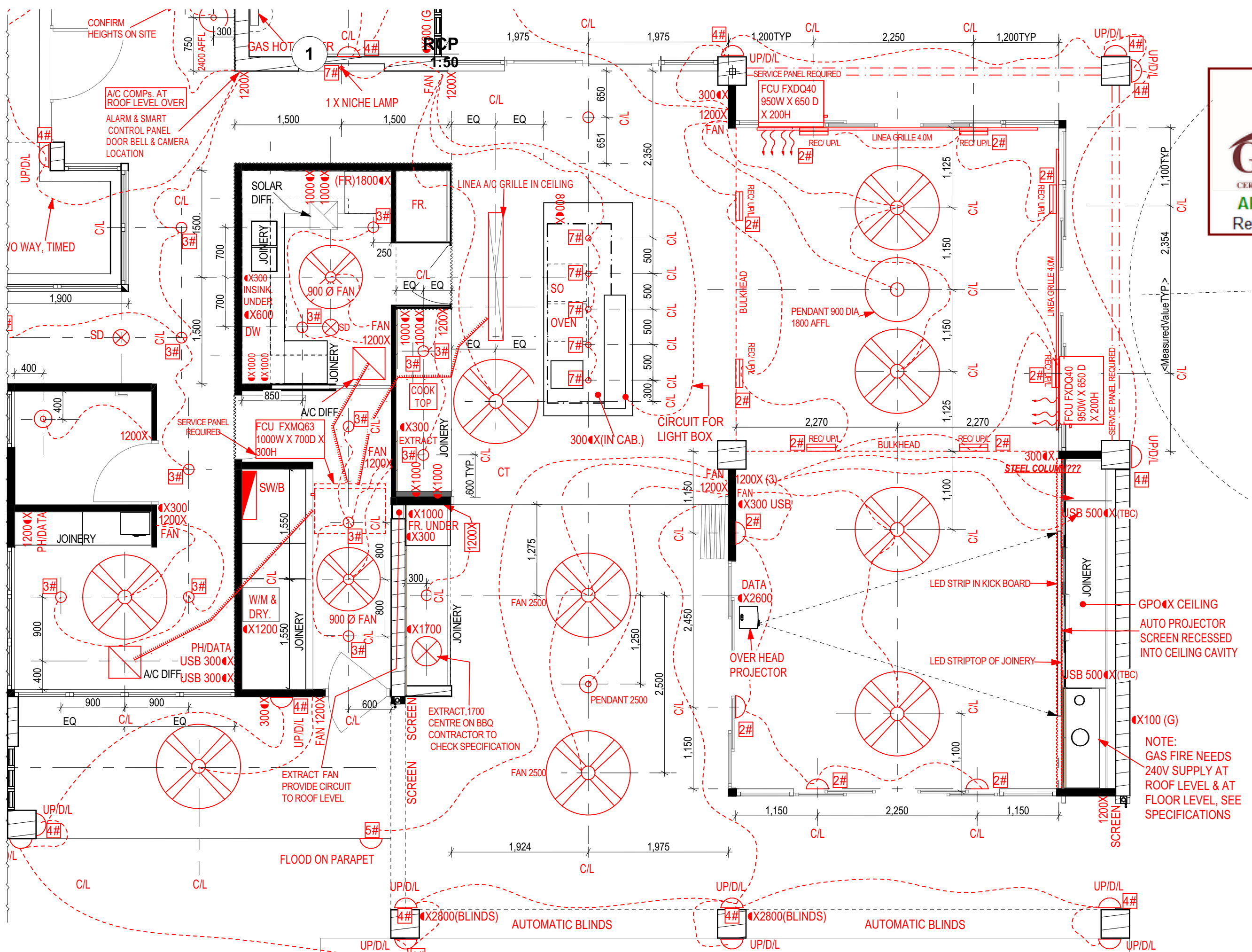
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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUED		
DRAWN MG	DESIGN LP	PROJECT STATUS: WORKING DRAWINGS
ROOF PLAN		

SHEET	BA 19
REVISION	A
PRINT DATE 14/09/2022 7:06 AM	







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Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



**CONSULTING ENGINEERS
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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED

DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

RCP -DWELLING - SH3

**SHEET
REVISION**

**BA 23
A**

PRINT DATE
14/09/2022
7:07 AM



ELECTRICAL LEGEND

(1)1200X

LIGHT SWITCH AT SPECIFIED HEIGHT

STRIP FLUORESCENT LAMP

ROOF MOUNTED FLOOD LAMP

SELECTED UP LAMP

SELECTED UP LAMP

SELECTED LV POND LAMP

STRIP LED LAMP

SELECTED DOWN LAMP

LV POOL LAMP

FAN

3000X

SELECTED CEILING MOUNTED FAN

SD

HARDWIRED SMOKE DETECTOR

EXHAUST FAN

PHDATA

PHONE & DATA CONNECTIONS BY I.T CONTRACTOR

A/C OVER

AIR CONDITIONING FOU

A/C COMP

EXTERNAL AIR CONDITIONING COMPRESSOR

SW/B

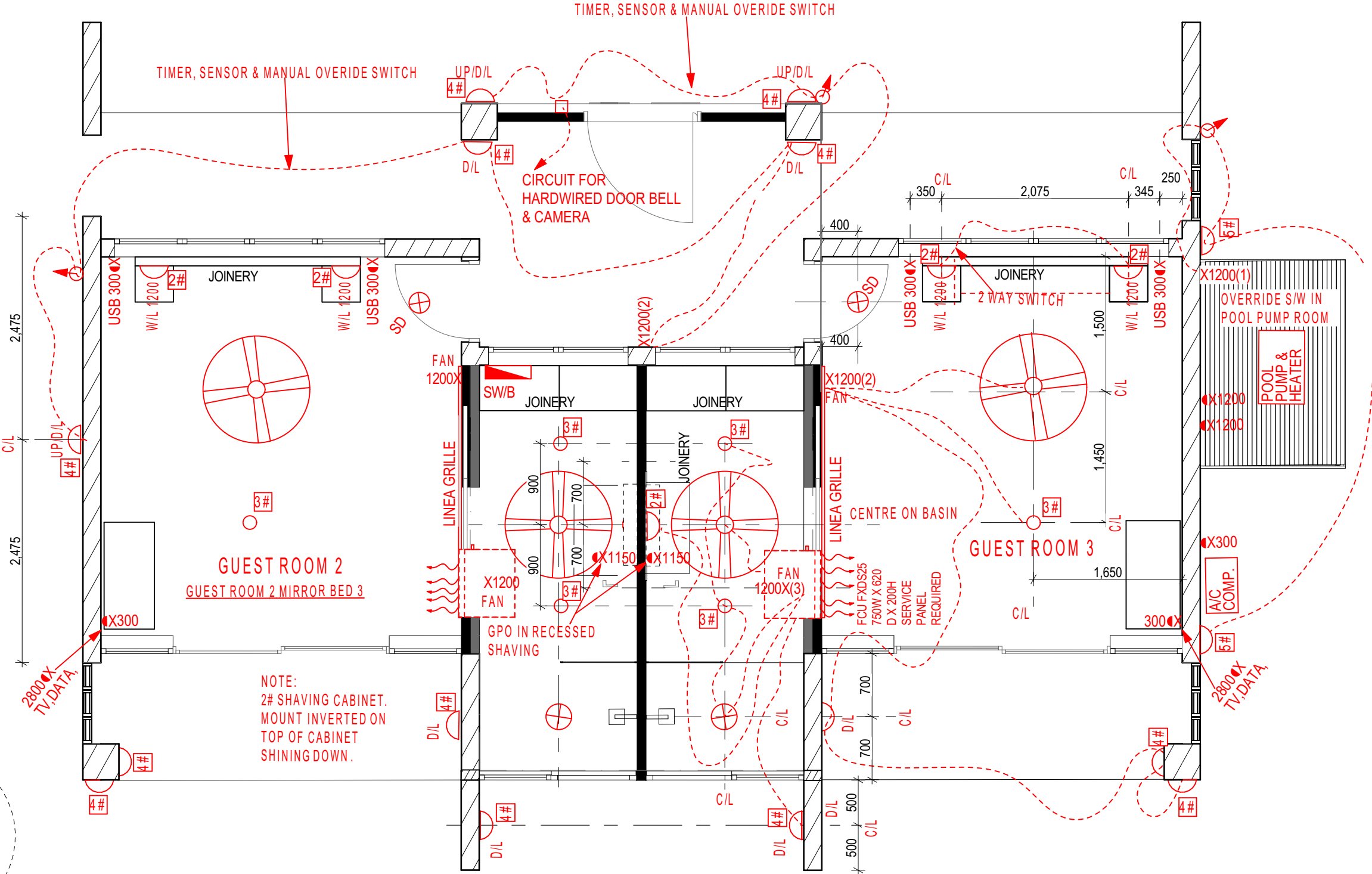
SWITCH BOARD

A/C DIFFUSER

SOLAR DIFFUSER

SENSOR

PENDANT



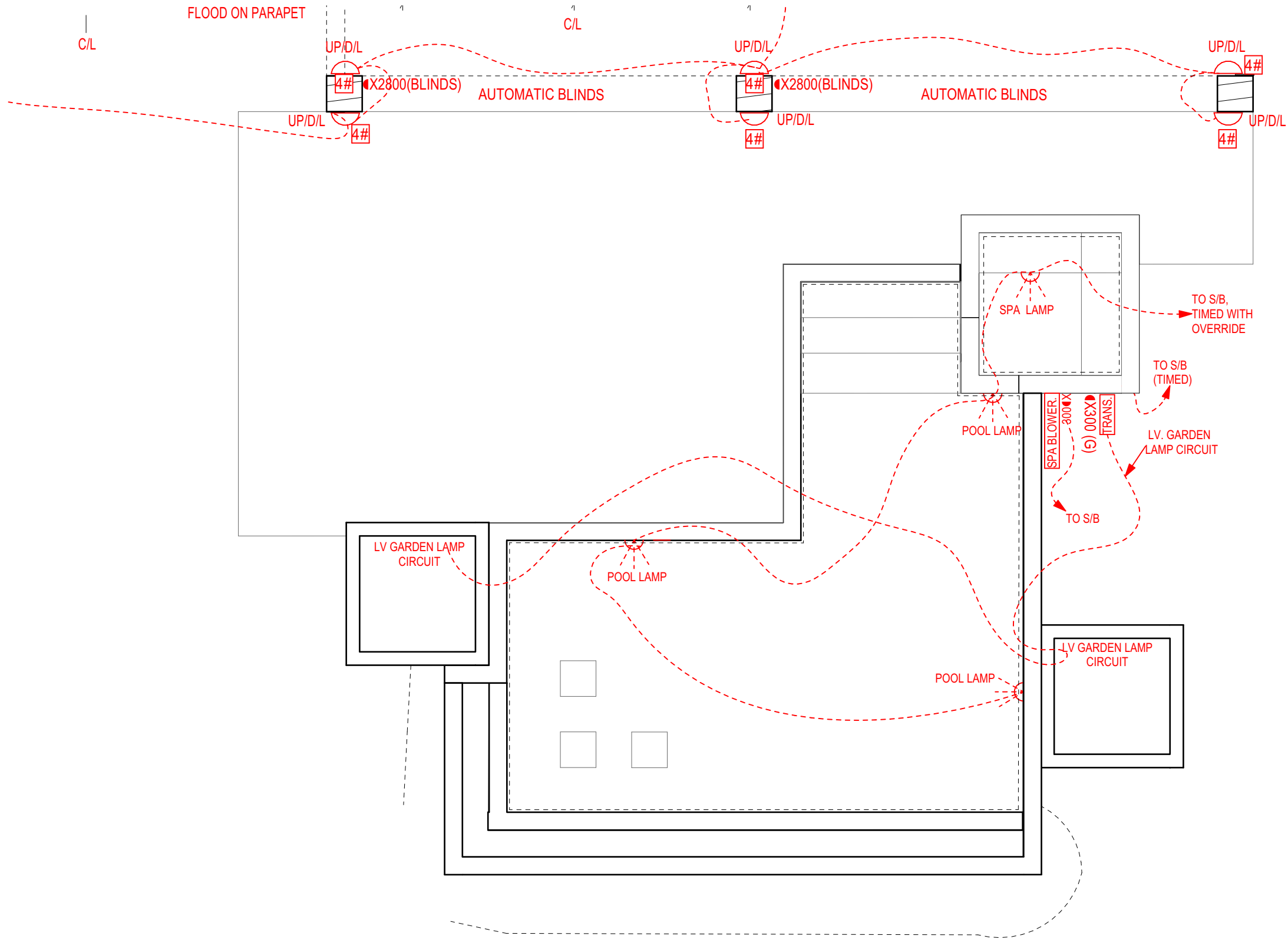
1

RCP
1:50

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Project	SMITH RESIDENCE	<div><div>RECS</div><div>CONSULTING ENGINEERS & BUILDING DESIGNERS</div><div>RECS PTY LTD, SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006</div></div>	RPEQ No.5412	<div>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER, RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS</div>	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D	DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	SHEET REVISION	BA 24 A
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS							
Client	P & K SMITH							
PROJECT	117 - 2021							
RCP - GUEST							PRINT DATE 14/09/2022 7:07 AM	



1 POOL ELECTRICAL 1:50

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Project Location Client PROJECT	SMITH RESIDENCE LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS P & K SMITH 117 - 2021	 <div>CONSULTING ENGINEERS & BUILDING DESIGNERS</div> <div>RECS PTY LTD, SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:96081197006</div>	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	SHEET REVISION	BA 25 A	PRINT DATE 14/09/2022 7:07 AM

ELECTRICAL LEGEND

(I)1200X	LIGHT SWITCH AT SPECIFIED HEIGHT
<div></div>	STRIP FLUORESCENT LAMP
<div>R/L</div>	ROOF MOUNTED FLOOD LAMP
<div>U/P/L</div>	SELECTED UP LAMP
<div></div>	SELECTED UP LAMP
<div></div>	SELECTED LV POND LAMP
<div></div>	STRIP LED LAMP
<div></div>	SELECTED DOWN LAMP
<div>D/W/L</div>	SELECTED WALL LAMP
<div></div>	LV POOL LAMP
FAN	FAN CONTROLLER
(G)300X	GARDEN LAMP CIRCUIT, TIMED WITH OVERRIDE IN SWB TYP.
300X	10 AMP DOUBLE GPO. AT SPECIFIED HEIGHT
USB 300X	10 AMP DOUBLE GPO.WITH USB AT SPECIFIED HEIGHT
<div></div>	SELECTED CEILING MOUNTED FAN
SD	HARDWIRED SMOKE DETECTOR
<div></div>	EXHAUST FAN
PH/DATA	PHONE & DATA CONNECTIONS BY I.T CONTRACTOR,
A/C OVER	AIR CONDITIONING FCU
A/C COMP.	EXTERNAL AIR CONDITIONING COMPRESSOR
<div></div>	SWITCH BOARD
<div></div>	A/C DIFFUSER
<div></div>	SOLAR DIFFUSER
<div></div>	SENSOR
<div></div>	PENDANT

Single Phase String Inverter

X1-Smart

Small Inverter

Big Performance

Low Start-Up Voltage

High Efficiency

Small & Lightweight

Remote Monitoring

X1-6.0-T-N / X1-7.0-T-N / X1-8.0-T-N

The all-new SolaX X1 Smart range of inverters promises unrivalled performance as it boasts advanced DSP control technology, utilising the latest high-efficiency power components and achieving a maximum efficiency of up to 97.4%. (Not available in the UK)



Global: +86 571-56260008 AU: +61 1300 476529 DE: +49 7231 4180999 UK: +44 2476 586998

NOTE:
SOLAR - ALLOW TO SUPPLY AND INSTALL QUALITY TIER ONE ROOF TO SOLAR SYSTEM AND BATTERY.
ALLOW TO SUPPLY A SYSTEM THAT IS CAPABLE SUPPLY SUFFICIENT TO MEET ALL HOUSEHOLD DEMANDS INCLUDING POOL PUMP/ HEATER AND FUTURE INCREASE IN ELECTRICAL HOUSEHOLD LOADS.

NOTE:
SMART TECHNOLOGY - ELECTRICAL CONTRACT SHALL ALLOW TO SUPPLY "CLIPSAL" HOME AUTOMATION SYSTEM OR SIMILAR APPROVED SYSTEM.. AT TIME OF QUOTATION THE ELECTRICAL CONCTRACTOR SHALL SUPPLY TO THE CLIENT FOR THEIR APPROVAL SPECIFCATIONS OF ALL PROUDUCTS, INTENDED APPLCATIONS AND A WRITTEN SUMMARY OF THE PROPOSED SYSTEMS FEATURES AND OPERATION.
MINIMUM CONTROL REQUIREMENTS, LIGHTING, A/C, SECURITY, SOLAR, FANS, AUTO BLINDS, ENERGY EFFICIENCY , REMOTE OPERATION.

NEW HT54-18X-XXX
(XXX=405-425 in step of 5W)

POWER OUTPUT

405W/410W
415W / 420W/425W



- Module Efficiency: 21.7%
- No. of Cells: 108(6x18)
- Weight: 21.0kg
- Dimensions: 1724mmx1134mmx35mm

monocrystalline
182 x 91 mm

Shanghai Aerospace Automobile Electromechanical Co., Ltd.
website: www.ht-saae.com.au

Factory:

Half cut cell technology can reduce the internal power loss and improve component overall power. Excellent heat dissipation avoids hot spot production.

25Ys
Product Warranty

25Ys
Warranty on power output

EL
Microcrack resistant Double glass structure enhance reliability, triple EL tested of high quality control.

Entire module certified to with stand extreme 2400 Pa/1.5 Wind 2400 Pa/1.5 Snow

The optimized number and width of main gate lines, Maximize the light receiving area of components and Reduce component power consumption

Designed for high voltage systems of up to 1500 VDC, increasing the string length of solar systems and saving on BoS costs

All the modules are sorted and packaged by amperage, reducing mismatch losses and maximizing system output.

5W
Positive tolerance 0/+5w guaranteed

Comprehensive and first-rate certification system

IEC61215: 2016, IEC61730: 2016 Latest Standard
ISO9001, ISO14001 and ISO45001, meeting the highest international standards
Strict quality control



Warranty partner



www.munichre.com/PVWarrantyPartner

* Copyright@2020V1 Plus Specifications are subject to change without further notification

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project	SMITH RESIDENCE
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client	P & K SMITH
PROJECT	117 - 2021



CONSULTING ENGINEERS & BUILDING DESIGNERS

RPEQ No.5412
QBCC No.1106533

RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,
P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006

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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUE D

DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

RCP - ELECTRICAL NOTES

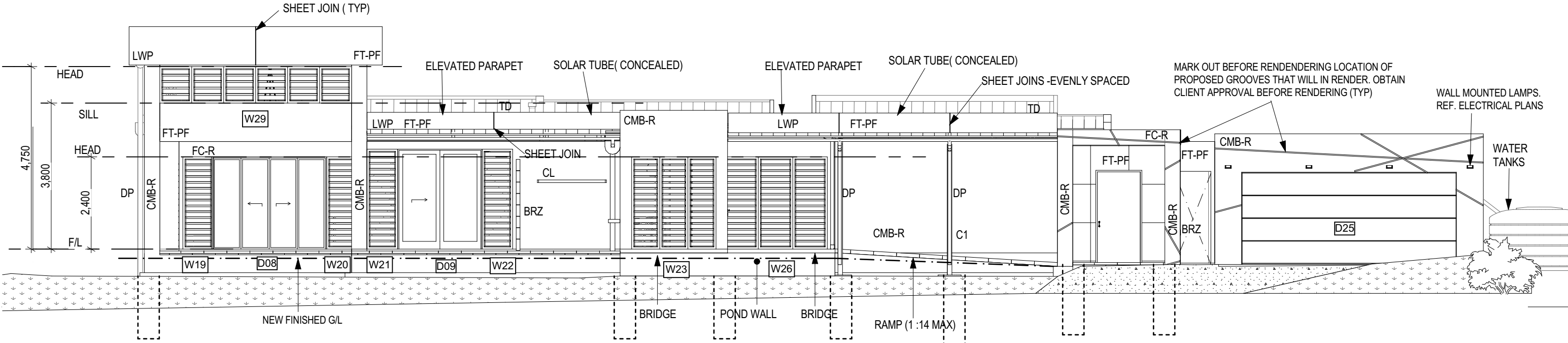
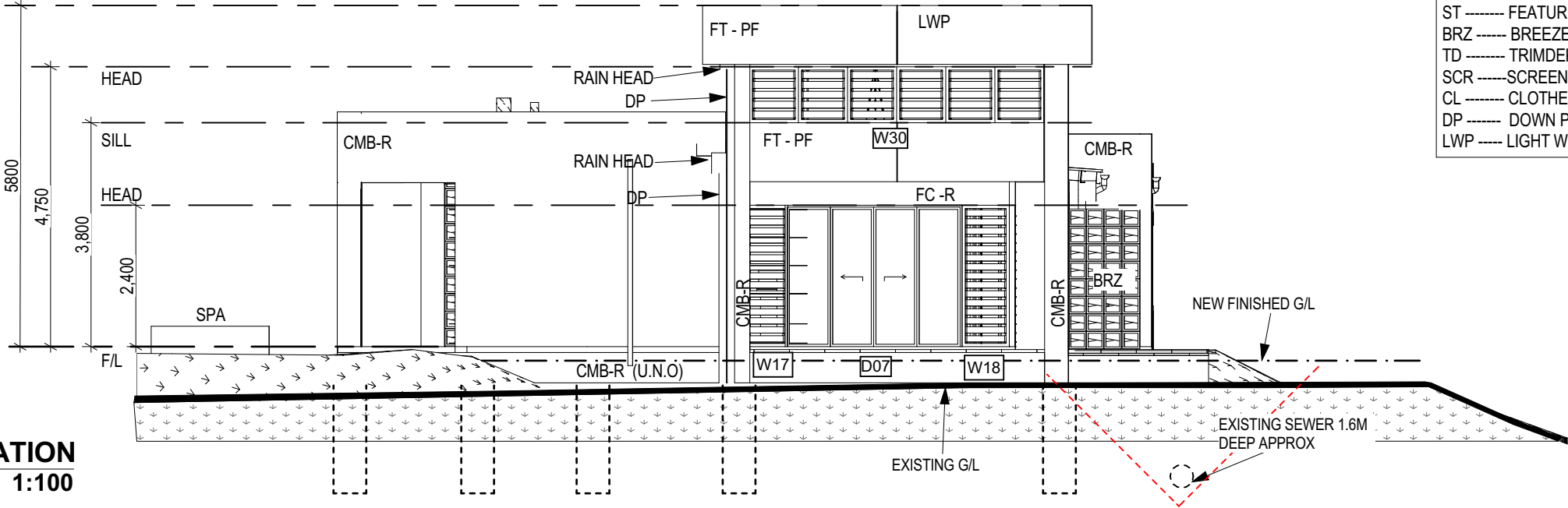
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REVISION

BA 26
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PRINT DATE
14/09/2022
7:07 AM



LEGEND	
CMB-R	SOILD RENDER OVER CMB, PAINT FINISH
FC-R	ACRLIC RENDER OVER F/C, PAINT FINISH
FC-PF	FC- PAINT FINISH
FT-PF	HARDIES F/C FINE TEXTURE -PAINT FINISH
ST	FEATURE STONE WORK
BRZ	BREEZE WAY BLOCKS
TD	TRIMDEK ROOFING
SCR	SCREEN
CL	CLOTHES LINE
DP	DOWN PIPE
LWP	LIGHT WEIGHT PARAPET



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Project	SMITH RESIDENCE
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client	P & K SMITH
PROJECT	117 - 2021



**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUE D

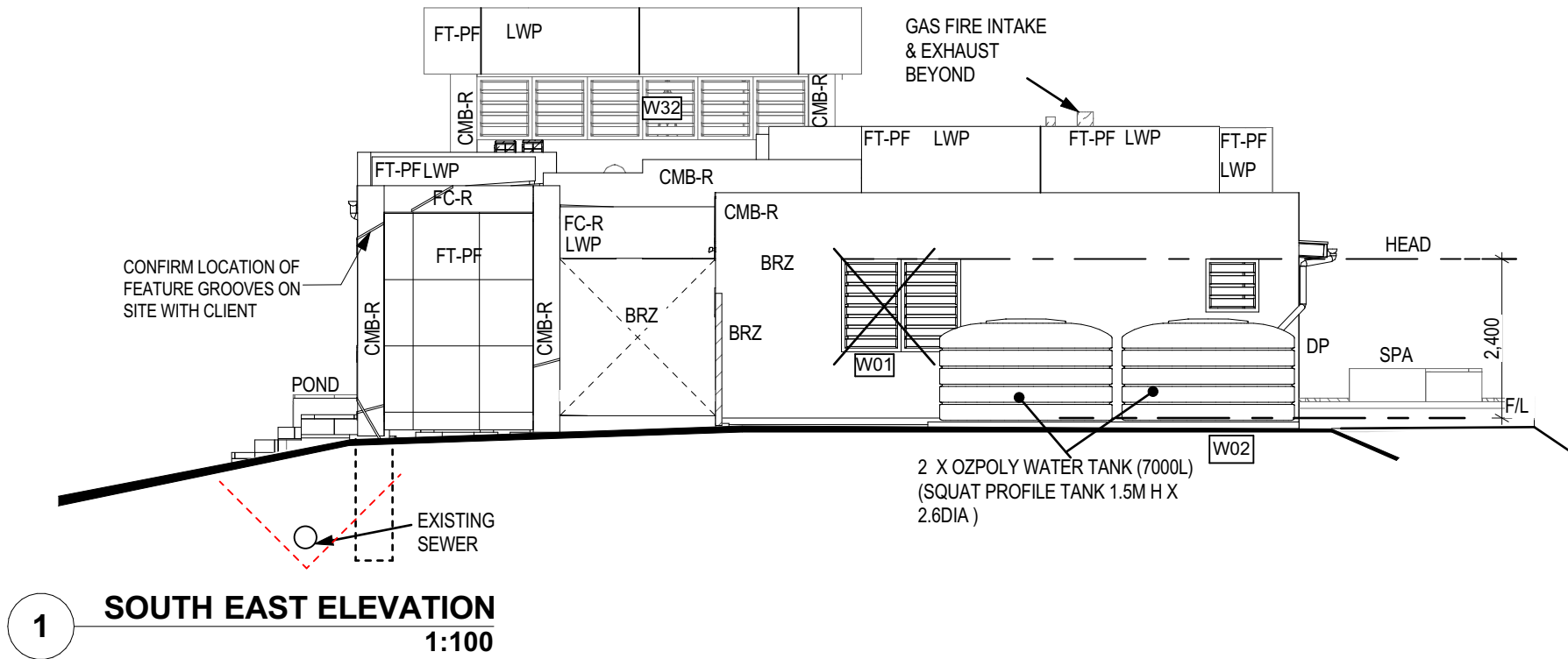
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

S- WEST & N - WEST ELEVATIONS

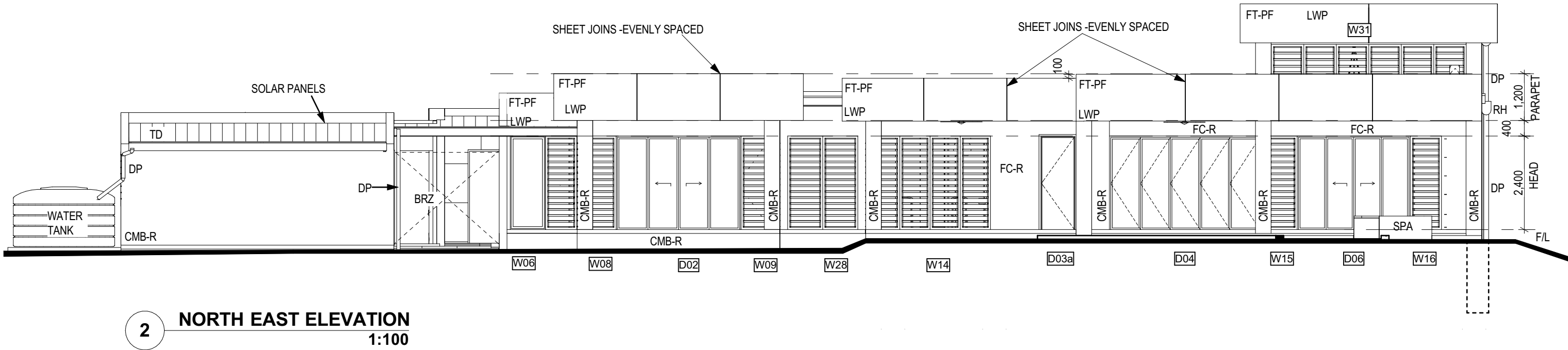
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BA 28
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PRINT DATE
14/09/2022
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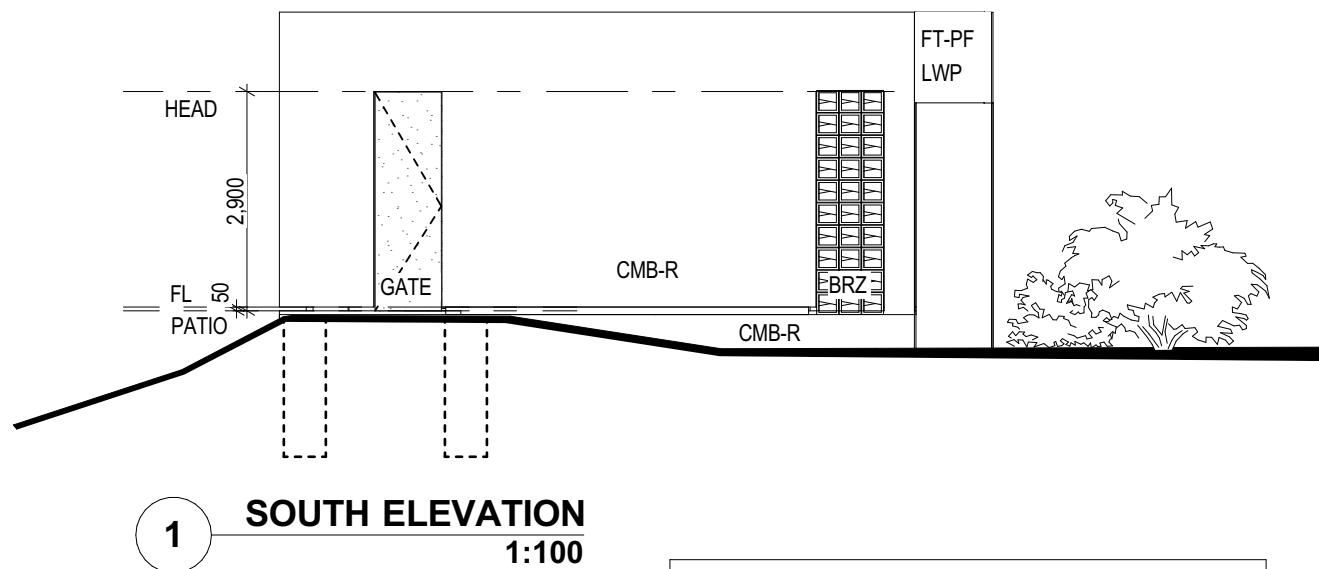
LEGEND	
CMB-R	SOILD RENDER OVER CMB, PAINT FINISH
FC-R	ACRLIC RENDER OVER F/C, PAINT FINISH
FC-PF	FC- PAINT FINISH
FT-PF	HARDIES F/C FINE TEXTURE -PAINT FINISH
ST	FEATURE STONE WORK
BRZ	BREEZE WAY BLOCKS
TD	TRIMDEK ROOFING
SCR	SCREEN
CL	CLOTHES LINE
DP	DOWN PIPE
LWP	LIGHT WEIGHT PARAPET



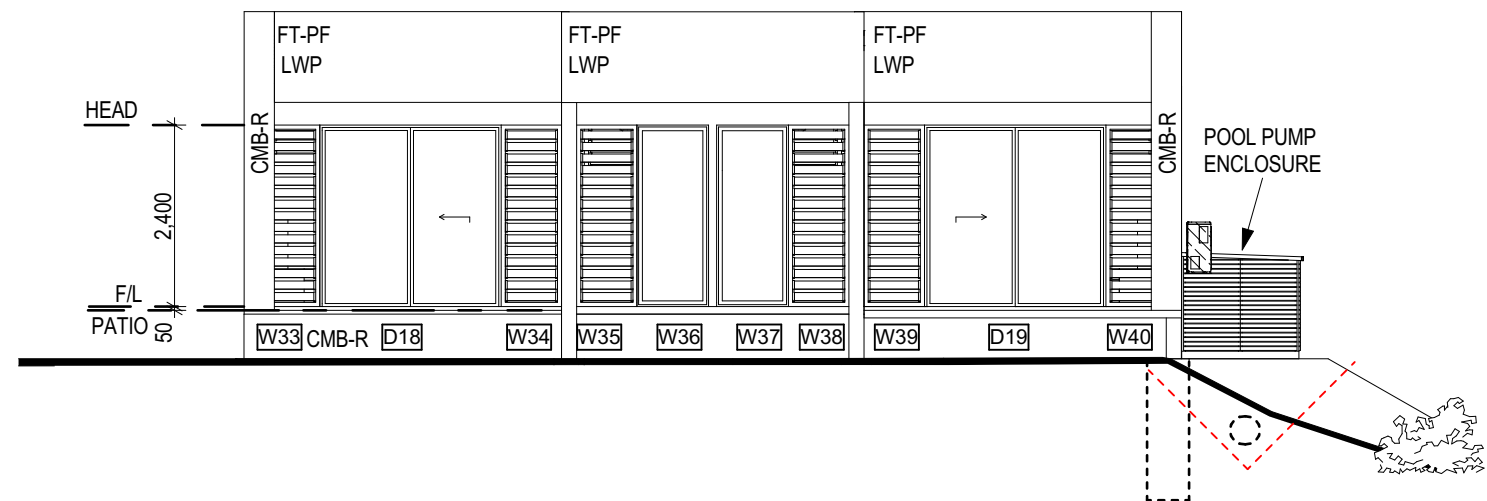
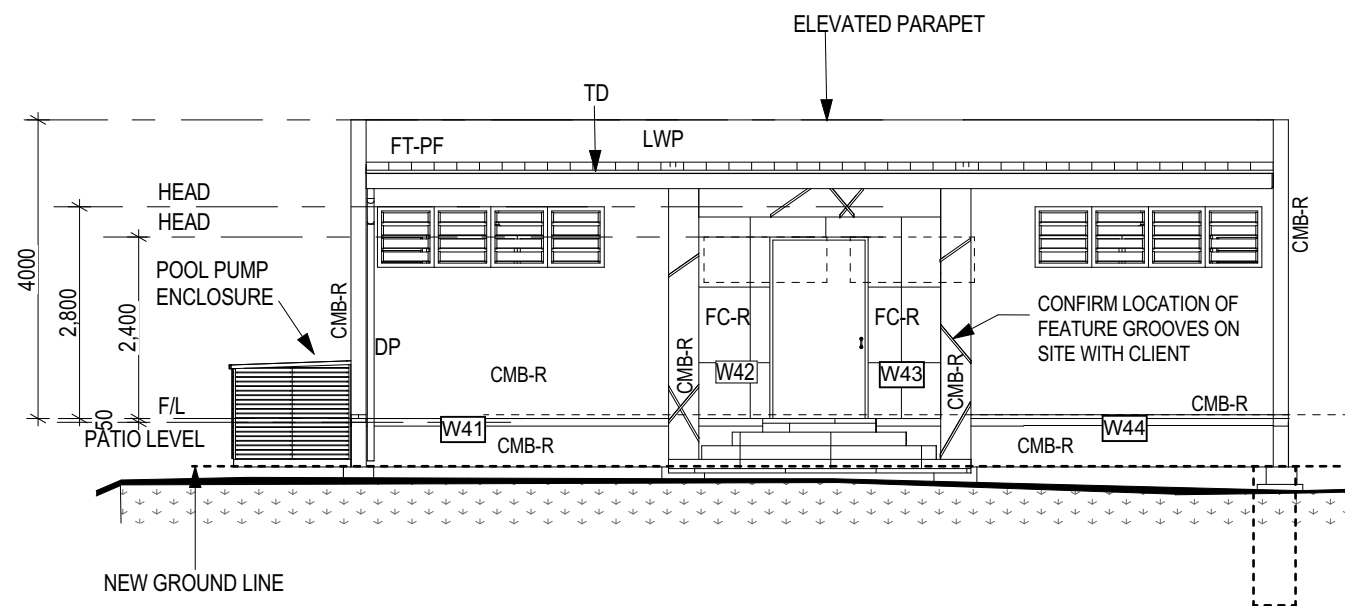
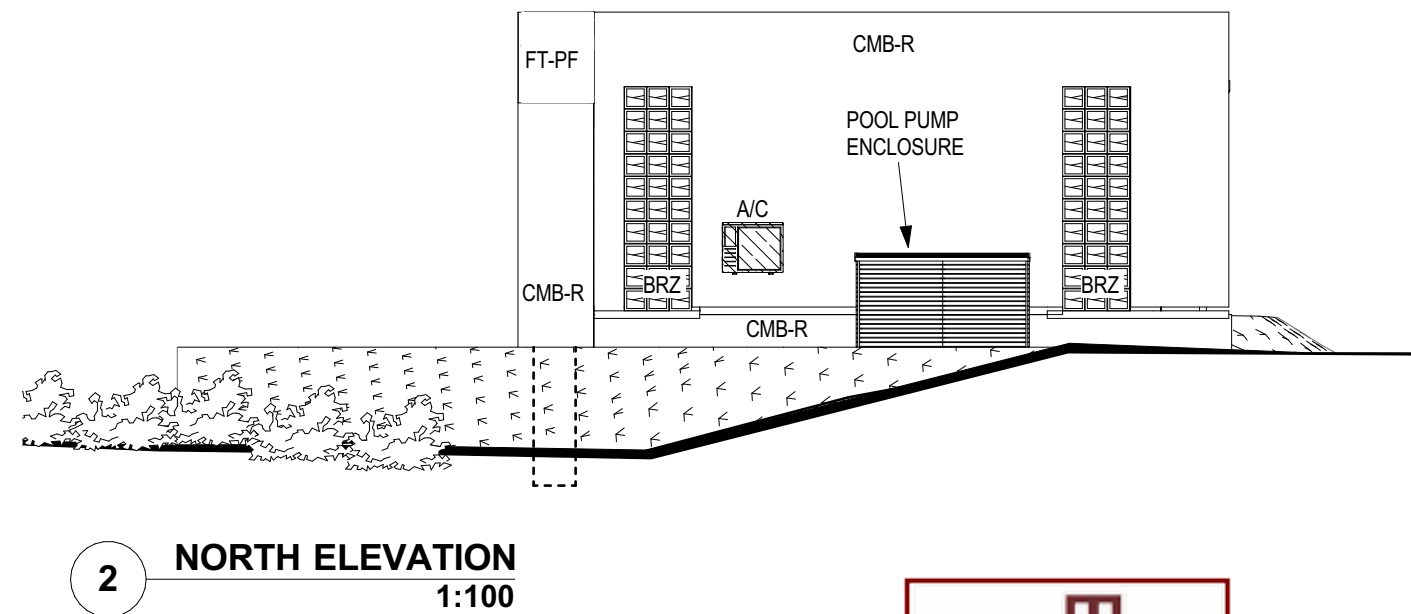
NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project Location Client PROJECT	SMITH RESIDENCE LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS P & K SMITH 117 - 2021	CONSULTING ENGINEERS & BUILDING DESIGNERS RPEQ No.5412 QBCC No.1106533 RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	SHEET REVISION	BA 29 A	PRINT DATE 14/09/2022 7:07 AM

S-EAST & N- EAST ELEVATIONS



LEGEND
 CMB-R --- SOILD RENDER OVER CMB, PAINT FINISH
 FC-R ---- ACRLIC RENDER OVER F/C, PAINT FINISH
 FC-PF ----FC- PAINT FINISH
 FT-PF ----HARDIES F/C FINE TEXTURE -PAINT FINISH
 ST ----- FEATURE STONE WORK
 BRZ ----- BREEZE WAY BLOCKS
 TD ----- TRIMDEK ROOFING
 SCR -----SCREEN
 CL ----- CLOTHES LINE
 DP ----- DOWN PIPE
 LWP ----- LIGHT WEIGHT PARAPET



NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project SMITH RESIDENCE
 Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
 Client P & K SMITH
 PROJECT 117 - 2021



**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
 ISSUE B
 ISSUE C
 ISSUE D

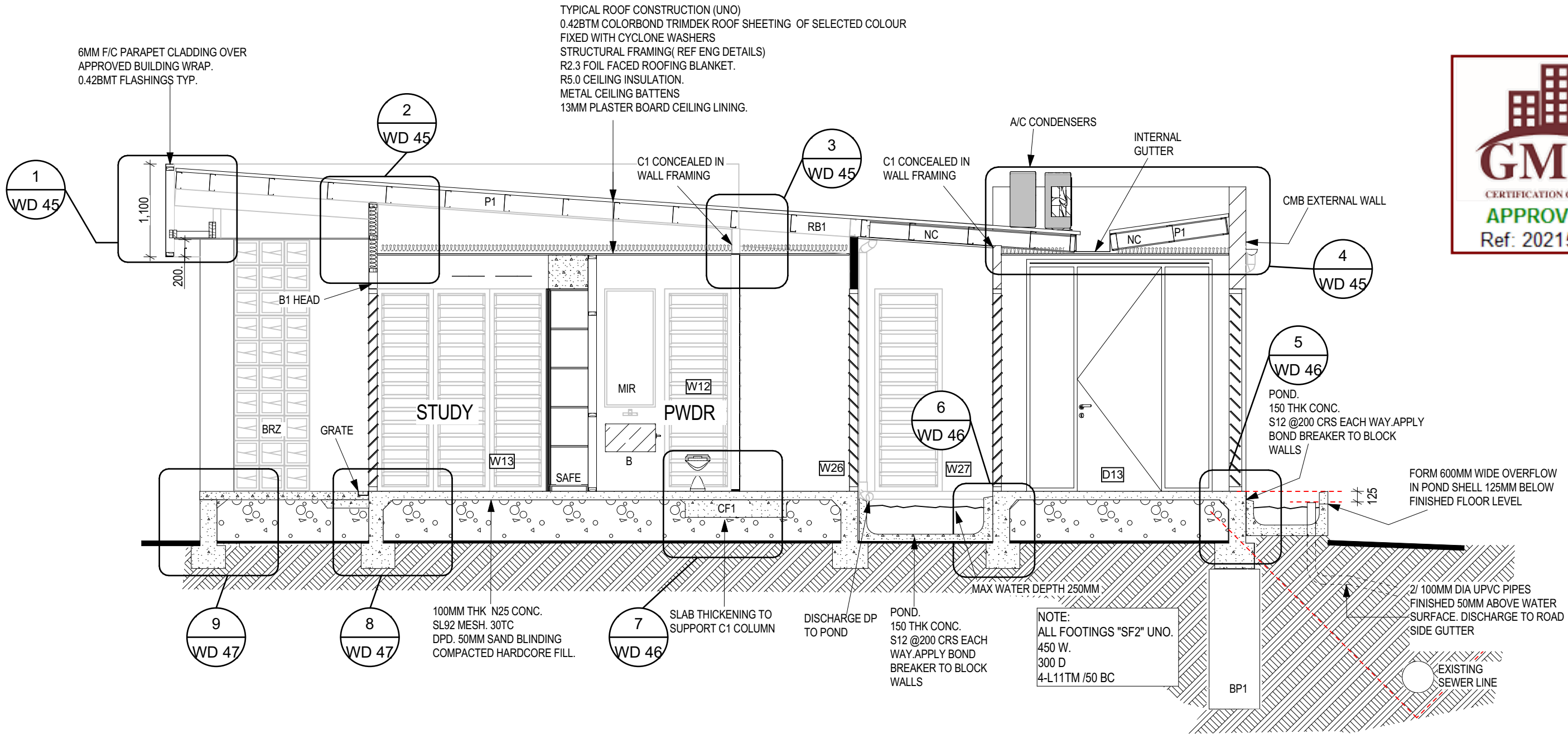
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

**SHEET
REVISION**

**BA 30
A**

GUEST HOUSE ELEVATIONS

PRINT DATE
14/09/2022
7:07 AM



1 SECTION BB1
1:50


WALLS EXTERNAL
LOAD BEARING AND PARAPET FRAMING.
90 X 35 MGP12(H3).
SINGLE BOTTOM PLATE.
DOUBLED TOP PLATES
STUDS @ 450 CRS TO 3000 HIGH
STUDS @300CRS TO 3600 HIGH
NOGGINGS @1350 CRS MAX.
M12 HD RODS AT CORNERS, BESIDE OPENINGS AND @900CRS (NOT REQUIRED TO PARAPETS)

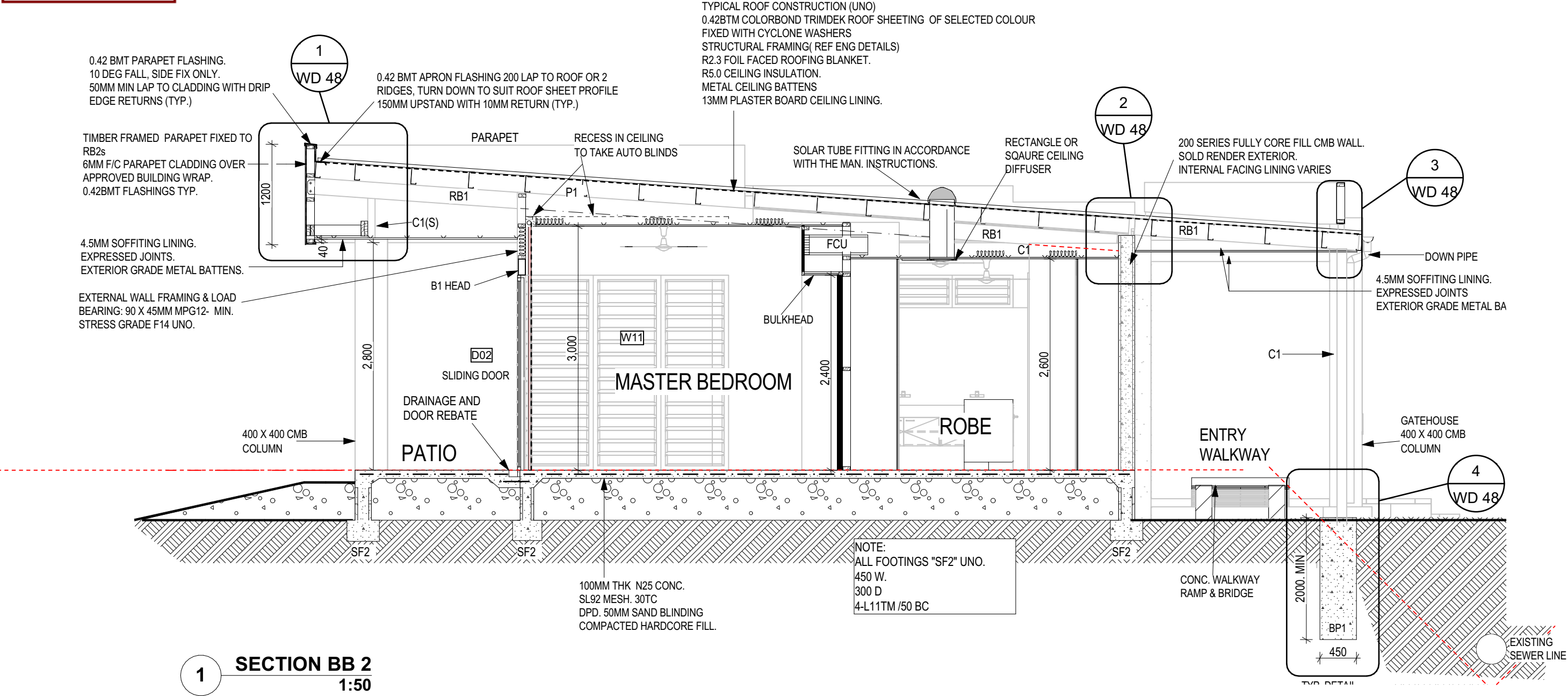
INTERNAL WALLS (NON LOAD BEARING)
NORMAL STUDS 90 X 35 MGP10(H2) FRAMING
STUDS @450CRS TO 3600 HIGH

LINTELS
<1000 - 2/90 X 35MGP12 1 STUD EACH SIDE
<2000 - 2/150 X 45 LVL 2 STUDS EACH SIDE
<3000 - 2/200 X 45 LVL 3 STUDS EACH SIDE
<4000 - 2/240 X 45 LVL 4 STUDS EACH SIDE
<5000 - 2/300 X 45 LVL 5 STUDS EACH SIDE
SILLS IN ACCORDANCE WITH AS 1684.3

NOTE: REFER MANUFACTURERS INFORMATION FOR SHEET FIXING WITHDHS FOR TIMBER STUDS

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project	SMITH RESIDENCE	 CONSULTING ENGINEERS & BUILDING DESIGNERS RPEQ No.5412 QBCC No.1106533 RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION OR DO NOT SCALE DRAWINGS	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022	SHEET	BA 32
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS				ISSUE B		
Client	P & K SMITH				ISSUE C	DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	PRINT DATE 14/09/2022 7:07 AM
PROJECT	117 - 2021				ISSUE D		



Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUE D

DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

SECTION BB2 - MASTER BEDROOM

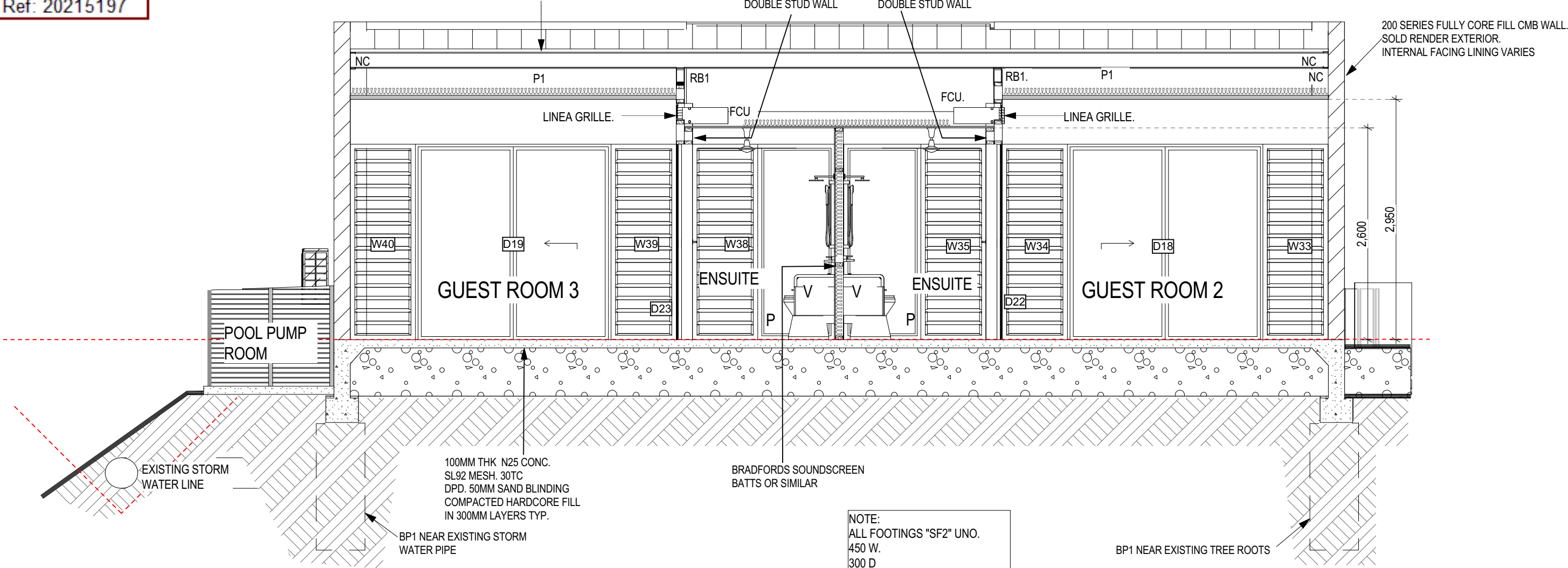
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PRINT DATE
14/09/2022
7:07 AM



TYPICAL ROOF CONSTRUCTION (UNO)
0.42BTM COLORBOND TRIMDEK ROOF SHEETING OF SELECTED COLOUR
FIXED WITH CYCLONE WASHERS
STRUCTURAL FRAMING(REF ENG DETAILS)
R2.3 FOIL FACED ROOFING BLANKET.
R5.0 CEILING INSULATION.
METAL CEILING BATTENS
13MM PLASTER BOARD CEILING LINING.



1 SECTION CC
1:50

WALLS EXTERNAL.
LOAD BEARING AND PARAPET FRAMING.
90 X 35 MGP12(H3).
SINGLE BOTTOM PLATE.
DOUBLED TOP PLATES
STUDS @ 450 CRS TO 3000 HIGH
STUDS @300CRS TO 3600 HIGH
NOGGINGS @1350 CRS MAX.
M12 HD RODS AT CORNERS, BESIDE OPENINGS AND @900CRS (NOT REQUIRED TO PARAPETS)

INTERNAL WALLS (NON LOAD BEARING)
NORMAL STUDS 90 X 35 MGP10(H2) FRAMING
STUDS @450CRS TO 3600 HIGH

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<1000 - 2/90 X 35MGP12 1 STUD EACH SIDE
<2000 - 2/150 X 45 LVL 2 STUDS EACH SIDE
<3000 - 2/200 X 45 LVL 3 STUDS EACH SIDE
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<5000 - 2/300 X 45 LVL 5 STUDS EACH SIDE
SILLS IN ACCORDANCE WITH AS 1684.3

NOTE: REFER MANUFACTURERS INFORMATION FOR SHEET FIXING WITHDS FOR TIMBER STUDS

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Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



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QBCC No.1106533

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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED

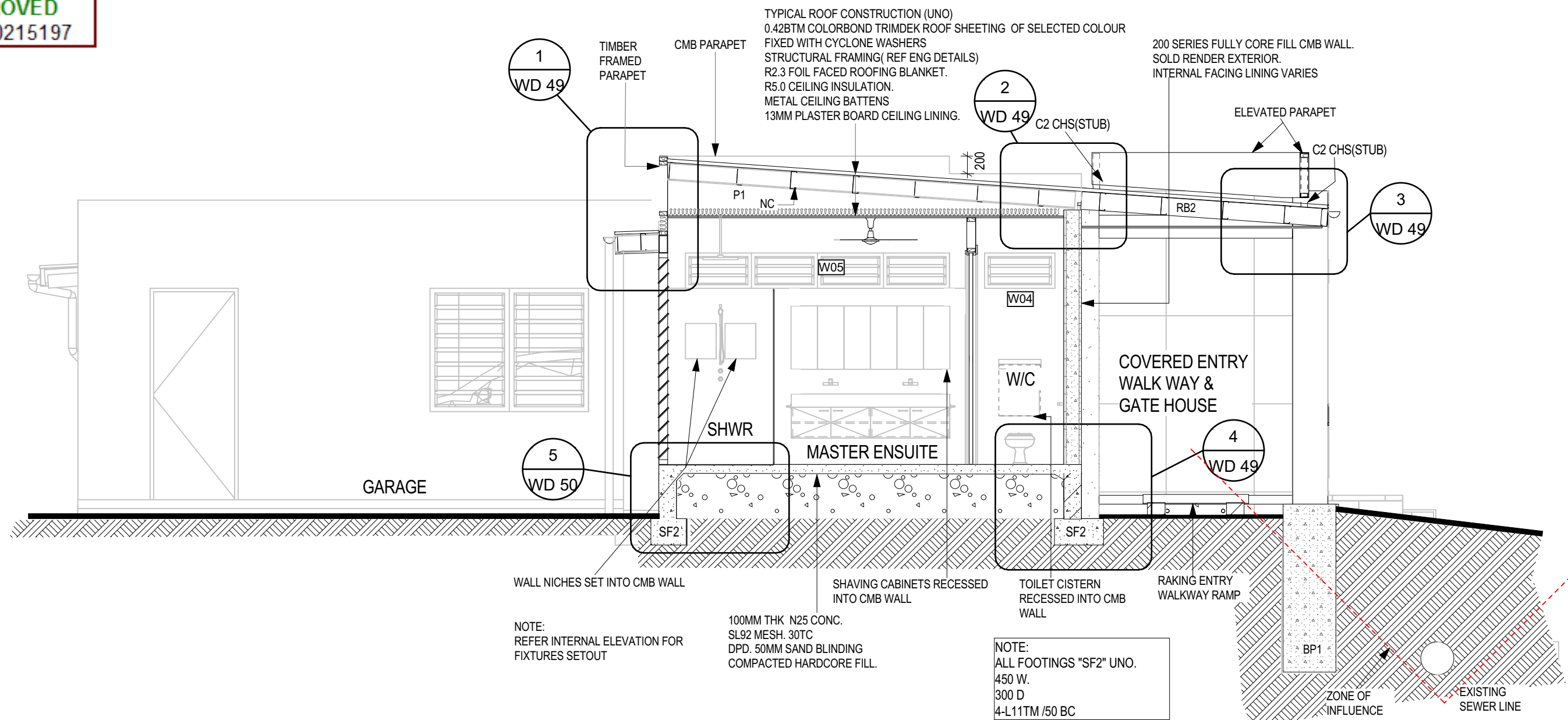
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

SECTION CC - GATE HOUSE

SHEET
REVISION

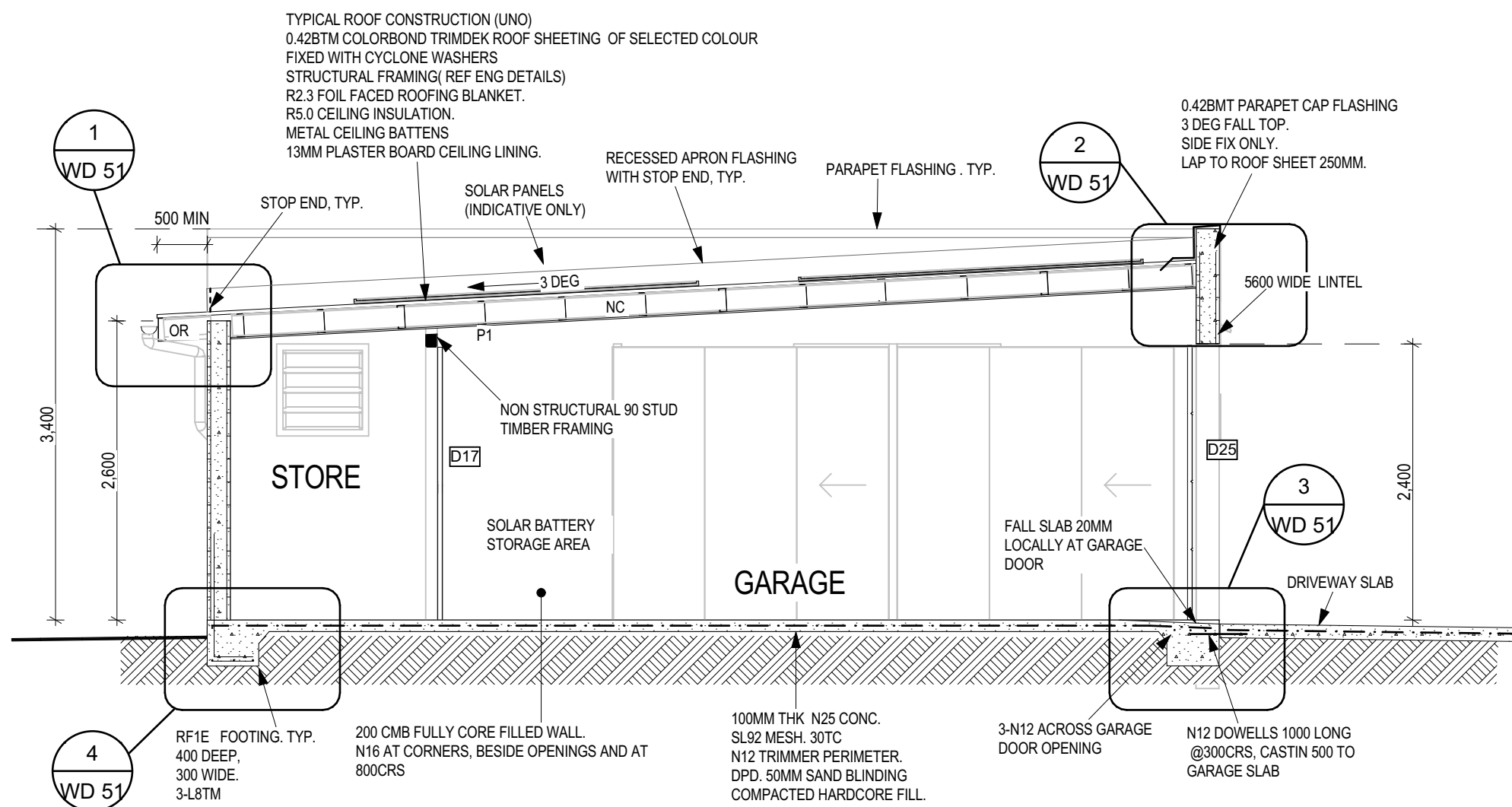
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PRINT DATE
14/09/2022
7:07 AM




SECTION D-D
1:50

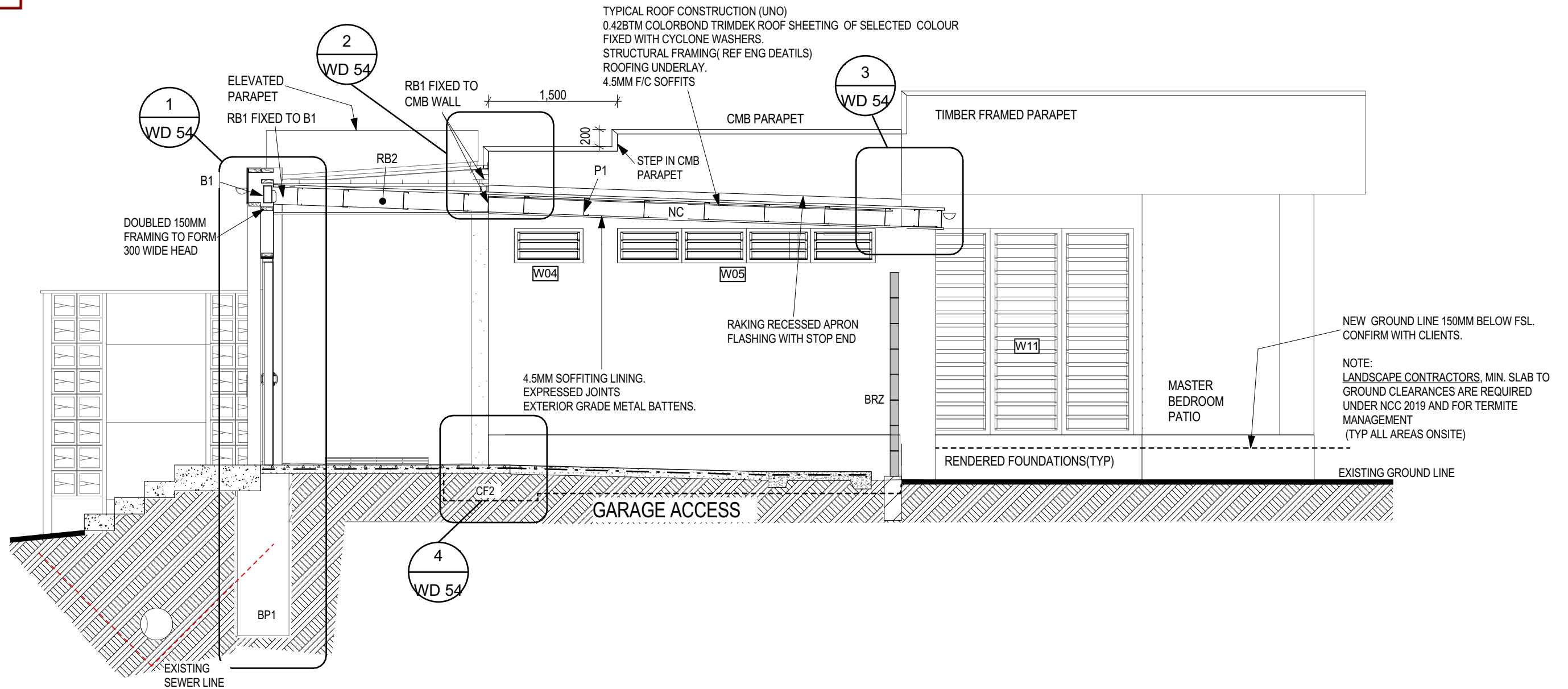
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14/09/2022
7:07 AM



1 **SECTION E-E**
1:50

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Project Location	SMITH RESIDENCE LOT 1 "THE SANDS" BARRIER ST., PORT DOUGLAS	 CONSULTING ENGINEERS & BUILDING DESIGNERS RPEC No.5412 QBCC No.1106533 RECS PTY LTD, SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4677. P: 07 4099 8010 E: admin@recs.net.au ABN:95081197006	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE. CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER, RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDERS AND SUB CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ANY NECESSARY CONFINEMENTS OF THE WORKS. RECS CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR CERTIFICATION DOCUMENTATION DO NOT SCALE DRAWINGS	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	SHEET REVISION BA 36 A	PRINT DATE 14/09/2022 10:27 AM
Client	P & K SMITH					
PROJECT	117 - 2021					



1 SECTION G-G
1:50

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

RECS PTY LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,
P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006

RPEQ No.5412
QBCC No.1106533

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CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS

ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED

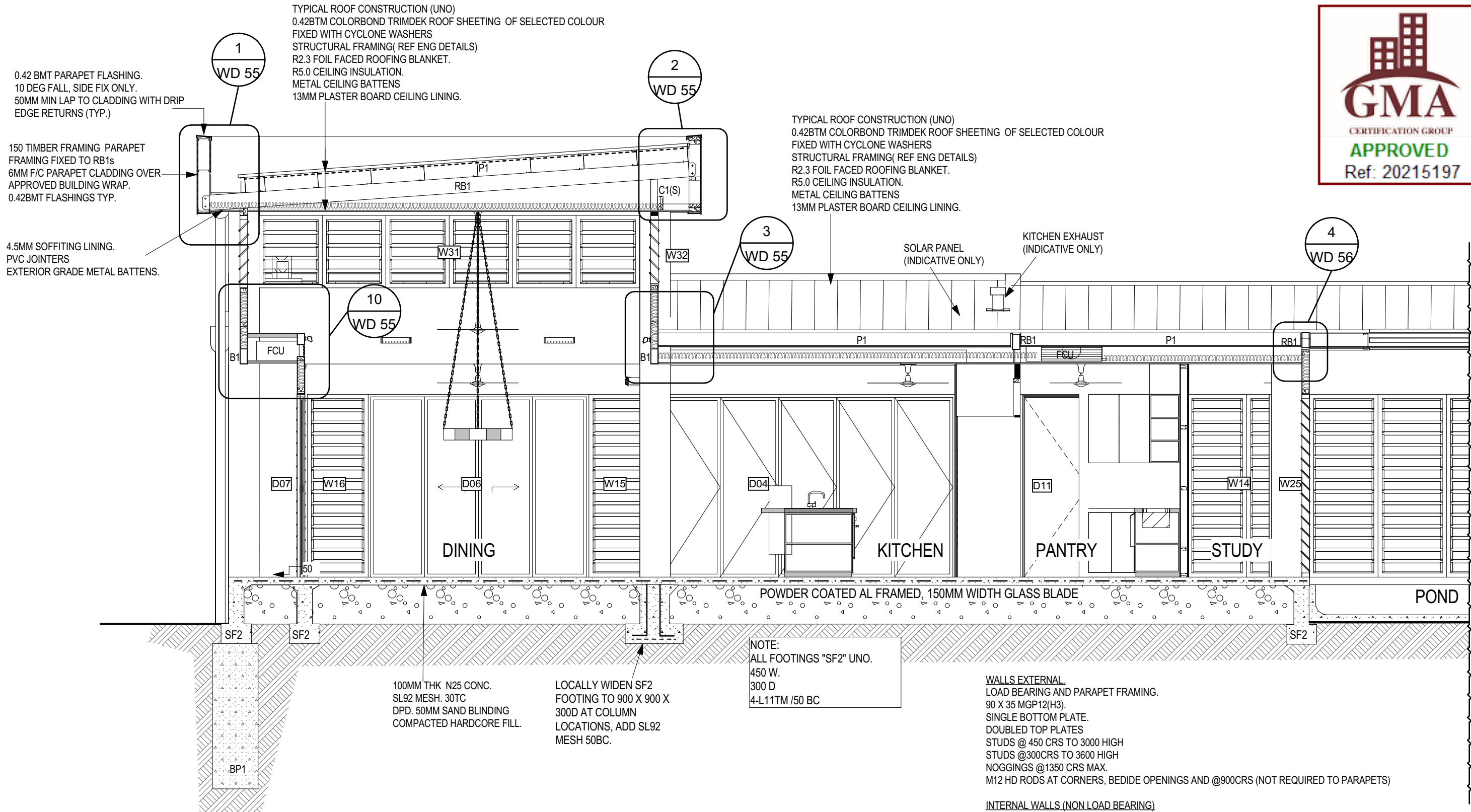
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

**SHEET
REVISION**

**BA 38
A**

PRINT DATE
14/09/2022
7:07 AM

SECTION GG - GATE HOUSE



1 SECTION II - PART 1
1:50

NOTE: REFER MANUFACTURERS INFORMATION FOR SHEET FIXING WITHDS FOR TIMBER STUDS

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUE D

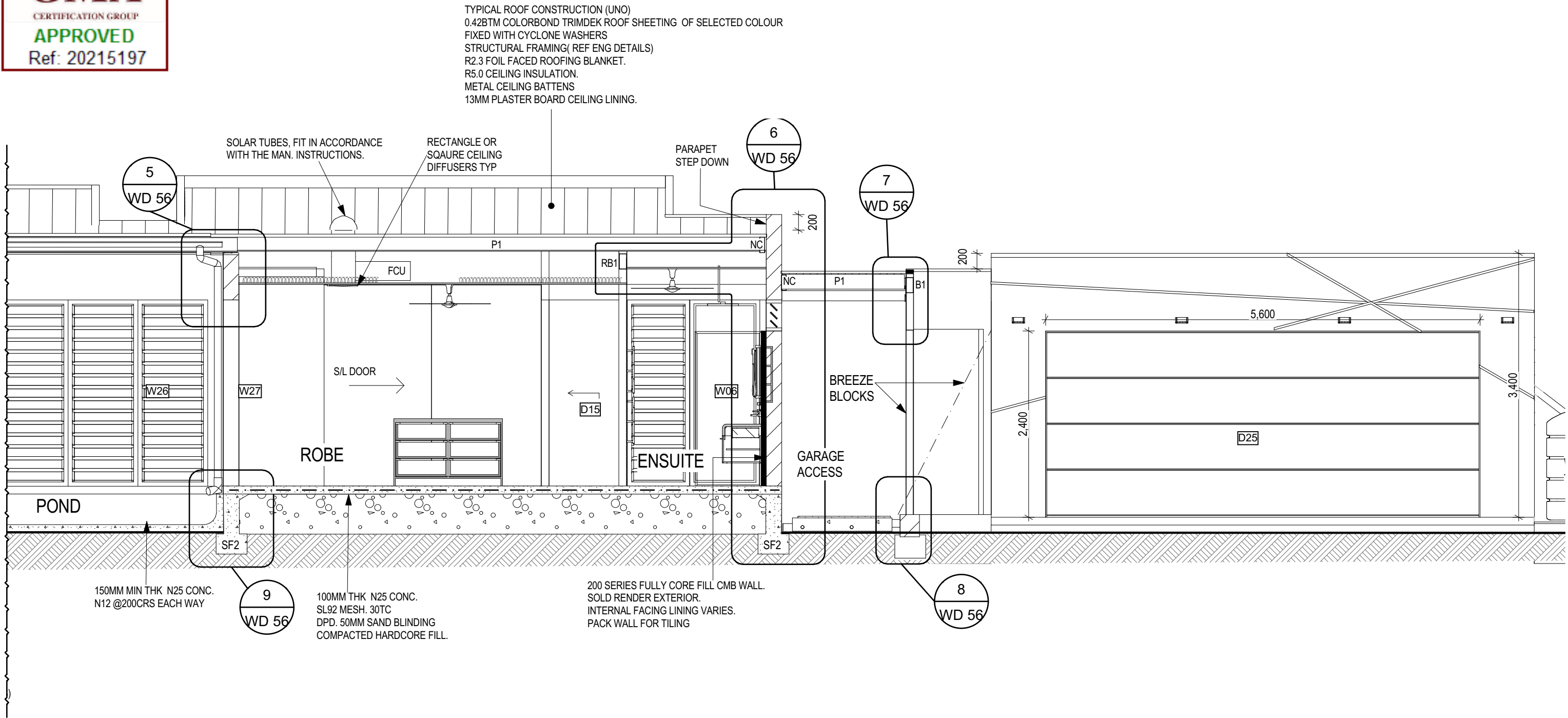
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

SECTION II - PART 1

**SHEET
REVISION**

**BA 39
A**

PRINT DATE
14/09/2022
7:07 AM



1 SECTION II - PART 2
1:50

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Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021



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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED

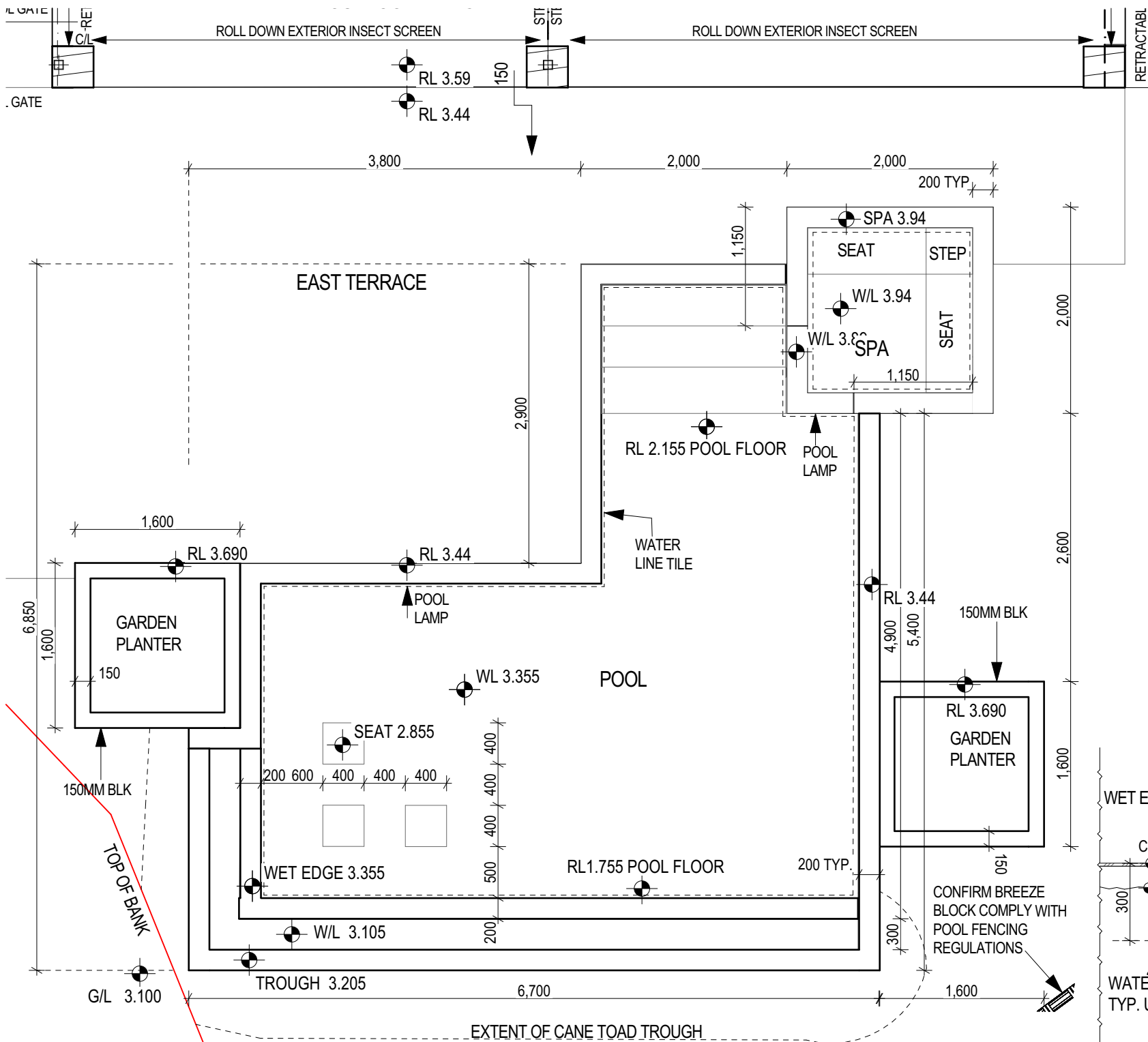
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS

SECTION II -PART 2

SHEET
REVISION

BA 40
A

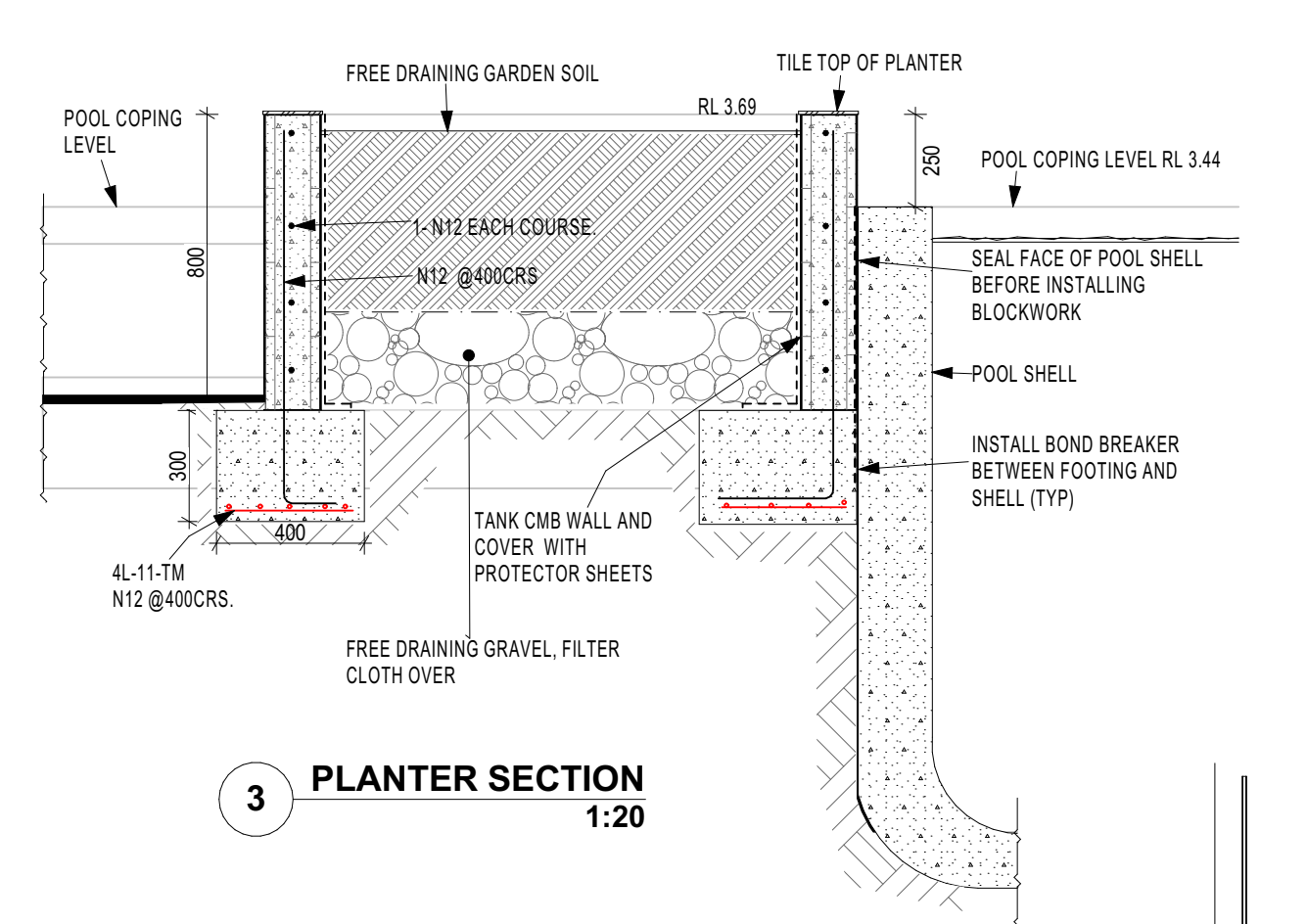
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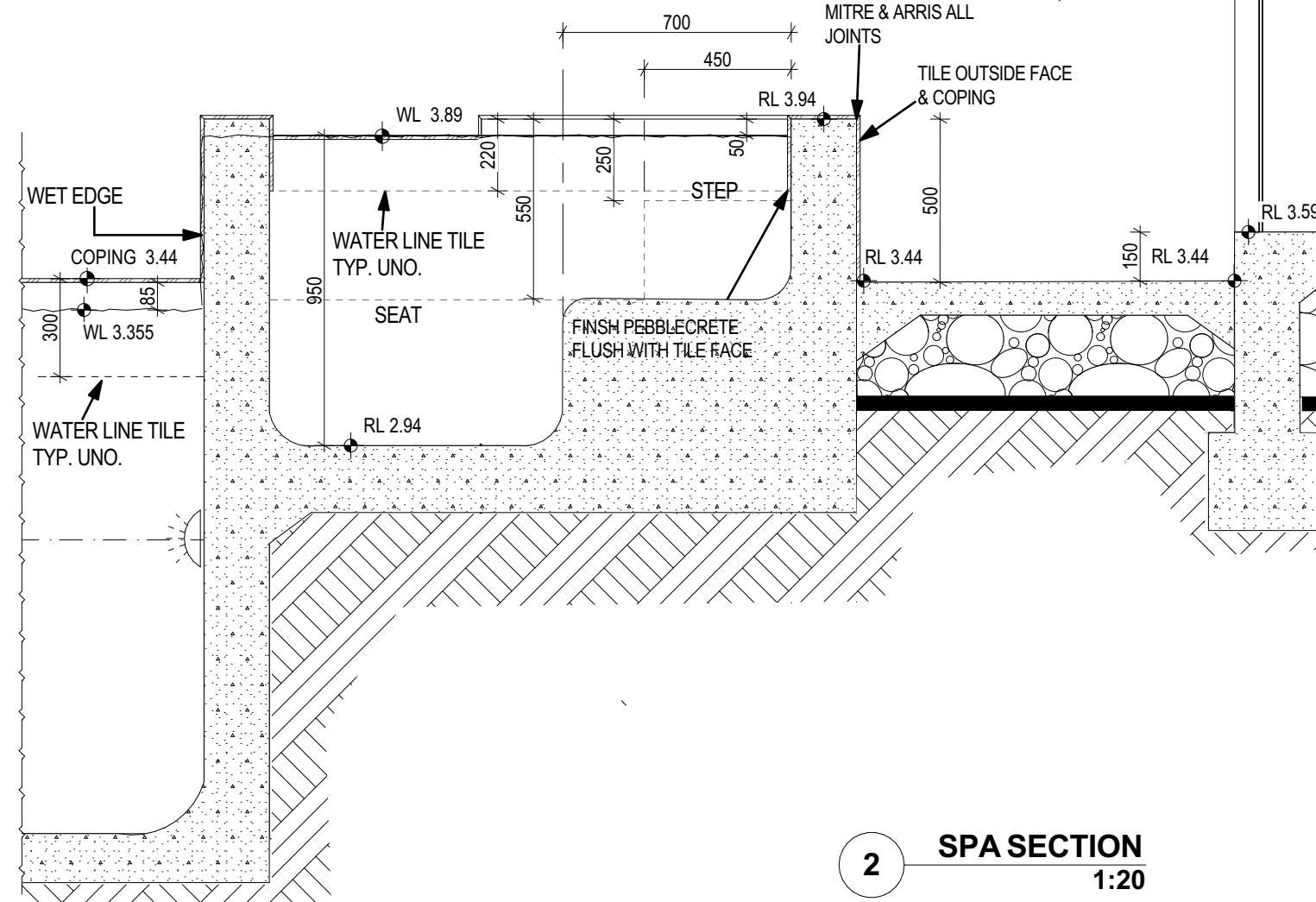
1 POOL PLAN 1:50



NOTE:
PIPE WORK BETWEEN POOL PUMP/ HEATER TO POOL.
ALLOW TO INSULATE ALL PIPE WORK,
LAG PIPE WITH THERMOBREAK UNDER GROUND LAGGING,
TAPE ALL JOINTS AND INSTALL TO MANUFACTURERS
SPECIFICATIONS.
INSTALL PIPE MARKING TAPE 200 MM ABOVE INSTALLED PIPE.



3 PLANTER SECTION 1:20



2 SPA SECTION 1:20

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project SMITH RESIDENCE
Location LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS
Client P & K SMITH
PROJECT 117 - 2021





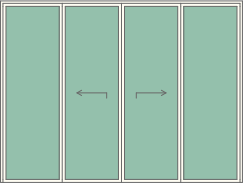
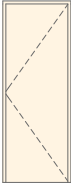

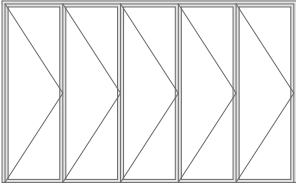
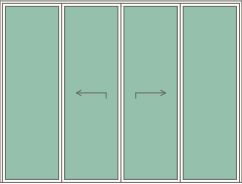
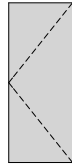
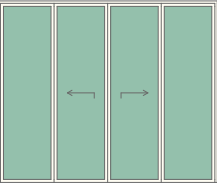
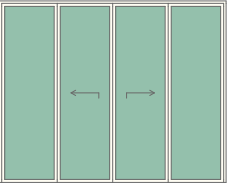
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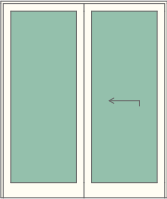



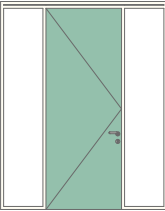


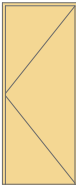
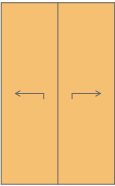
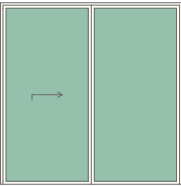
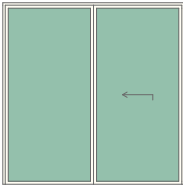

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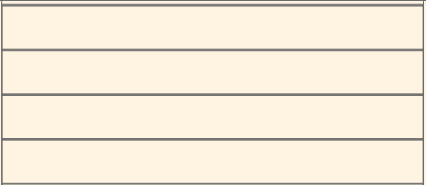
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ISSUE A BUILDING APPLICATION DRAWINGS 13-2022
ISSUE B
ISSUE C
ISSUED
DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS
POOL PLAN & SPA SECTION

SHEET BA 62
REVISION A
PRINT DATE 14/09/2022 7:07 AM

DOOR SCHEDULE									
ID	D01	D02	D03a	D03b	D04	D05	D05a	D06	D07
TYPE	HINGED	SLIDING	HINGED	HINGED	BI-FOLD	SLIDING		SLIDING	SLIDING
WIDTH	1,000	3,200	900	900	3,900	3,200	820	2,900	3,000
HEIGHT / HEAD	2,400	2,400	2,400	2,400	2,400	2,400	2,100	2,400	2,400
NOTES	External steel frame, Solid Core timber leaf	External Al frame, glass panel ST (Stormtech Drainage Grate) Set down Sill to Finshed tile level (SD)	External Steel frame, Solid Core timber leaf, See "Doors Plus" Brisbane 2 in 1 door	See D03 a Insect screen with pet door	External Al frame, glass panel (ST) (SD)	External Al frame, glass panel (ST) (SD) OPENING DIRECTION TBC	Joinery door (kitchen)	External Al frame, glass panel (ST) (SD)OPENING DIRECTION TBC	External Al frame, glass panel (SD)
									

D09	D10	D11	D12	D13	D14	D15	D16	D17	D18 GUEST HOUSE	D19 GUEST HOUSE	D20 GUEST HOUSE
SLIDING	HINGED	CAVITY SLIDING	CAVITY SLIDING	HINGED	HINGED	CAVITY SLIDING	HINGED	GARAGE	SLIDING	SLIDING	HINGED
2,200	900	900	900	2,200	900	900	1,000	1,500	2,400	2,400	900
2,600	2,400	2,400	2,400	2,750	2,400	2,400	2,400	2,400	2,400	2,400	2,400
External Al frame, glass panel (SD)	Internal timber frame, Hollow core leaf	Internal timber frame,Hollow leaf	Internal timber frame, Hollow leaf	External Al frame, All panels glass (SD)	Internal timber frame, timber leaf	Internal timber frame, timber leaf	External steel frame, solid corner timber leaf	Barn door or Cavity slider (confirm with client) Timber panel	External Al frame, glass panel	External Al frame, glass panel	Internal timber frame, Soldi core timber leaf
											

D21 GUEST HOUSE	D22	D23	D24	D25
HINGED	CAVITY SLIDER	CAVITY SLIDER	CAVITY SLIDER	SECTIONAL GARAGE DOOR
900	900	900	800	5,600
2,400	2,400	2,400	2,400	2,400
Internal timber frame,Solid core timber leaf	Internal timber frame, Hollow core leaf	Internal timber frame,hollow core leaf	Internal timber frame,Hollow leaf	Colourbond steel , Storm Sheild C2 Rating By others
				

NOTE:
WIND ZONE RATING C2

AL- POWDER COAT ALUMINIUM
CS- CAVITY SLIDER
ST- COMPATABLE WITH STORMTECH LINEAL DRAINAGE CHANNEL
SD- SET DOWN WINDOWS AND DOORS AS NOTED, HEAD HEIGHT TO REMAIN AS DIMENSIONED(ie ADD DEPTH OF SILL TO TOTAL WINDOW/ DOOR HEIGHT) FOR FLUSH FINISH WITH FLOOR TILES


ALL ALUMINIUM WINDOWS AND DOORS
POWDER COATING FROM STANDARD COLOUR RANGE.
PAINT FINISH REVEALS & JAMBS - RADIATA.
ALL FLASHINGS SHALL BE CONSTRUCTED OF COLORBOND ULTRA SHEET MATERIAL WITH MATCHING QUALITY FIXINGS.

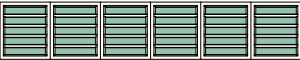
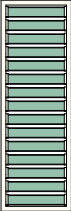

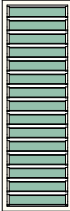
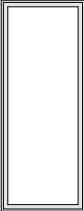

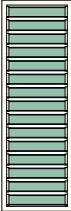
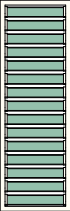
INSECT SCREENS
FIT ALL LOURVE WINDOWS FITTED WITH INSECT SCREENS.
SLIDING INSCET SCREENS TO DOORS 2,7,8,9,18 19.

Ultimate and Serviceability Limit State Design Wind Pressures for Glazing						
Wind Classification	Design Gust Wind Speed (m/s)		Design pressures for windows (kPa)			
	Vh,u	Vh,s	Greater than 1.2m from corners		Up to 1.2m from corners	
	ULS	SLS	ULS	SLS	ULS	SLS
C1	50	32	+/-1.80	+/-0.55	-2.70	-0.83
C2	61	39	+/-2.68	+/-0.88	-4.02	-1.23
C3	74	47	+/-3.94	+/-1.19	-5.91	-1.79

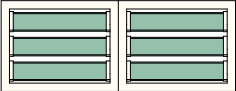
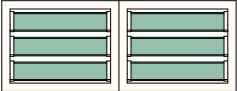

CODE NOTES:
CONSTRUCTION SHALL COMPLY WITH
THE NATIONAK CONSTRUCTION CODE OF
AUSTRALIA 2019 AND ALL
SUBSEQUENCE AMENDMENTS,
ALL RELEVANT AUSTRALIAN STANDARDS,
AND LOCAL AUTHORITY REGULATIONS.
GENERAL NOTES:
DO NOT SCALE FROM THIS DOCUMENTATION.
FIGURED DIMENSIONS TAKE PRECEDENCE.
IF IN DOUBT OF ANY INFORMATION THE
CONTRACTOR SHALL ASK THE RELEVANT DESIGNER
BEFORE PROCEEDING.
COMPLETE THE WORKS EVEN IF NOT SPECIFICALLY
INDICATED ON THE PLANS TO CONFORM WITH
THE GENERAL INTENT AND SPIRIT OF THE PLANS,
ALL WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH GOOD TRADE PRACTICE.
THESE PLANS ARE TO BE READ
IN CONJUNCTION WITH THE CONTRACT
SPECIFICATION AND ALL SUB CONSULTANTS
DOCUMENTATION.
ALL MATERIALS SHALL BE TERMITE RESISTANCE.
THE CONTRACTOR SHALL ENSURE THEY HAVE THE
CURRENT SET OF CONSTRUCTION DOCUMENTS AND
ONLY USE DOCUMENT MARKED "FOR
CONSTRUCTION"

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project	SMITH RESIDENCE	 <div>RECS CONSULTING ENGINEERS & BUILDING DESIGNERS</div>	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER, RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUED	SHEET	BA 79
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS		RPEQ No.5412			REVISION	A
Client	P & K SMITH		QBCC No.1106533				
PROJECT	117 - 2021		RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006		DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	DOOR SCHEDULE 01	PRINT DATE 14/09/2022 7:07 AM

W32	W33	W34	W35	W36	W37	W38	W39
LV	LV	LV	LV	FIXED	FIXED	LV	LV
5,000	800	800	800	950	950	800	800
950	2,400	2,400	2,400	2,400	2,400	2,400	2,400
1,051	0	0	0	0	0	0	0
							
POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE, SILL	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE	POWDER COATED AL FRAME, FIX GLASS	POWDER COATED AL FRAME, FIX GLASS	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE



W40	W41	W42	W43	W44
LV	LV	LV	LV	LV
800	3,000	1,550	1,550	3,000
2,400	800	600	600	800
0	2,000	1,800	1,800	2,000
				
POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH OBSCURE GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH OBSCURE GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE	POWDER COATED AL FRAMED, 150MM WIDTH GLASS BLADE

AL - ALUMINIUM
LV - LOUVRE

NOTE:
WIND ZONE RATING C2

AL - POWDER COAT ALUMINIUM
CS- CAVITY SLIDER
ST- COMPATABLE WITH STORMTECH LINEAL DRAINAGE CHANNEL
SD- SET DOWN WINDOWS AND DOORS AS NOTED. HEAD HEIGHT TO REMAIN AS DIMENSIONED(ie ADD DEPTH OF SILL TO TOTAL WINDOW/ DOOR HEIGHT) FOR FLUSH FINISH WITH FLOOR TILES


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POWDER COATING FROM STANDARD COLOUR RANGE.
PAINT FINISH REVEALS & JAMBS - RADIATA.
ALL FLASHINGS SHALL BE CONSTRUCTED OF COLORBOND ULTRA SHEET MATERIAL WITH MATCHING QUALITY FIXINGS.

INSECT SCREENS
ALL LOURVE WINDOWS FITTED WITH INSECT SCREENS.
SLIDING INSCET SCREENS TO DOORS 2,7,8,9,18 19.

IMPORTANT: COMPLIANCE REQUIRES U-VALUE OF 5.05 OR BELOW AND A
TOTAL SYSTEM SHGC OF 0.57 (5% TOLERANCE).

Ultimate and Serviceability Limit State Design Wind Pressures for Glazing						
Wind Classification	Design Gust Wind Speed (m/s)		Design pressures for windows (kPa)			
	Vh,u	Vh,s	Greater than 1.2m from corners		Up to 1.2m from corners	
	ULS	SLS	ULS	SLS	ULS	SLS
C1	50	32	+/-1.80	+/-0.55	-2.70	-0.83
C2	61	39	+/-2.68	+/-0.88	-4.02	-1.23
C3	74	47	+/-3.94	+/-1.19	-5.91	-1.79

NOTE: THESE PLANS SHALL BE READ AS AN ENTIRE SET ALONG WITH RELEVANT SPECIFICATIONS, SCHEDULES, SUPPLIER INFORMATION AND FIXING INSTRUCTIONS

Project	SMITH RESIDENCE		CONSULTING ENGINEERS & BUILDING DESIGNERS	RPEQ No.5412 QBCC No.1106533	THESE DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN ON THE DATE SHOWN. ALTERATIONS AND AMENDMENTS CAN BE MADE TO THE DESIGN AT ANY TIME BY RECS CONSULTING ENGINEERS & BUILDING DESIGN (RECS). THESE DRAWINGS ARE NOT TO BE READ OR USED IN ANY WAY FOR CONSTRUCTION OR ANY CONTRACT DOCUMENTATION PURPOSES. DRAWINGS ISSUED BY RECS FOR THIS PROJECT AFTER THIS DATE WILL SUPERSEDE THIS ISSUE. SUPERSEDED DRAWINGS SHALL NOT BE BE RELIED UPON FOR ANY PURPOSE.	CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION. DO NOT SCALE DRAWINGS.	ISSUE A BUILDING APPLICATION DRAWINGS 13-2022 ISSUE B ISSUE C ISSUE D	DRAWN MG DESIGN LP PROJECT STATUS: WORKING DRAWINGS	SHEET REVISION	BA 81 A	PRINT DATE 14/09/2022 7:07 AM
Location	LOT 1 "THE SANDS" BARRIER ST , PORT DOUGLAS										
Client	P & K SMITH										
PROJECT	117 - 2021										
		RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006				WINDOW SCHEDULE 02					

Appendix 4

SUPPORTING DOCUMENTATION:

2018 Douglas Shire Council Planning Scheme Property Report

Survey Plan (SP) 155 111

DSDILGP - State Planning Policy (Lot Plan Search)

DSDILGP - Regional Land Use Categories

DSDILGP - MSES Mapping

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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

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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 CMS31278
[CMS31278](#)
[1/14-32 Barrier Street PORT DOUGLAS](#)

Lot Plan [1SP155111](#) (Freehold - 2785m²)



☒ Selected Property

☐ Easements





☐ Property

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.

Douglas Shire Planning Scheme 2018 version 1.0

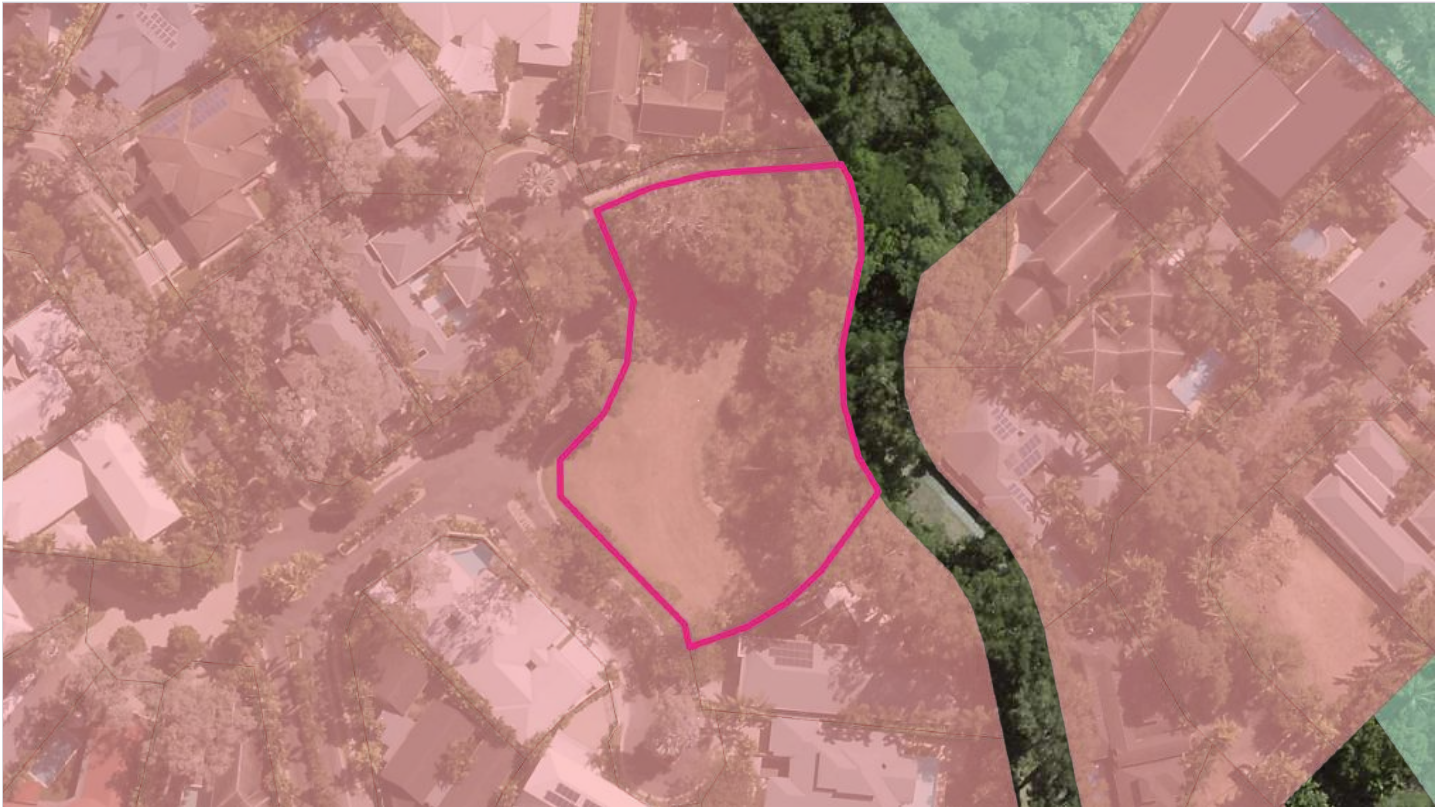
The table below provides a summary of the Zones and Overlays that apply to the selected property.

 <u>Zoning</u>	Applicable Zone Low-medium Density Residential	More Information <ul style="list-style-type: none"> • View Section 6.2.7 Low-Medium Density Residential Zone Code • View Section 6.2.7 Low-Medium Density Residential Zone Compliance table • View Section 6.2.7 Low-Medium Density Residential Zone Assessment table
 <u>Local Plans</u>	Applicable Precinct or Area Port Douglas - Craiglie	More Information <ul style="list-style-type: none"> • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
 <u>Acid Sulfate Soils</u>	Applicable Precinct or Area Acid Sulfate Soils (< 5m 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
 <u>Bushfire Hazard</u>	Applicable Precinct or Area Potential Impact Buffer 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
 <u>Coastal Processes</u>	Applicable Precinct or Area Erosion Prone Area	More Information <ul style="list-style-type: none"> • View Section 8.2.3 Coastal Environment Overlay Code • View Section 8.2.3 Coastal Environment Overlay Compliance table
 <u>Flood Storm</u>	Applicable Precinct or Area Medium Storm Tide Hazard High Storm Tide Hazard 100 Year ARI - Mosman and Port Douglas Flood Studies	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
 <u>Natural Areas</u>	Applicable Precinct or Area MSES - Regulated Vegetation MSES - High Ecological Significance Wetlands	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
 <u>Transport Road Hierarchy</u>	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
Low-medium Density Residential

- More Information**
- [View Section 6.2.7 Low-Medium Density Residential Zone Code](#)
 - [View Section 6.2.7 Low-Medium Density Residential Zone Compliance table](#)
 - [View Section 6.2.7 Low-Medium Density Residential Zone Assessment table](#)



☒ Selected Property

☐ Property

<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		

Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie

More Information


- [View Section 7.2.4 Port Douglas/Craiglie Local Plan Code](#)
- [View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table](#)



 Selected Property

 Property

Transport Investigation Corridor

 Transport Investigation Corridors

Major Road Connections

 Major Road Connections

Major Road Connections (No Arrow)

 Major Road Connections

Daintree River to Bloomfield

 Daintree River to Bloomfield

Creb Track and Quaid Road

 Creb Track







60 metre contour

 60 metre contour

Local Plan Boundary

 Local Plan Boundary

Local Plan Sub Precincts

 1a Town Centre	 1b Waterfront North	 1c Waterfront South
 1d Limited Development	 1e Community and Recreation	 1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct	 Precinct 1	 Precinct 2	 Precinct 3
 Precinct 4	 Precinct 5	 Precinct 6	 Precinct 7
 Precinct 8	 Precinct 9		

Live Entertainment Precinct

 Live Entertainment Precinct

Indicative Future Open Space

 Indicative Future Open Space

 Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (< 5m 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

☐ Property

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
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

☐ Property

Bushfire_Hazard

☒ High Potential Bushfire Intensity

☐ Medium Potential Bushfire Intensity

☐ Potential Impact Buffer

☐ Very High Potential Bushfire Intensity

☐ all others

Coastal Processes

Applicable Precinct or Area
Erosion Prone Area

- More Information
- [View Section 8.2.3 Coastal Environment Overlay Code](#)
 - [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



<input checked="" type="checkbox"/> Selected Property	<input type="checkbox"/> Property	<input type="checkbox"/> Coastal Management District	<input checked="" type="checkbox"/> Erosion Prone Area
---	-----------------------------------	--	--

Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard
High Storm Tide Hazard
100 Year ARI - Mosman and Port Douglas Flood Studies

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	Property	Medium Storm Tide Hazard	High Storm Tide Hazard
100 Year ARI - Mossman Port Douglas and Daintree Flood Studies		Floodplain Assessment Overlay	

Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation

MSES - High Ecological Significance Wetlands

More Information

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



Selected Property	Property	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

☐ Property

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

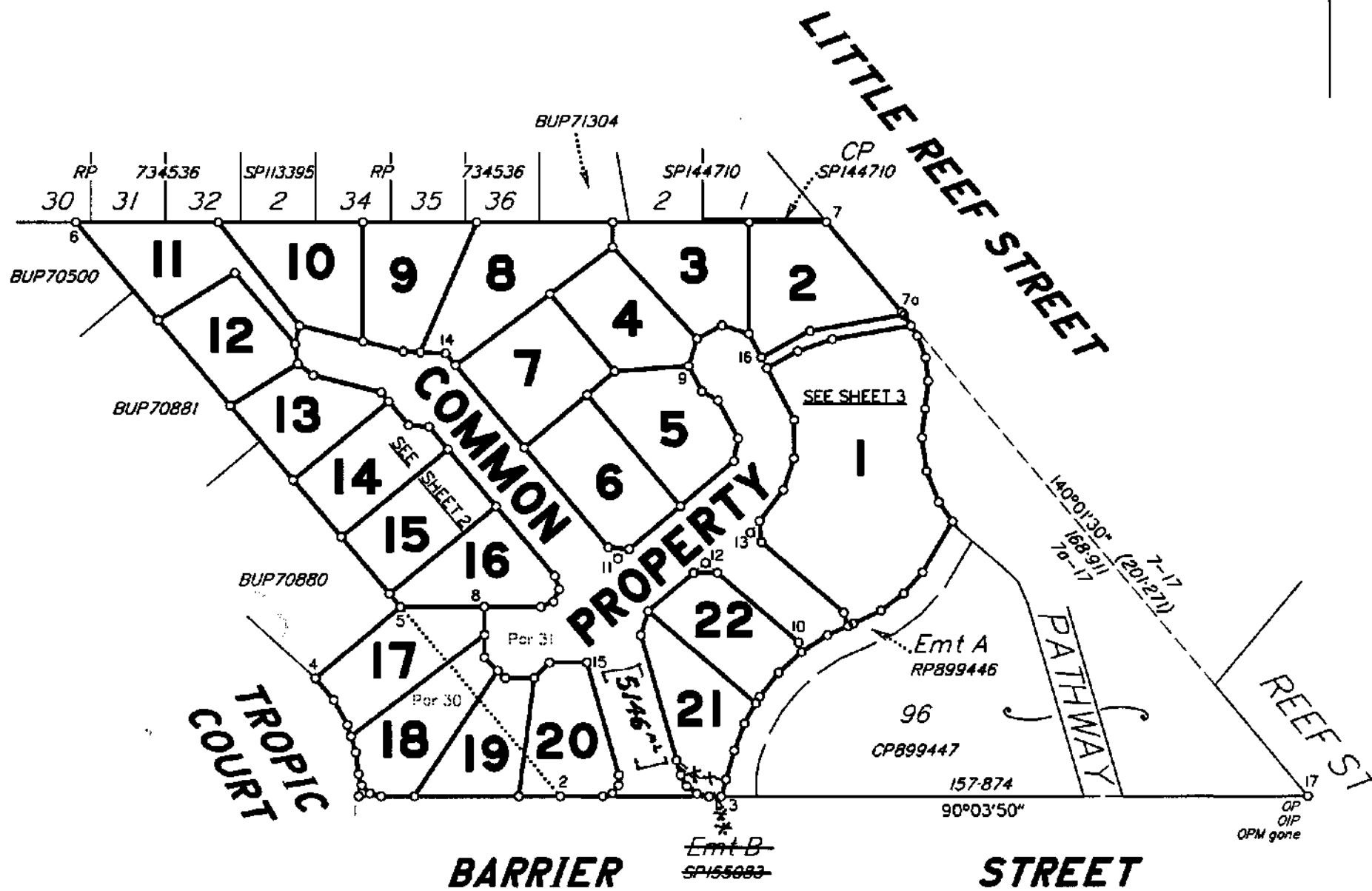
Disclaimer

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.

61780_01/KJP/FB

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

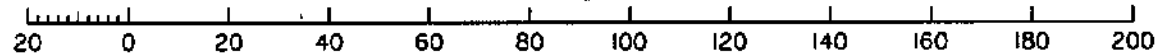
Sheet
1 of
3

Peg placed at all new corners unless otherwise noted.

Correction(s) made 14/2/03 in accordance with
Section 15 Land Title Act 1994 /
Section 201 Land Act 1994 --
see Dealing No. 7069615713
m y harker.
Registrar of Titles
14/2/2003



Scale 1:1500 - Lengths are in Metres.



C&B CONSULTANTS PTY LTD ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Mark Peter STOPFORD, Licensed Surveyor and Mark Gregory FERRERO, Surveying Associate for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 27/3/03.



Mark Peter STOPFORD
Director and Licensed Surveyor

Director

27/3/03
Date

Plan of Lots 1-22 & Common Property

Cancelling Lot 31 on RP899446

PARISH: **SALISBURY**COUNTY: **Solander**Meridian: **RP899446**F/N's: **No**Scale: **1:1500**Format: **STANDARD****SP155111**

Plan Status:

706535101

\$1514.95

16/04/2003 13:13

CS 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.

Plans may be rolled.

Information may not be placed in the outer margins.

Registered

5. Lodged by

Greer & Timms 738
PO Box 57
Port Douglas Qld 4871
(07) 40995 995

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

✓ We PERCEPTION PROPERTIES PTY LTD
ACN 085 440 437

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees



Director

Director

* Rule out whichever is inapplicable

2. Local Government Approval.

* DOUGLAS SHIRE COUNCIL
hereby approves this plan in accordance with the

% Integrated Planning Act 1997

Dated this Fifteenth day of April 2003.

for and on behalf of DOUGLAS SHIRE COUNCIL

MAYOR

CHIEF EXECUTIVE OFFICER

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 31278Name : The Sands Port Douglas

4. References :

Dept File :

Local Govt :

Surveyor : 61780

6. Existing

Title Reference

Lot

Plan

50144343

31

RP899446

Created

Lots

Emts

Road

1-22 &
Common Property

AMENDMENTS BY C&B CONSULTANTS PTY LTD

ACN 055 931 096

DIRECTOR AND LICENSED SURVEYOR

2/5/03.

DATE

Por 30 & 31

17-20

Por 31

1-16, 21, 22 &
Common Property

Lots

Orig

7. Portion Allocation :

8. Map Reference :

7964-11142

9. Locality :

CRAIGLIE

10. Local Government :

DOUGLAS S.C.

11. Passed & Endorsed :

By : C&B CONSULTANTS PTY LTDDate : 15 APRIL 2003Signed : SolomonDesignation : LICENSED SURVEYOR

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road.

* Part of the building shown on this plan
encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date

* delete words not required

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

..... New Titles \$

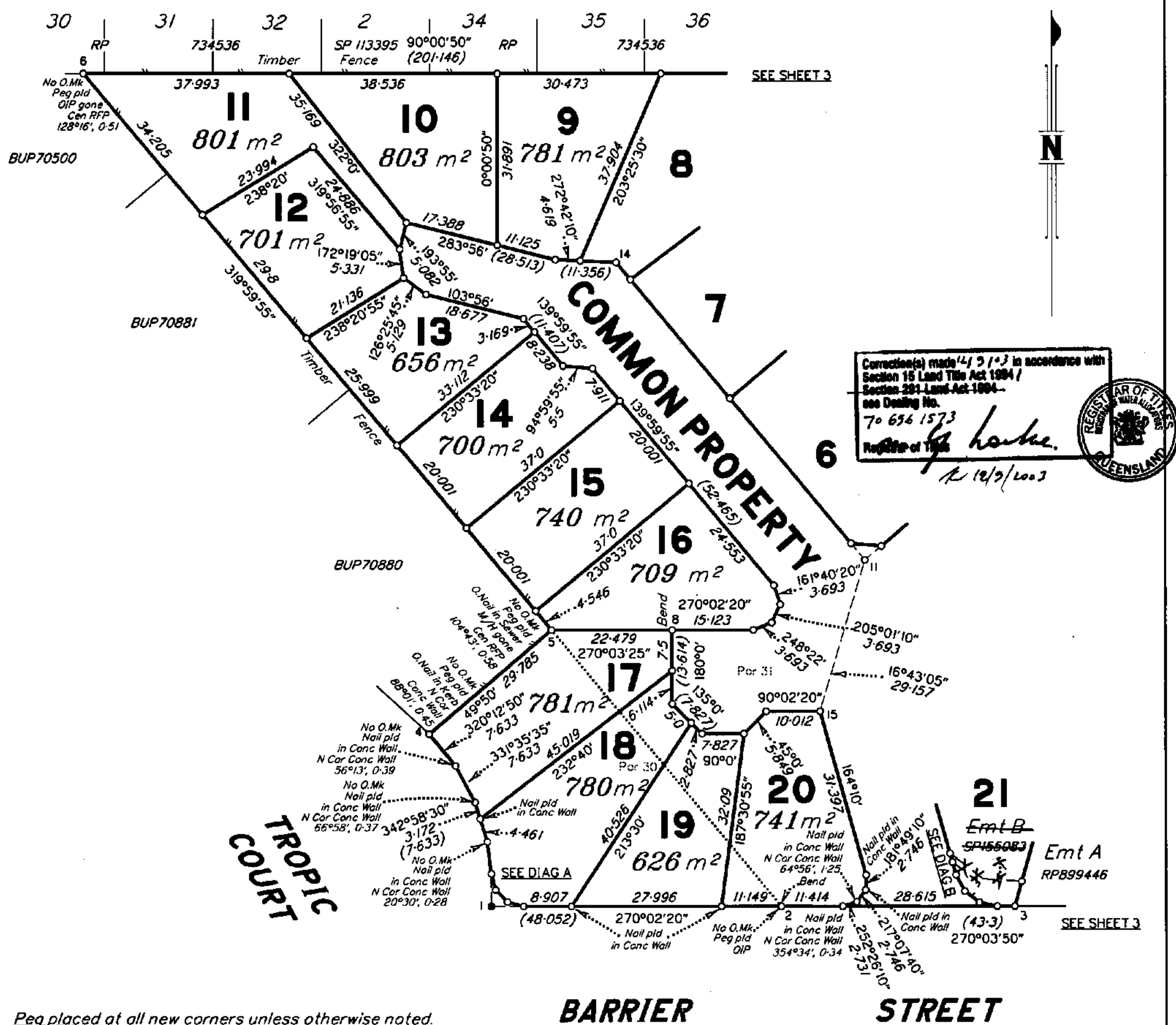
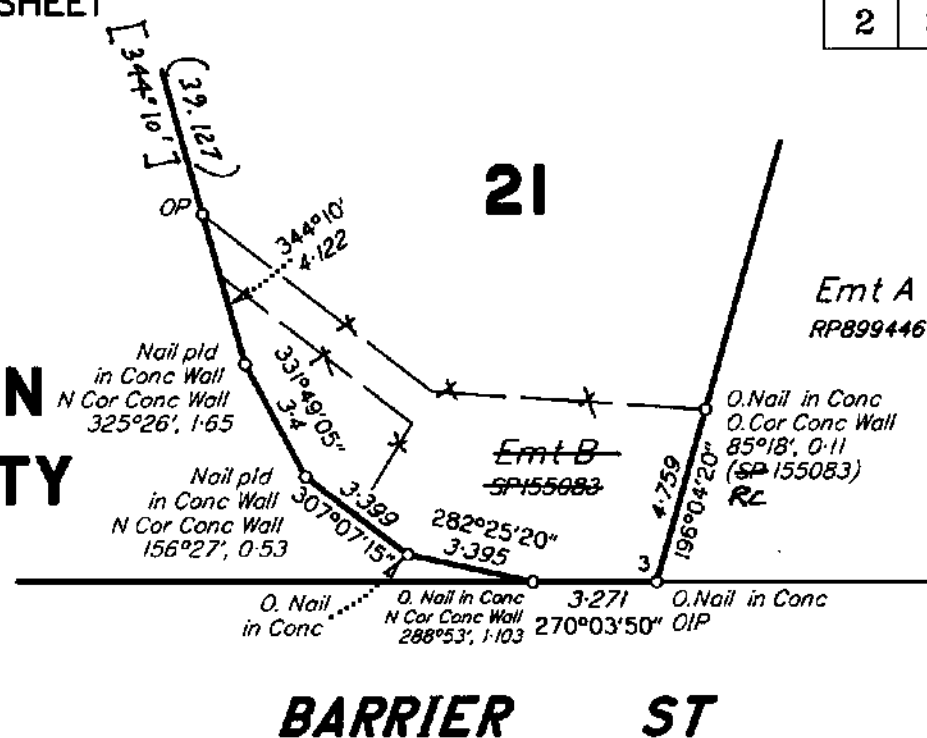
Photocopy \$

Postage \$

TOTAL \$

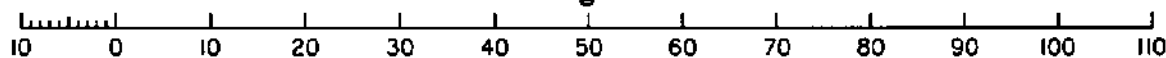
14. Insert
Plan
Number

SP155111



Req placed at all new corners unless otherwise noted.

Scale 1:800 - Lengths are in Metres.



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Insert
Plan
Number

SP155111



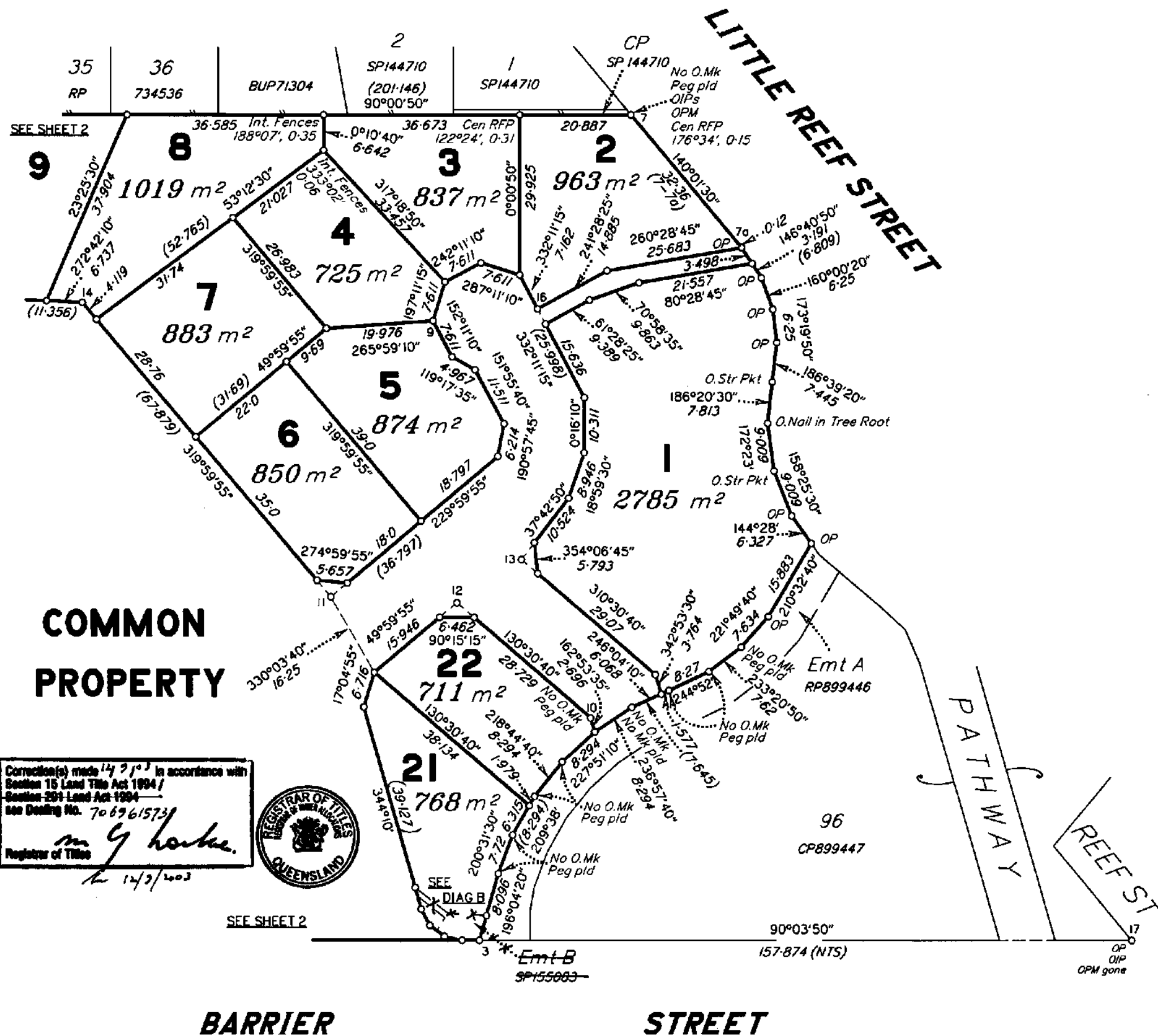
PERMANENT MARKS

STN	ORIGIN	BEARING	DIST	NO
1-OPM	SP155083	268°20'55"	14.954	74752
3-OPM	SP155083	96°34'50"	60.445	149269
7-OPM	SR698	106°09'40"	30.215	19882
17-OPM	RP899446	136°01'25"	2.407	121364

New Conn
Gone

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP739139	at Station	
1	O.Nail in Kerb gone	RP899446	176°39'	3.43
2	OIP	SP155083	131°46'	5.34
3	OIP	RP899446	193°03'40"	4.308
4	O.Nail in Kerb	RP899446	194°43'30"	5.407
5	Nail in M/H		76°30'30"	2.15
5	O.Nail in M/H gone	RP899446	65°46'40"	2.603
6	OIP gone	RP899446	114°25'40"	12.958
7	OIP not searched under fill	RP734536	50°02'	1.0
7	OIP not searched under fill	RP899446	105°20'	6.444
8	Nail in M/H		302°37'30"	1.43
9	Nail in M/H		287°53'	1.702
10	Nail in M/H		201°32'	0.975
11	Pin		at Station	
12	Pin		at Station	
13	Pin		at Station	
14	Nail in Kerb		197°31'	3.351
15	Nail in Kerb		353°16'	6.82
16	Nail in Kerb		244°04'	1.493
17	OIP	RP899446	173°12'30"	6.908



Correction(s) made (4 2 1) in accordance with
Section 15 Land Title Act 1994 /
Section 201 Land Act 1994
see Dealing No. 706961573
m g harker
Registrar of Titles
12/3/2003



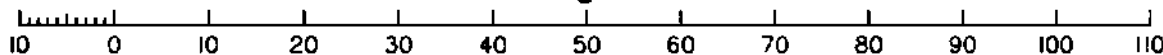
SEE SHEET 2

BARRIER

STREET

Peg placed at all new corners unless otherwise noted.

Scale 1:800 - Lengths are in Metres.



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Insert Plan Number SP155111

State Planning Policy - Lot Plan Search

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

Date: 10/02/2023



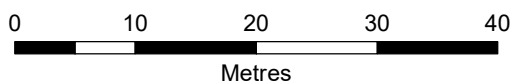
Location Diagram

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)

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (wetland)
- MSES - High ecological significance wetlands

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
- Erosion prone area
- Medium storm tide inundation area
- High storm tide inundation area



Queensland Government

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

Date: 10/02/2023

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 1SP155111 (Area: 2785 m²)

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (wetland)
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NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
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- Bushfire prone area
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- Medium storm tide inundation area
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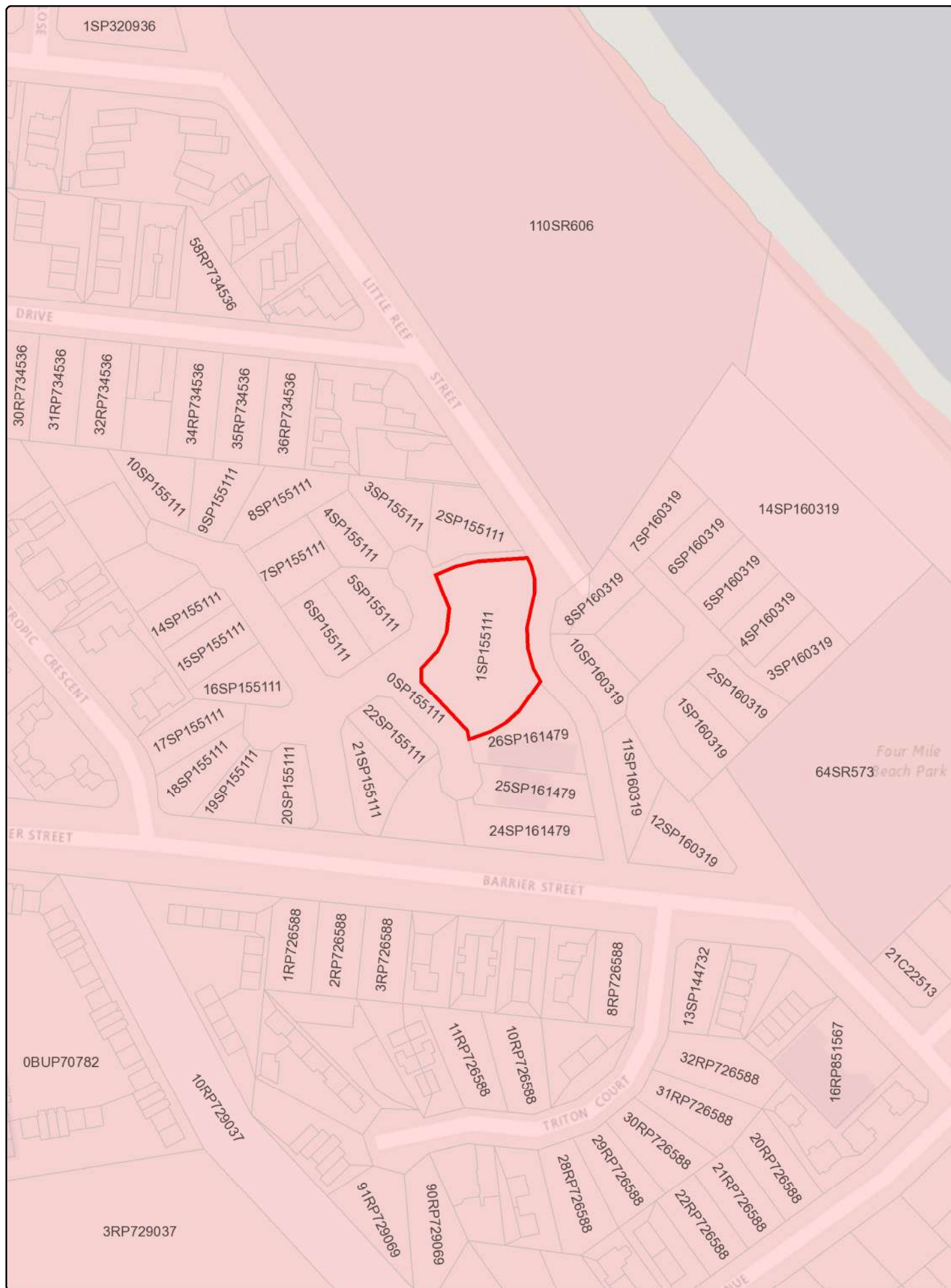
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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 10/02/2023

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State Planning Policy

Making or amending a local planning instrument
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0 30 60 90 120
Metres

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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: 10/02/2023

Queensland Government

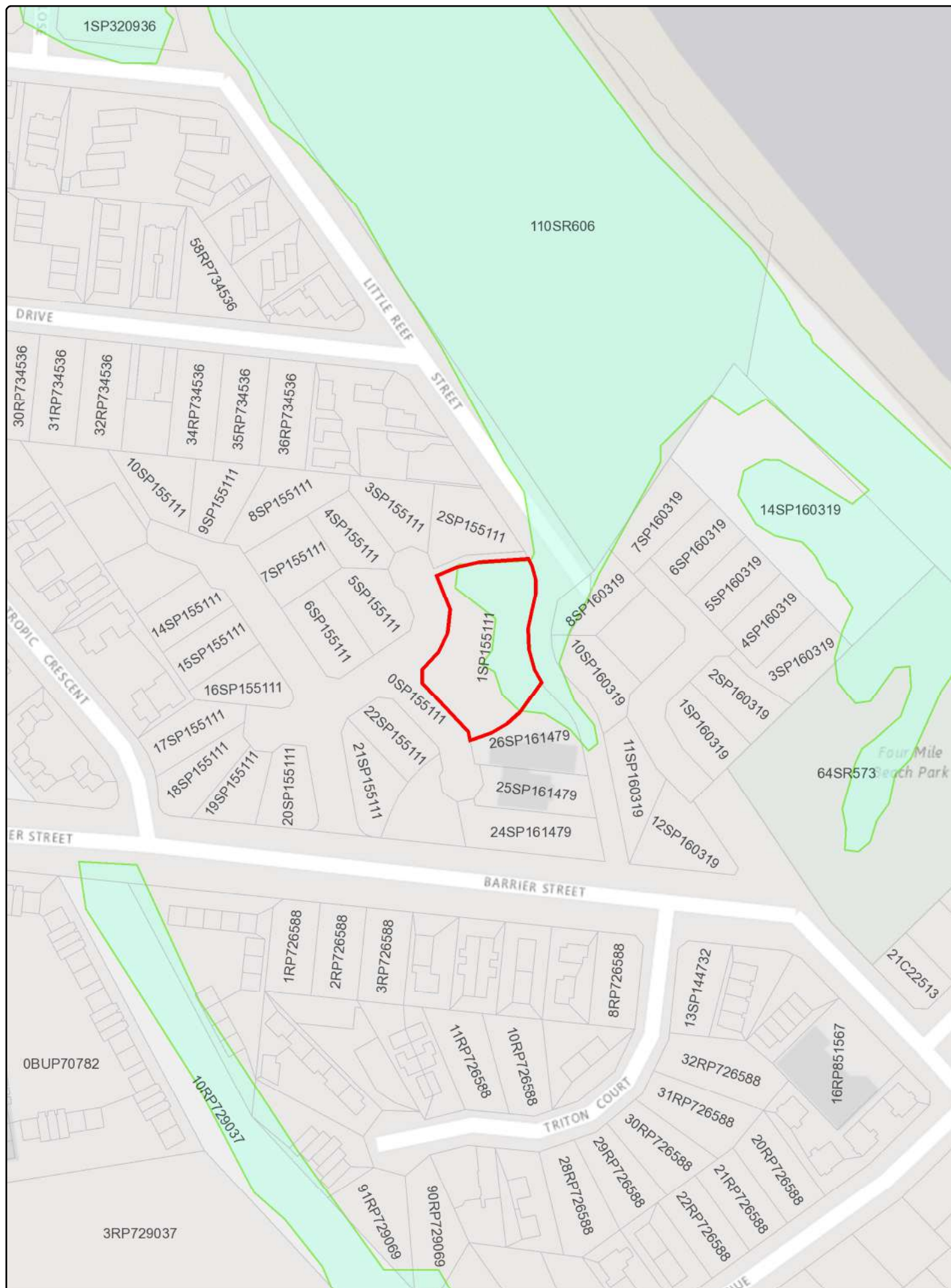
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State Planning Policy

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

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State Planning Policy

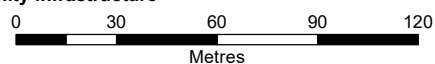
State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 10/02/2023



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Legend

Drawn Polygon Layer

Override 1

Cadastre



Cadastre

MSES - Regulated vegetation (wetland)



MSES - Regulated vegetation (wetland)



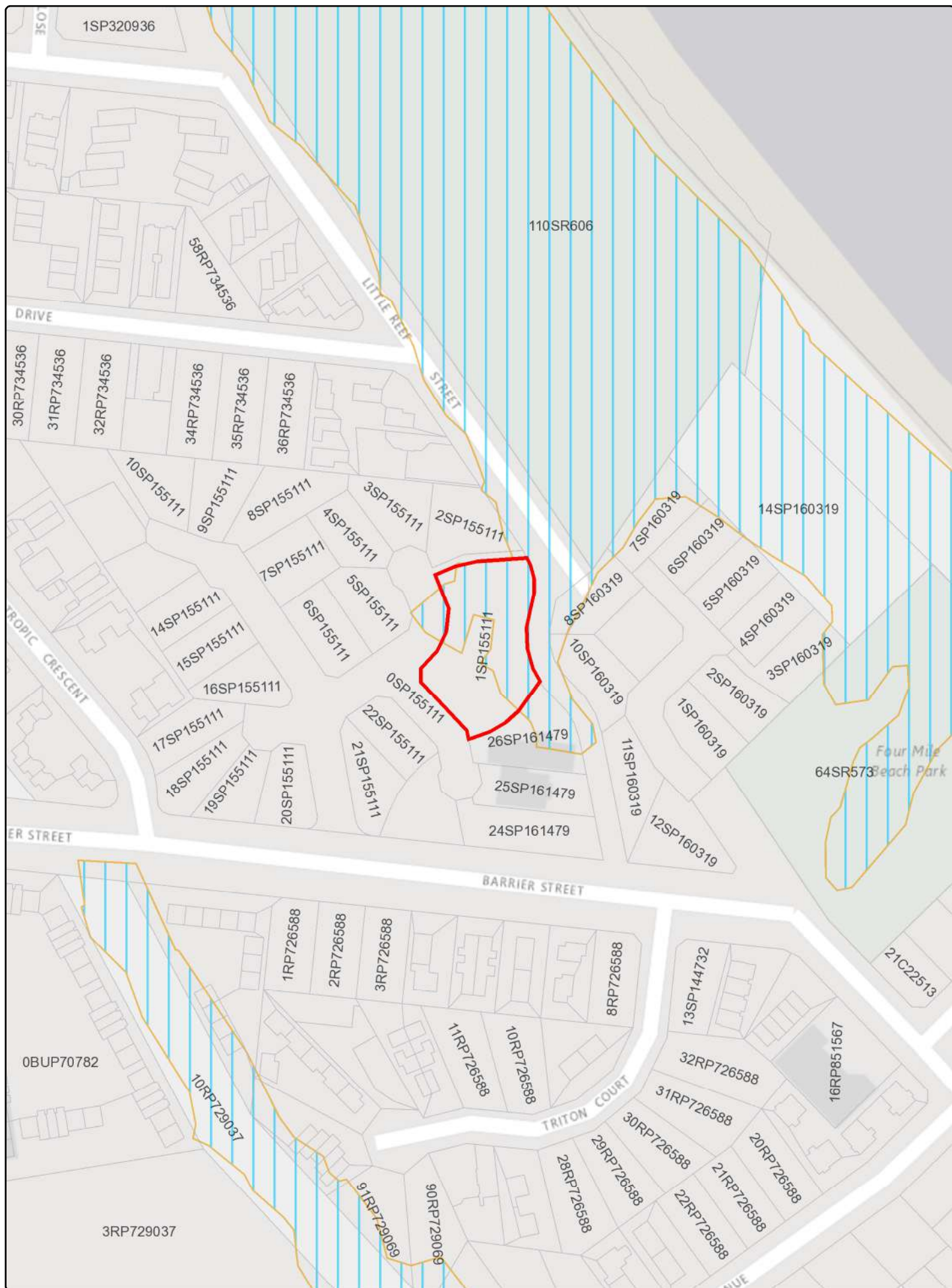
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State Planning Policy
Making or amending a local planning instrument
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State Planning Policy

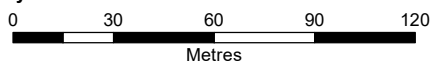
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 10/02/2023



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Legend

Drawn Polygon Layer

Override 1

Cadastre



Cadastre

MSES - Wildlife habitat (special least concern animal)



MSES - Wildlife habitat (special least concern animal)



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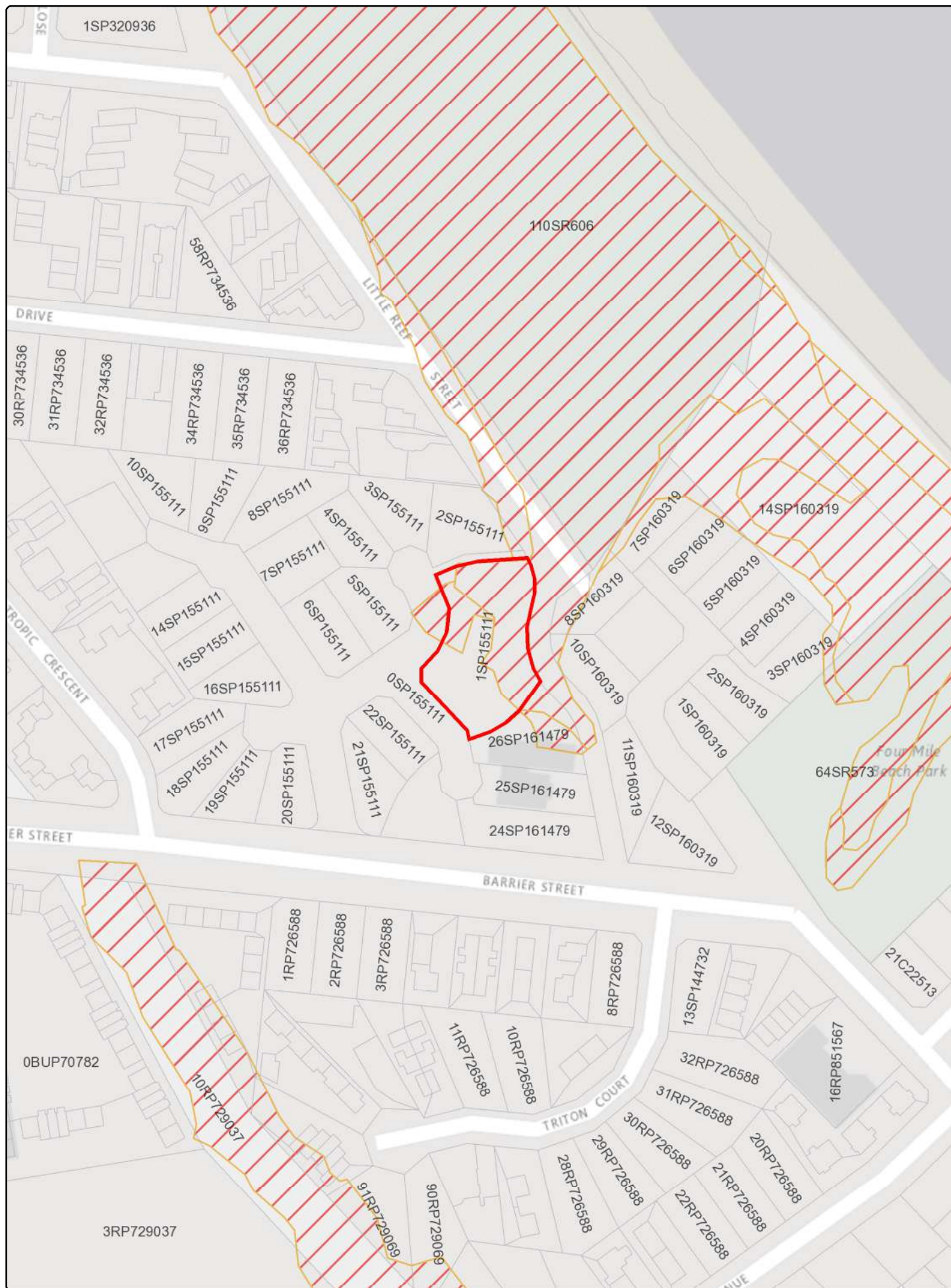
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and designating land for community infrastructure**

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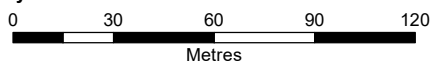
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MSES - Wildlife habitat (endangered or vulnerable)



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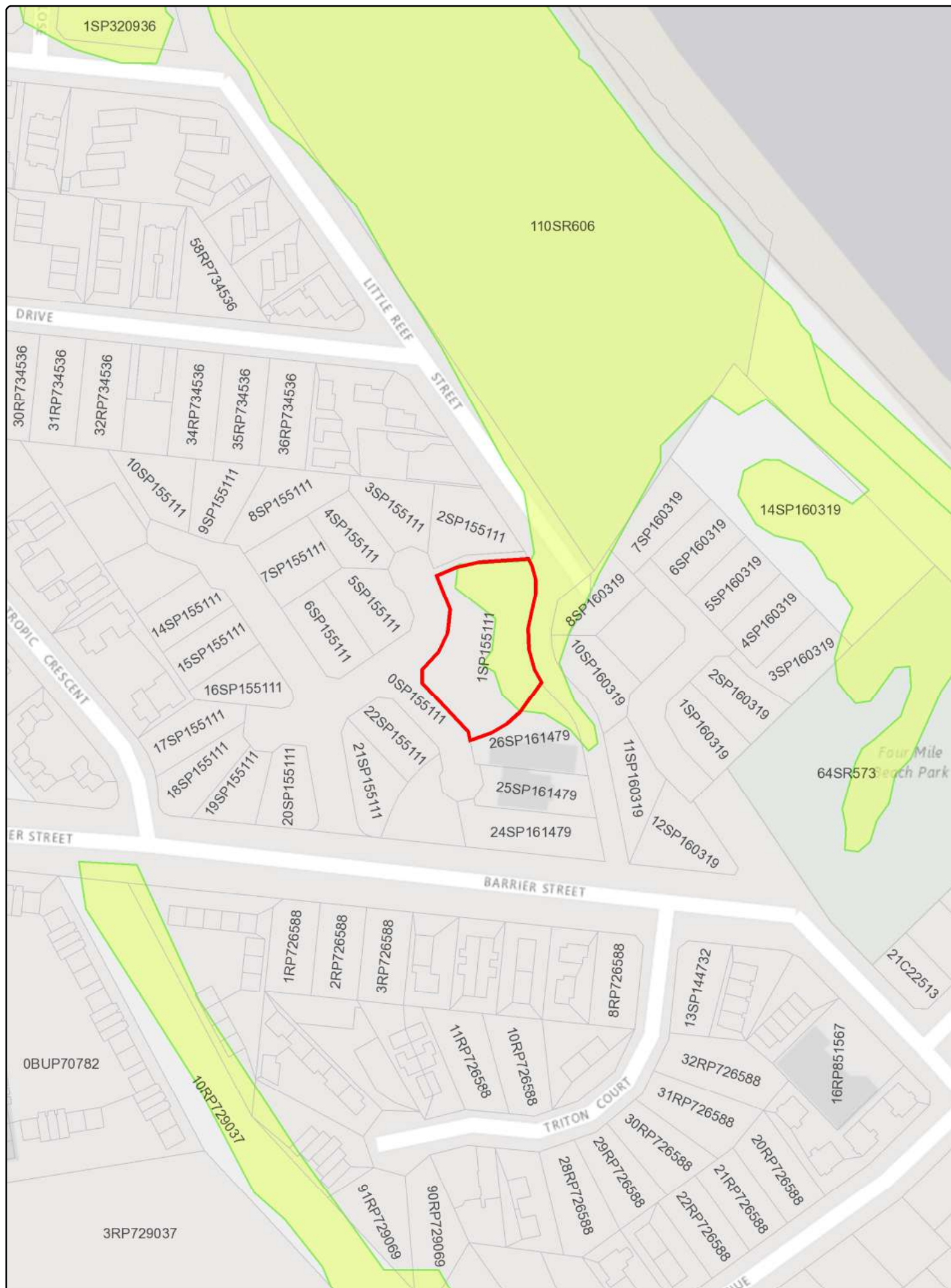
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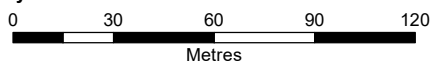
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MSES - Regulated vegetation (essential habitat)



MSES - Regulated vegetation (essential habitat)



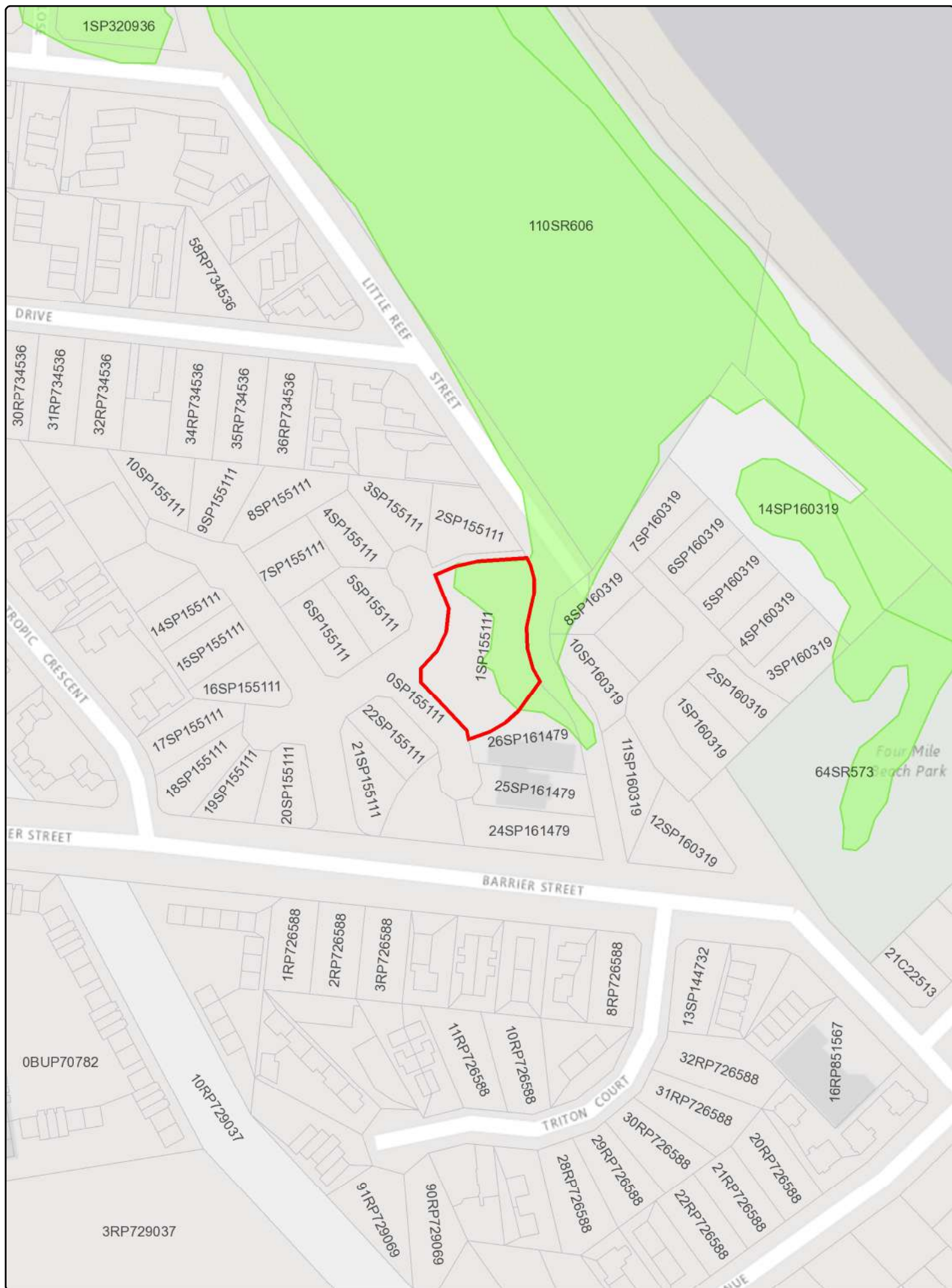
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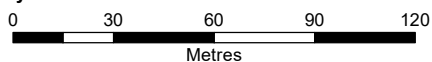
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MSES - Regulated vegetation (category B)



MSES - Regulated vegetation (category B)



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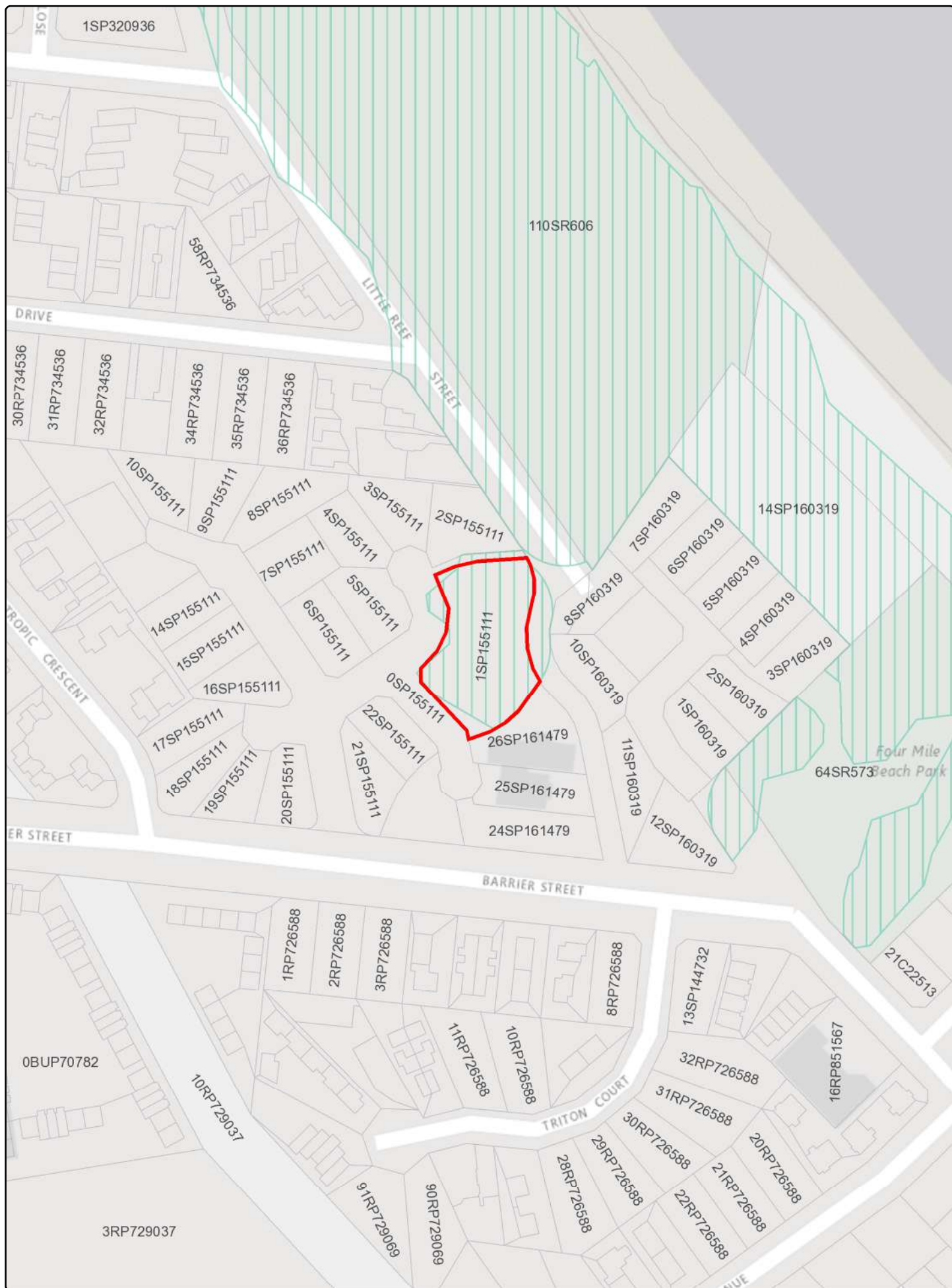
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Metres

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MSES - High ecological significance wetlands



MSES - High ecological significance wetlands



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PLANNING STATEMENT

Landowners: Paul Richard Smith and Kelly Michelle Smith

Development Land Use: Dwelling House

Property Address: Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877

RPD: Lot 1 on SP 155 111

Prepared by: GMA Certification Group Pty Ltd

File Reference: 20215197

Revision: A

Table of Contents

1.0	Introduction.....	3
1.1	Land Use Definitions	4
1.2	Categories of Development and Assessment.....	4
2.0	Development Summary	6
3.0	Site and Locality	7
4.0	Proposal	7
5.0	Statutory Planning Considerations.....	8
5.1	Planning Act 2016	8
5.1.1	Categorisation of Development	8
5.1.2	Assessment Manager.....	9
5.1.3	Level of Assessment	9
5.1.4	Statutory Considerations for Assessable Development	9
5.1.5	State Planning Policy	10
5.1.6	Regional Plan.....	10
5.1.7	Referral Agencies.....	11
5.1.8	State Development Assessment Provisions	11
6.0	Local Planning Considerations	11
6.1	Douglas Shire Planning Scheme 2018.....	11
7.0	Summary and Conclusion.....	13

List of Appendices

Appendix 1 Application Form 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 landowners, Paul Richard Smith and Kelly Michelle Smith, in support of a Material Change of Use (Code) assessable Development Application to the Douglas Shire Council (DSC) for a Dwelling House, Guest House and Swimming Pool located at Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111.

The subject site is a single, irregular shaped allotment that forms part of a Group Title Scheme (GTS) with an area of 2,785m² and frontage to an internal road that is contained within Common Property (CP). The subject site is currently vacant urban land and has a slope from the east to the west where it adjoins a drainage area that is an extension to Little Reef Street. Approximately 50% of the site has a ground level of RL3.20m AHD with the balance of the site grading down to less than RL2.50m AHD. Mature vegetation is established in the north of the site and to the east where the site extends over the drainage area. The site is contained within a gated residential community containing large established dwelling houses.



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

Development surrounding the site is predominantly residential and tourist accommodation. Approximately 200 metres to the east of the site is the coastline.

All of the immediate interfaces are located in the Low-Medium Density Residential Zones and appear to be improved by Dwelling Houses and Ancillary structures being directly consistent with the land use being proposed in this instance.

1.1 Land Use Definitions

As previously discussed, this application seeks approval for a Dwelling House, Guest House and Swimming Pool. In accordance with the Douglas Shire Planning Scheme 2018, Version 1.0 a Dwelling House is 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.

1.2 Categories of Development and Assessment

In accordance with the Douglas Shire Planning Scheme 2018, Version 1.0 and specifically Table 5.6.g – Low-Medium Density Residential Zone the Categories of development and assessment for a Dwelling House are as follows –

Development	Level of Assessment	Assessment Criteria
Dwelling House	Self assessable	<ul style="list-style-type: none">– Low-Medium Density Residential Zone Code– Port Douglas / Craiglie Local Plan Code– Acid Sulphate Soils Overlay Code– Bushfire Hazard Overlay Code– Flood and Storm Tide Hazard Overlay Code– Natural Areas Overlay Code– Dwelling House Code– Access, Parking and Servicing Code– Filling and Excavation Code– Infrastructure Works Code– Landscaping 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 above-mentioned Assessment Benchmarks with the exception that approval is sought for one (1) 'variation' to AO1.3 (a) of the Flood and Storm Tide Hazard Overlay Code.

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Accordingly, the development will require assessment by Council as a Code assessable application.

However, as indicated in **Appendix 2 Assessment Benchmarks** the proposed development is considered to be fully compliant with all of the Performance Outcomes of the Assessment Benchmarks despite the proposed 'variation'.

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:	Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877
Real Property Description:	Lot 1 on SP 155 111
Easements & Encumbrances:	Not applicable
Site Area/Frontage:	Area: 2,785m ² Frontage: Nil
Registered Owner/s:	Paul Richard Smith and Kelly Michelle Smith
Proposal:	Dwelling House, Guest House and Swimming Pool
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none">• Biodiversity• Natural Hazards Risk and Resilience
State Interests – SARA Mapping:	Nil
Referral Agencies:	Nil
State Development Assessment Provisions:	Not applicable
Regional Plan Designation:	Urban Footprint
Zone:	Low-Medium Residential Zone
Local Plan Designation:	Port Douglas / Craiglie Local Plan (no Precinct)
Overlays:	<ul style="list-style-type: none">• Acid Sulfate Soils• Bushfire Hazard• Flood and Storm Tide Inundation Hazard• Natural Areas Overlay

3.0 Site and Locality

The subject site is a single, irregular shaped allotment that forms part of a Group Title Scheme (GTS) with an area of 2,785m² and frontage to an internal road that is contained within Common Property (CP). The subject site is currently vacant urban land and has a slope from the east to the west where it adjoins a drainage area that is an extension to Little Reef Street. Approximately 50% of the site has a ground level of RL3.20m AHD with the balance of the site grading down to less than RL2.50m AHD. Mature vegetation is established in the north of the site and to the east where the site extends over the drainage area. The site is contained within a gated residential community containing large established dwelling houses.

4.0 Proposal

This application seeks approval to develop the site for the purposes of a Dwelling House, a Guest House and a Swimming Pool.

As indicated on the proposed plans prepared by RECS Consulting Engineers & Building Designers, the Dwelling House comprises an open-planned kitchen, living and dining area, a master bedroom; being provided with access to a walk-in-robe, ensuite and unenclosed patio; a study, powder room, laundry, double garage, outdoor living area and a gatehouse at the entrance. The Guest House comprises two (2) bedrooms; both of which being provided with an ensuite and unenclosed patio.

As indicated on the Site Plan prepared by RECS Consulting Engineers & Building Designers the Dwelling House has a building footprint of 323m² and the Guest House has a building footprint of 80m². As the site has an area of 2,785m² the combined building footprints result in a site cover of 14.47%.

As indicated on the North West Elevation prepared by RECS Consulting Engineers & Building Designers the one (1) storey Dwelling House has an overall building height of 5.8 metres measured to the uppermost projection of the roofline.

As indicated on the North West Elevation prepared by RECS Consulting Engineers & Building Designers the one (1) storey Guest House has an overall building height of 4.0 metres measured to the uppermost projection of the roofline.

Access to the Dwelling House will be provided via a proposed crossover and driveway from the CP in the south-west corner of the site.

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

The key development features of the proposed development are summarised in the Table on the following page.

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

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Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



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

Development Feature	Proposal
Site Area:	2,785m ²
Frontage:	Not applicable
Site Boundaries:	Refer to the Survey Plan (SP) 155111 included in Appendix 4
Storeys / Height (Dwelling House):	One (1) storey / 5.8 metres
Storeys / Height (Guest House):	One (1) storey / 4.0 metres
Building Footprint (Dwelling House):	323m ²
Building Footprint (Guest House):	80m ²
Site Cover:	14.47%
Setbacks to the Site Boundaries:	South-West: 3.348 metres South: 3.764 metres West: 1.33 metres North: > 6.0 metres
Access:	Barrier Street via a proposed crossover and driveway from CP
Car Spaces:	Three (3)

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of 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 –

Development	Categorising Section	Level of Assessment
Dwelling House	Table 5.6.g Low-medium density residential zone	Accepted Development Subject to Requirements.

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 above-mentioned Assessment Benchmarks with the exception that approval is sought for one (1) 'variation' to AO1.3 (a) of the Flood and Storm Tide Hazard Overlay Code.

Accordingly, the development will require assessment by Council as a Code assessable application.

However, as indicated in [Appendix 2 Assessment Benchmarks](#) the proposed development is considered to be fully compliant with all of the Performance Outcomes of the Assessment Benchmarks despite the proposed 'variation'.

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.

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:

Biodiversity

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (wetland)
- MSES - High ecological significance wetlands

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
- Erosion prone area
- Medium storm tide inundation area
- High storm tide inundation area

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in 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 Urban Footprint 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. Whilst part of the site is identified as a wetland area, Schedule 10 Section 34 of the *Planning Regulation 2017* excludes Domestic Housing activity from requiring referral.

In accordance with Schedule 24 of the *Planning Regulation 2017* a Domestic Housing Activity is defined as:

“the construction or use of a single dwelling on a lot and any reasonably associated building or structure”.

The proposed development; being a Dwelling House land use; is considered to satisfy the definition of a ‘Domestic Housing Activity’ in this instance.

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 Low-Medium Residential Zone, the Port Douglas – Craiglie Local Plan and is affected by the following Overlays –

- *Acid Sulfate Soils*
- *Bushfire*
- *Storm Tide Hazard*
- *Flood and Inundation*
- *Natural Areas*

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

Assessment Benchmarks	Applicability	Compliance
Low -Medium Density Residential Zone Code	Applicable	Complies. Refer to Appendix 2
Port Douglas Craiglie Local Plan	Applicable	Complies. Refer to Appendix 2
Acid Sulphate Soils Overlay Code	Applicable	Complies. Refer to Appendix 2
Bushfire Hazard Overlay Code	Applicable	Complies. Refer to Appendix 2
Flood and Storm Tide Hazard Overlay Code	Applicable	One (1) 'variation' to AO1.3 (a) is sought Refer to Appendix 2
Natural Areas Overlay 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	Applicable	Complies. Refer to Appendix 2
Infrastructure Works Code	Applicable	Complies. Refer to Appendix 2
Landscaping Code	Applicable	Complies. Refer to Appendix 2

The assessment of the proposed Dwelling House, Guest House and Swimming Pool 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 landowners, Paul Richard Smith and Kelly Michelle Smith, in support of a Material Change of Use (Code) assessable Development Application to the Douglas Shire Council (DSC) for a Dwelling House, Guest House and Swimming Pool located at Unit 1, 14 – 32 Barrier Street, Port Douglas QLD 4877 – Lot 1 on SP 155 111.

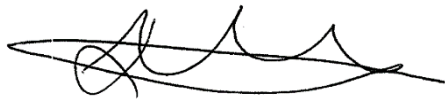
The application is identified as being Code Assessable and consideration can only be given to the relevant Planning Scheme.

As indicated in **Appendix 2 Assessment Benchmarks** the proposed development is considered to be fully compliant with all of the Performance Outcomes of the Assessment Benchmarks despite the proposed 'variation'.

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.

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

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