

Form 1 Development Application

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Part A

Common details

NOTE: Answer all questions unless directed to go to a particular question. Refer to the end of the form for advice on how to complete this form.

Applicant details (The Applicant is the person responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the information provided on the IDAS Application Form is correct. This information is relied upon by the Assessment Manager and any referral agencies when assessing and deciding the application. By lodging this application, the Applicant incurs the obligations and responsibilities prescribed by the IPA. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the Applicant.)

Company/organisation name (if applicable)

Individual applicant/Contact person (if there is more than one applicant, provide additional applicant details on an attachment to this form)

Title	Mr	First name	Shaune	Last name	Williams
Postal address	145 Norman Street, Gordonvale QLD 4865				
Contact telephone number	07 4056 2575		Mobile phone number	0409 499 211	
Facsimile number			e-mail address	zam21@bigpond.net.au	

Title	Ms	First name	Tanjil	Last name	Whitnell
Postal address	145 Norman Street, Gordonvale QLD 4865				
Contact telephone number	07 4056 2575		Mobile phone number		
Facsimile number			e-mail address		

Details of the premises (i.e. the land on which the development is proposed. Refer to the advice at the end of the form)

1. Identify the premises by completing Table A, or Table B and/or Table C (ensure adequate information is given to identify the premises)

Table A If the application is for a mobile and temporary Environmentally Relevant Activity (ERA), complete Table A only. Then go to Q2.

	Name of each local government area in which the mobile and temporary ERA is proposed to operate
1	

OR

Table B Street address for the premises (tick applicable box/es below and insert property description in the table. Identify each lot in a separate row.)

- (i) ☒ Street address / lot on plan for the **premises** (Appropriate for most applications including building applications), OR
- (ii) ☐ Street address / lot on plan for the **land adjoining or adjacent to the premises** (Appropriate for development in water e.g. jetty, pontoon etc) (Note: Lot on plan details may be obtained from title documents, a 'Rate' notice, or from the local government.)

Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit No.	Street No.	Street Name and official suburb/locality name	Post Code	Lot No.	Plan type and Plan Number	
1	19	Cape Tribulation Road, Kimberley QLD	4873	19	RP740684	Cairns

AND / OR

Table C Coordinates and/or a map of the premises (Appropriate for development in remote areas, over part of a lot, in water (e.g. channel dredging in Moreton Bay) etc.)

		Coordinates <i>(Note: place each set of coordinates in a separate row)</i>				Zone Reference	Datum	Local government area (if applicable)
		Easting	Northing	Latitude	Longitude			
1						<input type="checkbox"/> DGDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> Other -		

2. Identify if any of the following apply to the premises by completing Tables D, E, or F. (Note: In most instances, the premises will not involve any of the following characteristics, however some applications may involve one or more of these characteristics - complete only if applicable)

Table D Complete if the premises are adjacent to or associated with a water body, watercourse or aquifer (e.g. river, creek, lake, canal)

Name of water body, watercourse or aquifer (if known)	
1	

Table E Complete if the premises are on Strategic Port Land under the Transport Infrastructure Act 1994

Lot or plan description for strategic port land		Port Authority for the lot
1		

Table F Complete if the premises are in tidal water

Name of local government for the tidal area (if applicable)		Name of port authority for the tidal area (if applicable)
1		

3. Indicate the total area of the premises on which the development is proposed: (Note: The total area may include land both above and below water)

Total area of premises	
1.07	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> hectares (Tick applicable unit)

Existing use of the premises

4. Current use/s of the premises: (e.g. vacant land, house, townhouses, apartment building, shop, service station, school, sugar cane farming etc.)

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

☒ No ☐ Yes - Ensure the type, location and dimensions of each easement are included in plans, submitted with the application

Proposal details

6. Brief description of the proposal (e.g. 6 unit apartment building, 30 lot residential subdivision, a bore, aquaculture)

3 Bedroom House

7. Does the proposal include new buildings or operational work (including any services) on the premises?

☐ No ☒ Yes - Ensure the nature, location and dimensions of the proposed works are included in plans, submitted with the application


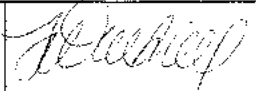
Resource entitlement (if applicable) - further information is provided in the advice section - end of the form

8. Does the application involve taking or interfering with a State resource and therefore require a resource entitlement? (e.g. the application involves State land (leased and freehold), declared Fish Habitat areas, taking quarry material, taking or interfering with water under the Water Act 2000, etc.)

☒ No - Go to Q9 ☐ Yes - Complete Table G - provide details for each evidence required on a separate row, if applicable. Evidence of resource allocation or entitlement must be submitted with the application. You do not need to answer Q9 - go to the next section.

Owner's consent (if applicable) - further information is provided in the advice section at the end of the form

9. Complete Table H for applications involving a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994* - provide details for each owner on a separate row, or on an attachment to this form if applicable.

Table H	Premises Owner's name/s and postal address	Details of the premises owned (street address or lot or plan description)	Owner's signature*	Date consent was obtained
1	Shaune Gerard Williams 145 Norman Street Gordonvale QLD 4865	Lot 19 on RP740684		7/9/09
2	Tanjil Marie Whitnell 145 Norman Street Gordonvale QLD 4865	Lot 19 on RP740684		7.9.09

* Owner's signature cannot be provided on the form if you intend to submit the application electronically. Owner's consent must be provided to the assessment manager on an attachment containing appropriate written documentation of the owner's consent. If the owner is a company, s127 of the *Corporations Act 2001* (Owner) details how a company may sign as owner. Templates for the provision of owner's consent are available on the IPA website.

Attachments and supporting information (Complete Table I) - Use a separate row for each type of attachment or information, including information required under this Part. Please ensure all documentation submitted with this form, including other Parts of Form 1, or owner's consent, etc., are securely attached to this Part of the Form.

Table I	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Part B of Form 1			mail
2	Part D of Form 1			mail
3	Part E of Form 1			mail

Portable Long Service Leave (PLSL) Levy (Applicable for certain building and construction work valued over \$80,000 only)

10. The Portable Long Service Leave Levy (PLSL) is not applicable to this application if any of the following apply: / Tick box if applicable)

- ☐ the application seeks a preliminary approval only;
- ☒ the application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (e.g. the application is only for a change of use, or for the following types of work carried out solely for farming purposes: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests);
- ☐ all costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or
- ☐ the work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991* - Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The completed form must be sighted by the assessment manager before a development permit can be given.

11. Is payment of a PLSL levy applicable to this application? (Refer to Q10 and the Advice below for more information)?

- ☒ No - End of Part A
- ☐ Yes - Answer Q12 below

OFFICE USE ONLY (For use by the Assessment Manager / Private Certifier) (Optional)

Fee (\$)	Date received	Receiving officer's name	Reference numbers
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NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

To: Cairns City Council Council, I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement	Name	BSA Certification number	Building classification/s
	GMA Certification Group		

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

	Description of the work	QLeave Project Number	Amount paid (\$)	Date paid	Date received form signed by assessment manager	Name of officer who signed the form
1						

Privacy Statement

The information collected on Form 1 will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a DIP database. The information collected will be retained as required by the Public Records Act 2002.

Advice for completing Part A**General advice**

- Part A of IDAS Development Application Form 1 must be completed and accompany all development applications. The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question. The Assessment Manager may refuse to receive an application that is not properly made.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only, i.e. those applications requiring the completion of Parts A and B only.

Applicant details

- If the applicant is a company or organisation, a contact person must be nominated. The applicant's signature is not required to be provided under the IPA.

Details of the premises

- The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land.
- Details of the land are not required if the application involves a mobile and temporary Environmentally Relevant Activity only. Instead complete Table A.
- The premises may be identified in a number of ways --
 - Street address and lot on plan are most common and will apply to most applications.
 - Coordinates may provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small development site distant from property boundaries on a large lot. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application. Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum such as Zone Reference or GS84 may be provided.
- The definition of 'water body' and 'watercourse' can vary from Act to Act.
- Strategic Port Land is within a local government area but a local government's planning scheme does not apply on Strategic Port Land. Strategic Port Land is declared under the *Transport Infrastructure Act 1994*. For further information go to [IDAS Guide 11](#) (Development on strategic port land) and the Queensland Transport (Ports) website.
- 'Tidal water' is defined in the *Coastal Protection and Management Act 1995* (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (defined by the *Coastal Act* in relation to high water mark at spring tides) establishes the boundary of a tidal area. Land below high water mark is not within a local government's area unless provided for under the *Local Government Act 1993*. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the local government tidal area, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).

Resource entitlement

- Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications if they involve taking or interfering with a prescribed State resource. Schedule 10 of the *Integrated Planning Regulation 1998* (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to [Integrated Planning Regulation](#). Section 3.2.1(10)(a)(ii) states an application cannot be taken to be properly made without the required evidence.
- For applications involving the **taking or interfering with water under the Water Act**, the development application may be made at the same time as the request for resource entitlement, and the Department of Natural Resources and Water will accept the application as properly made.
- For **State-controlled roads**, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the *Transport Infrastructure Act 1994*, section 50), or if the activity requires referral to the Department of Main Roads.
- Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark.

Owner's consent

- Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves: a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994*.
- Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.
- 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).
- Templates are available from the [IPA website](#) for the provision of owner's consent as an attachment to this form. However other documentation may be used for providing owner's consent provided it is clear the documentation relates to the development application for the premises.
- Owner's consent, if required, must be provided even if the applicant is the owner. Owner's consent is not required for a mobile and temporary ERA.

Portable Long Service Leave (PLSL) Levy

- The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the scheme, a Portable Long Service Leave Levy (PLSL levy) is collected on certain building and construction work carried out in Queensland.
- The PLSL levy amount and other prescribed percentages and rates for calculating the levy are stated in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction Industry Training Levy.
- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* (PLSL Act) defines the building and construction work subject to the PLSL levy and includes renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.
- The PLSL levy need not be paid when the application is made, but the PLSL Act requires the levy to be paid before a development permit may be issued.
- The Assessment Manager must sight an approved form issued by QLeave advising of the status of the payment of the PLSL levy. Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave (Tel: 1800 803 481 Web: www.qleave.qld.gov.au)

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Part B**Building work requiring assessment against the
Building Act 1975****Nature of the building work**

1. Nature of the proposed building work:

☒ New building or structure - Complete Table A☐ Removal - Complete Table B☐ Alterations / additions - Complete Table A☐ Demolition - Complete Table B☐ Change of building classification - Complete Table C

Table A	Description of new buildings, structures, alterations or additions	Building classification/s	Maximum No of storeys	Existing floor area to be retained	Proposed new floor area
1	Residential Dwelling - House		1		172.15

2. Are there any current approvals associated with this proposed building work? ☒ No ☐ Yes - Complete Table D

3. What is the dollar value of this proposed building work? (i.e. the total value including GST, materials and labour) \$150,000.00

Builder's details (if known at the time of lodgement)

Name (individual or company name in full)			
Postal address			
Telephone number		Mobile number	
Facsimile number		e-mail address	
BSA Licence Number or Owner-builder Number			

Owner's details (The applicant is responsible for ensuring the owner's details are correct.) (NOTE: If there is more than one owner and therefore more than one applicable mailing address, you may need to provide the relevant details on an attachment to this form)

Name/s (individual or company name/s in full)		Shaune Williams	
Postal address		145 Norman Street, Gordonvale QLD 4865	
Telephone number	07 4056 2575	Mobile number	0409 499 211
Facsimile number		e-mail address	zam21@bigpond.net.au

Owner's details (The applicant is responsible for ensuring the owner's details are correct). (NOTE: If there is more than one owner and therefore more than one applicable mailing address, you may need to provide the relevant details on an attachment to this form)

Name/s (individual or company name/s in full)		Tanjil Whitnell	
Postal address		145 Norman Street, Gordonvale QLD 4865	
Telephone number	07 4056 2575	Mobile number	
Facsimile number		e-mail address	

Construction details

4. Proposed construction materials

External walls	<input type="checkbox"/> Double brick (11)	<input type="checkbox"/> Steel (60)	<input type="checkbox"/> Curtain glass (50)	<input type="checkbox"/> Stone / concrete (20)
	<input type="checkbox"/> Brick veneer (12)	<input checked="" type="checkbox"/> Aluminium (70)	<input type="checkbox"/> Timber (40)	<input type="checkbox"/> Fibre cement (30)
	<input type="checkbox"/> Other (80)			
Frame	<input checked="" type="checkbox"/> Timber (40)	<input type="checkbox"/> Steel (60)	<input type="checkbox"/> Aluminium (70)	<input type="checkbox"/> Other (80)
Floor	<input checked="" type="checkbox"/> Timber (40)	<input type="checkbox"/> Concrete (20)	<input type="checkbox"/> Other (80)	
Roof coverings	<input type="checkbox"/> Tiles (10)	<input type="checkbox"/> Slate / concrete (20)	<input type="checkbox"/> Fibre cement (30)	<input type="checkbox"/> Steel (60)
	<input checked="" type="checkbox"/> Aluminium (70)	<input type="checkbox"/> Other (80)		

Details of proposed new residential building work (complete only if applicable)

5. Dwelling type? (Tick applicable boxes)

Type of building work	No of existing dwelling units	No of dwelling units to be demolished	No of new additional self-contained dwelling units
<input checked="" type="checkbox"/> (i) Single detached house (includes a new house / alterations to an existing house)	0.00	0.00	0.00
<input type="checkbox"/> (ii) Relocated single detached house			
<input type="checkbox"/> (iii) Kit house			
<input type="checkbox"/> (iv) Existing transportable / relocatable house	N/A	N/A	N/A
<input type="checkbox"/> (v) New transportable / relocatable house	N/A	N/A	N/A
<input type="checkbox"/> (vi) Semi-attached house (e.g. duplex, dual occupancy)			
<input type="checkbox"/> (vii) Apartment, unit or flat attached to an existing house			
<input type="checkbox"/> (viii) Apartment building / unit where units are layered one above the other			
<input type="checkbox"/> (ix) Attached housing (including row / terrace / townhouse)			

Release of owner's details and availability of information

6. Does the owner of the land agree to release their name and the premises address for marketing purposes?

☐ Yes ☒ No

7. Does the applicant have reasons why certain development information (e.g. private information about the applicant, plans, drawings and specifications for plans) should not be made available for inspection and purchase under IPA, sections 5.7.2 and 5.7.4?

☒ No ☐ Yes - Complete Table E

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Date received

Reference numbers

FOR COMPLETION BY THE BUILDING CERTIFIER

Building classification/s of approved building work	Building Services Authority (BSA) Insurance receipt number	BSA Certification licence number

Advice for completing Part B

General advice : Part A must also be completed for all IDAS development applications. The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question. For further information about completing this form go to IDAS Guide 9 - Building work documentation - <http://www.dip.qld.gov.au/forms-templates/guides.html>

Q1 Includes information required by the Australian Bureau of Statistics.

Q3 Value of the building work is information required by the Australian Bureau of Statistics

Builder's details: More than one builder may be involved in a proposal, e.g. one for construction of the house, and another for the pool. Details are required for each builder and whether the builder is an owner-builder. BSA insurance is not required if the builder is an owner-builder.

Owner's details: Owner's details are required to deliver various documents to the owner in accordance with the *Building Act 1975*.

Q4: This information is required by the Australian Bureau of Statistics (ABS). The numbers in brackets are for use by the ABS only.

Q5: This information is required by the Australian Bureau of Statistics and applicable for residential work only. A 'dwelling unit' is a self-contained abode of permanent residence (e.g. house, flat, unit, townhouse).

Q6: The owner may choose whether they wish to receive marketing material.

Q7: IPA, sections 5.7.2 and 5.7.4 require the local government to make development information about building applications available for inspection and purchase. However, this obligation does not apply to the extent the local government is reasonably satisfied a document contains sensitive security information, or information of a purely private nature about an individual, including, for example, someone's residential address.

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Part D**Material change of use assessable against a planning scheme¹****Planning scheme identification**

1. How is the premises identified / zoned in the applicable planning scheme? (NOTE: If the premises involves multiple zones clearly identify the relevant zone for each lot) - provide details for each lot on a separate row

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct / area	Applicable overlays
1	Lot 19 on RP740684	Rural Residential	NIL

Nature of the proposed material change of use (MCU)

2. How is the proposed use/s defined in the applicable planning scheme?

	General explanation of the proposed use (i.e. in your own words)	Planning scheme definition (include each definition in a new row or on attached documentation if applicable)	No. of dwelling / tenancy units (if applicable)	Days & hours of operation (if applicable)	No. of employees (if applicable)
1	Residential Dwelling	House	1	N/A	0

3. What type of approval is being sought?

☒ Development Permit ☐ Preliminary Approval ☐ Both (Provide details below)

4. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a Preliminary Approval for the use)

☒ No ☐ Yes - Provide details for each associated approval on a separate row

5. Does the proposed use involve:

- (i) the reuse of existing buildings on the premises ☒ No ☐ Yes - Complete Table A
- (ii) new building work on the premises ☐ No ☒ Yes - Complete Table B
- (iii) the reuse of other existing operational works on the premises ☒ No ☐ Yes - Complete Table C
- (iv) new operational work on the premises ☒ No ☐ Yes - Complete Table D

Table B	Proposed floor area	172.15 sq metres
	Proposed site cover	400 sq metres
	Proposed maximum number of storeys	1
	Proposed maximum height above natural ground level	6.5 metres

Mandatory information

6. Confirm that the following mandatory information accompanies this application:

	Confirmation of lodgement	Method of lodgement
For all applications:		
(i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use (a.g. number of employees, days and hours of operation, number of visitors, number of seals, capacity of storage area)	<input checked="" type="checkbox"/> Confirmed	mail
When the application involves reuse of existing buildings		
(ii) Plans showing the size and location of the buildings to be reused	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new building work		
(iii) Plans showing the size and location of the proposed new building work	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing works		
(iv) Plans showing the nature and location of the works to be reused	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
(v) Plans showing the nature and location of the proposed new operational works	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

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Reference numbers

Advice for completing Part D**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
- When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet *Electronically paying fees to the Environmental Protection Agency (EPA)* and securely attach the form *Electronic Funds Transfer (EFT) payment notification* to this application.

Q3 A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur - a subsequent application for a development permit must be sought.

Table D If the MCU application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or in a separate application.

¹ This form is also used for material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

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Part E**Building &/or operational works assessable
against a planning scheme¹****Nature of the works****1. Nature of work that requires assessment against a planning scheme:**☒ Building work - Complete Table A☐ Operational work - Complete Table B**Table A**

(i) What is the nature of the building work made assessable in the planning scheme?

Residential Dwelling - House

(ii) Are there any current approvals associated with this application? (e.g. material change of use)

☒ No☐ Yes - Provide details below**2. What is the dollar value of this operational work? (i.e. the total value including GST, materials and labour)**

\$

Mandatory Information**3. Confirm that the following mandatory information accompanies this application**

	Confirmation or lodgement	Method of lodgement
Plans, and specifications if applicable, showing the nature and location of the proposed works (including the extent of any cut and fill)	<input checked="" type="checkbox"/> Confirmed	mail

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Reference Numbers

Advice for completing Part E**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.

Q1 A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur

¹ This form is also used for building or operational work assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

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Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the Integrated Planning Act 1997 (IPA). It is made up of various Parts.

Part 2 (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes this IDAS Assessment Checklist, which will be used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist as identified in the Table below, must be completed for all development applications, except those proposed on land in an urban development area, or for building work requiring assessment against the *Building Act 1975* only.

For more information about development applications on land in an urban development area, refer to www.ida.qld.gov.au.

For more advice about building applications refer to Part 6 of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log onto the DIP website www.dip.qld.gov.au for help.

For all IDAS development applications (except those for building work requiring assessment against the *Building Act 1975* only) - complete Section 1 of this checklist

Does the application seek approval to make a material change of use of the premises? <i>If yes - complete Section 2 of this checklist</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. If the premises are completely within a single local government area assessment is by the local government.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 of this checklist</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Form 1 Part E of IDAS Application Form 1. Assessment is by the local government.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish the application to be assessed against a superseded planning scheme? <i>If yes - complete Form 1 Attachment 1</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the application for development completely or partly on Cairns and Mackay airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> ? <i>If yes - Assessment is by the Department of Infrastructure and Planning. Complete Form 1 Part D of IDAS Application Form 1 if the application is for a material change of use, and Part E if for building or operational work. Also, the application must be referred to the local government as Advice Agency</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION 1

Section 1 is a starting point for all applications that require completion of the IDAS Assessment Checklist.

HERITAGE1.1A Is any part of the proposal intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?☒ No - Go to 1.1B ☐ Yes*IPA, schedule 1, part 1, table 5, item 2; IP Regulation, schedule 2, table 2, item 10.*1.1B Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the *Queensland Heritage Act 1992*, other than if the place is on Cairns or Mackay airport land?☒ No - Go to Q1.2 ☐ Yes*IPA, schedule 2, part 1, table 6, item 24; IP Regulation, schedule 1, part 2, table 5, item 2.***REMOVING QUARRY MATERIAL: WILD RIVER AREA**1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?☒ No - Go to Q1.3 ☐ Yes*IPA, schedule 8, part 1, table 5, item 1; IP Regulation, schedule 2, table 2, item 11; IP Regulation, schedule 1, table 5, item 2 (wild river area); Water Act 2000, section 99SC; Wild Rivers Act 2005, section 43A; relevant wild river declaration; Wild Rivers Code.***ENVIRONMENTALLY RELEVANT ACTIVITY: WILD RIVER AREA**

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

☒ No - Go to Q1.4 ☐ Yes*IPA, schedule 8, part 1, table 2, item 1; IPA, schedule 8, part 1, table 5, items 3 and 4; IP Regulation, schedule 2, table 2, items 1 and 23; Environmental Protection Act 1994, section 13AA (with respect to the *Wild Rivers Act 2005*, section 43A); relevant wild river declaration; Wild Rivers Code.***WITHIN THE LIMITS OF A PORT**1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?☒ No - Go to Q1.5☐ Yes*IP Regulation, schedule 2, table 2, items 15 and 16.***DECLARED FISH HABITAT AREA**1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?☒ No - Go to Q1.6☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.*IP Regulation, schedule 2, table 2, item 26.***COMMUNITY INFRASTRUCTURE**

1.6 Is any part of the premises designated for community infrastructure?

☒ No - Go to Q1.7☐ Yes*IP Regulation, schedule 2, table 2, item 7.***WASTE WATER MANAGEMENT**

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☐ No - End of Section 1 ☒ YesIf yes, is any part of the disposal system proposed to be located in an area declared to be a catchment area under the *Water Act 2000*?☒ No - End of Section 1 ☐ Yes*IP Regulation, schedule 2, table 2, item 6.*

SECTION 2 - Section 2.1.1.1 of the Integrated Planning Act 1997 requires that an application for a development approval to make a material change of use of premises

STATE PLANNING REGULATORY PROVISIONS AND PLANNING SCHEME

2.1 Is the proposed use assessable under any State planning regulatory provisions?

☐ No ☒ Yes

If yes, is the proposed use assessable under the planning scheme?

☐ No - Answer Q2.1.1 - 2.1.13 ☒ Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

STATE CONTROLLED ROAD

2.1.1 Is any part of the premises located in part of a future State-controlled road, or within 100m of a State-controlled road?

☐ Yes ☒ No

If no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☐ No ☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.

IP Regulation, schedule 2, table 3, items 1(a) and 3

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed²¹ in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

☒ No - Go to Q2.1.3 ☐ Yes

²¹ Arakun, Bowan, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Miriam Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday

IP Regulation, schedule 2, table 3, item 4, State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils, section 3.6

COASTAL MANAGEMENT DISTRICT

2.1.3 Is any part of the premises located in a coastal management district?

☒ No - Go to Q2.1.4 ☐ Yes

IP Regulation, schedule 2, table 3, item 6

VEGETATION CLEARING

2.1.4 Do the premises include a lot containing the following?

- (i) A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) ☐ No ☐ Yes
- (ii) If there is no PMAV for a lot, remnant vegetation ☐ No ☒ Yes

If yes to either or both (i) or (ii) above, is the size of the premises 2ha or larger?

☒ No - Go to Q2.1.5 ☐ Yes

IP Regulation, schedule 2, table 3, item 11

CONTAMINATED LAND - UNEXPLODED ORDNANCE

2.1.5 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☒ No - Go to Q2.1.6 ☐ Yes - (Complete Form 1, Part N) This application must be referred to the Administering Authority as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 12

PUBLIC PASSENGER TRANSPORT

2.1.6 Is the proposed use of premises listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q2.1.7 ☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 14

If yes, are the premises **outside** an urban area under a planning scheme identified in the *Far North Queensland Regional Plan 2009 State Planning Regulatory Provisions* (FNQ regulatory provisions), schedule 2, table 2?

☐ No - Go to Q2.12 ☐ Yes

RAILWAY SAFETY AND EFFICIENCY

- 2.1.7 Is the proposed use of premises listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q2.1.8

☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

IP Regulation: schedule 2, table 3, item 15

KOALA CONSERVATION

- 2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area, other than in an SEQ urban footprint area?

☐ Yes

☒ No

If no, is any part of the premises in an interim koala habitat protection area?

☒ No - Go to Q2.1.9 ☐ Yes

IP Regulation: schedule 2, table 3, items 18 and 19A

EASEMENTS AND SUBSTATIONS

- 2.1.9 Is the use associated with reconfiguring a lot?

☐ Yes - Go to Q2.1.10

☒ No - Answer both (a) and (b) below

- (a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?

☒ No - Go to (b)

☐ Yes - Answer both (i) and (ii) below

- (b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?

☒ No

☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency.

IP Regulation: schedule 2, table 3, item 8 (electricity easement); IP Regulation: schedule 2, table 3, item 16 (pipeline easement); IP Regulation: schedule 2, table 3, item 9 (substation)

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

- 2.1.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No - Go to Q2.1.11 ☐ Yes

IP Regulation: schedule 1, part 2, table 5, item 1(a); Wild Rivers code (Note: the code does not currently contain applicable provisions for residential, industrial or commercial development inside a designated urban area)

WETLAND

- 2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

☒ Yes - Go to Q2.1.12 ☐ No

IP Regulation: schedule 2, table 3, item 20

HERITAGE

- 2.1.12 Do the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

☒ No - Go to Q2.1.13

☐ Yes - (Complete Form 1, Part C). This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.

IP Regulation: schedule 1, table 3, item 27

CERTAIN PRELIMINARY APPROVALS

- 2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

☒ No - Go to Q2.2

☐ Yes - (Complete Form 1, Attachment 2) This application must be referred to the Department of Infrastructure and Planning (DIP) as Advice Agency.

IP Regulation: schedule 2, table 3, item 23

BROTHEL

- 2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?

☒ No - Go to Q2.3

☐ Yes

IPA: schedule 2, part 1, table 2 item 2; Prostitution Act 1999, section 64

STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

☒ No - Go to Q2.3A ☐ Yes

IPA, schedule 8, part 1, table 2, item 3; IP Regulation, schedule 2, table 2, item 5

AIRPORT LAND

2.3A Is any part of the use proposed on Cairn and Mackay airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*?

☒ No - Go to Q2.4 ☐ Yes

IPA, schedule 8, part 1, table 2, item 5A; IP Regulation, schedule 2, table 2, item 5A

MAJOR HAZARD FACILITY

2.4 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

☒ No - Go to Q2.5 ☐ Yes - (Complete Form 1, Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 4; IP Regulation, schedule 2, table 2, item 7

CONTAMINATED LAND - REGISTERED LAND

2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

☒ No - Go to Q2.6 ☐ Yes

IPA, schedule 8, part 1, table 2, item 5; IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

2.6 Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use, was it last used for a notifiable activity?

☒ No - Go to Q2.7 ☐ Yes

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

2.7 Is any part of the premises currently used for an industrial activity (other than for a mining activity or petroleum activity), or if there is no existing use, was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

☒ No - Go to Q2.8 ☐ Yes

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

2.8 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?

☒ No - Go to Q2.9

☐ Yes

IPA, schedule 8, part 1, table 2, item 7; IP Regulation, schedule 2, table 2, item 22

AQUACULTURE; WILD RIVER AREA

2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?

☒ No - Go to Q2.10 ☐ Yes

IPA, schedule 8, part 1, table 2, item 5; IPA, schedule 8, part 2, table 2, item 1; IP Regulation, schedule 2, table 2, item 27
Fisheries Act 1994, section 26DA (wild river area); Wild Rivers Act 2005, section 43A

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No - Go to Q2.11 ☐ Yes

IPA, schedule 8, part 1, table 2, item 11; IP Regulation, schedule 2, table 2, item 36; Wild Rivers Act 2005, sections 42, 43A

SOUTH EAST QUEENSLAND REGION

2.11A Is any part of the premises within the South East Queensland (SEQ) designated region?

☒ No - Go to Q2.11B ☐ Yes*Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13***FAR NORTH QUEENSLAND REGION**

2.11B Is any part of the premises within the Far North Queensland region (FNQ) designated region?

☐ No - Go to Q2.12 ☒ Yes

If yes, do the following apply?

- | | |
|---|---|
| (i) The application is for a proposed use assessable under the planning scheme | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| (ii) The application is for a proposed use not under a master plan ^{2.5} | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| (iii) The premises are outside a rural precinct ^{2.6} , or if in a rural precinct, the proposed use is inconsistent with the rural precinct | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| (iv) The premises are outside a State development area under the <i>State Development and Public Works Organisation Act 1971</i> , section 77 | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| (v) The application is for a proposed use other than for a significant project under the <i>State Development and Public Works Organisation Act 1971</i> , section 26(1)(a) | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |

^{2.5} Master plan has the meaning given in the *Integrated Planning Act 1997*, schedule 10^{2.6} Rural precinct has the meaning given in the *Far North Queensland Regional Plan 2009 State Planning Regulatory Provisions*

If yes to all (i) - (v) above - Answer (a) to (b) below

(a) Is any part of the premises within an urban growth area?

☒ No - Go to (b) ☐ Yes

(b) Is any part of the premises outside the urban footprint?

☐ No - Go to Q2.12 ☒ Yes*Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13***CONSERVATION ESTATE**

2.12 Is the proposal for urban purposes, as defined under the IPA?

☒ No - Go to Q2.13 ☐ Yes*IP Regulation, schedule 2, table 2, item 40***REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT**2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?☒ No - End of Section 2 ☐ Yes*IPA, section 2(1)(a); IPA, schedule 1, part 1, table 4, item 8 (assessable development); IPA, schedule 3, part 2, table 4, item 4 (self-assessable development); Fisheries Regulation 1995, r1134 (self-assessable activity); IP Regulation, schedule 2, table 2, item 29; IP Regulation, schedule 1, part 2, table 4, item 2; Fisheries Act 1994, section 26(5b) (wild river area); Wild Rivers Act 2003, section 4(1a).*

APPENDIX 1: Referrals for Building Work assessable against the Building Acts 1975

Below is a list of the referrals triggered under the *Integrated Planning Regulation 1997* (IP Regulation), schedule 2 that can apply to an application for building work assessable against the Building Acts 1975.

This list is for reference only and is not intended to be a guide and should be used with an application.

Referral Agency other than Local Government

Note: The referral agency is assessed on the basis of the referral below. However, except for item 1, special fire services, for which the period is 14 days, and item 9, Department of Education and Industrial Relations, for which the period is 21 days, item 5, Safe Food Qld, and IP Regulation schedule 4, 1a response is not received from a concurrence agency during the assessment period, the assessor/manager may decide the application as if there were no concurrence agency requirements (IP Regulation 2.1.2.1a).

Special fire services - generally For more information go to IP Regulation, schedule 2 table 1, item 1 and schedule 2A. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	1.	An application may trigger referral to Qld Fire and Rescue Service as an advice agency if the application involves special fire services.
Fire safety for budget accommodation For more information go to IP Regulation, schedule 2 table 1, item 2. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	2.	An application may trigger referral to Qld Fire and Rescue Service as an advice agency if the application involves the installation of a fire safety system for a budget accommodation building.
Residential care building For more information go to IP Regulation, schedule 2 table 1, item 2A. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	3.	An application may trigger referral to Qld Fire and Rescue Service as an advice agency if the application is for a residential care building.
Spray painting For more information go to IP Regulation, schedule 2 table 1, item 3. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	4.	An application may trigger referral to the Department of Employment and Industrial Relations as a concurrence agency if the application involves a workplace involving spray painting.
Retail meat premises For more information go to IP Regulation, schedule 2 table 1, item 4. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	5.	An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to IP Regulation, schedule 2 table 1, item 5. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	6.	An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to IP Regulation, schedule 2 table 1, item 6. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	7.	An application may trigger referral to the Department of Employment and Industrial Relations as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to IP Regulation, schedule 2 table 1, item 7. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	8.	An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to IP Regulation, schedule 2 table 1, item 8. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	9.	An application may trigger referral to the Department of Employment and Industrial Relations as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to IP Regulation, schedule 2 table 1, item 9. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	10.	An application may trigger referral to the Department of Education, Training and the Arts as a concurrence agency if the application involves a childcare centre.
Coastal management districts For more information go to IP Regulation, schedule 2 table 1, item 10. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	11.	An application may trigger referral to the Environmental Protection Agency as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ¹ .
Queensland heritage place For more information go to IP Regulation, schedule 2 table 1, item 11. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	12.	An application may trigger referral to the Environmental Protection Agency as a concurrence agency if the application involves Queensland heritage place.
Public passenger transport For more information go to IP Regulation, schedule 2 table 1, item 12 and item 13. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	13.	An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ² .
Railways For more information go to IP Regulation, schedule 2 table 1, item 14. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	14.	An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

¹ Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

² Operational airspace is as defined under State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

Referral Agency is the Local Government

Note: For applications relating to a single detached class 1 building or a class 10 building (items 16, 17, 18 and 19 below, and possibly item 15), and to demolishing, removing or rebuilding after removal (item 24 below), the referral agency assessment period for the local government is 5 days. For all other applications the assessment period for the local government is 15 days (IPA, s3.3.14 and IP Reg, schedule 4).

If no response is received from the local government within the assessment period, it is taken that the application is refused (IPA, s3.3.16 (3)). However, a 'deemed refusal' for no response does not apply for assessing the amenity and aesthetic impact of a building or structure (item 16 below).

Local heritage place For more information go to IP Regulation schedule 2 table 1, item 14A. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	15.	An application may trigger referral to the local government as the concurrence agency if the application involves a local heritage place.
Amenity and aesthetic impact of particular building work For more information go to IP Regulation schedule 2 table 1, item 15. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	16.	An application will trigger a referral to the local government as a concurrence agency if the building work is : <ul style="list-style-type: none"> • for a single detached class 1 building or class 10 structure; and • in a locality and of a form the local government has, by resolution, declared the form may: <ul style="list-style-type: none"> - have an extremely adverse effect on the amenity, or likely amenity, of the locality - be in extreme conflict with the character of the locality.
Whether particular buildings may be occupied for residential purposes For more information go to IP Regulation schedule 2 table 1, item 16. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	17.	An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.
Design and siting For more information go to IP Regulation schedule 2 table 1, item 17, 18, 19. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	18.	An application may trigger referral to the local government as the concurrence agency if the proposed building or structure does not include an acceptable solution under parts 1.1 or 1.2 of the Queensland Development Code.
	19.	An application may trigger referral to the local government as the concurrence agency if the proposed building or structure is not of the qualified standard stated in the planning scheme for building clearance or siting.
	20.	An application may trigger referral to the local government as the concurrence agency if the proposed building or structure is not of the qualified standard stated in the planning scheme for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 1.1 or 1.2.
Fire safety in particular budget accommodation buildings For more information go to IP Regulation schedule 2 table 1, item 20. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	21.	An application may trigger referral to the local government as the concurrence agency if the application involves particular budget accommodation buildings to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.
Higher risk personal appearance services For more information go to IP Regulation schedule 2 table 1, item 21. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm and the QDC part 5.2.	22.	An application may trigger referral to the local government as the concurrence agency if the application involves a business where higher risk personal appearance services are provided and the building work does not comply with an acceptable solution stated in the Queensland Development Code, part 5.2.
Building work for residential service For more information go to IP Regulation schedule 2 table 1, item 22. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm and the QDC part 5.7.	23.	An application may trigger referral to the local government as the concurrence agency for the building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i> , section 4, is conducted, or is proposed to be conducted.
Building work for removal or rebuilding For more information go to IP Regulation schedule 2 table 1, item 23. http://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_1.htm	24.	An application may trigger referral to the local government as the concurrence agency for the removal or rebuilding at another site of a building or other structure.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this form.

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865



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1. DEVELOPMENT APPLICATION DETAILS

1.1 Applicant/s Details

Name/s:	Shaune Williams & Tanjil Whitnell
Address:	145 Norman Street Gordonvale QLD 4865
Phone:	(07) 4056 2575
Mob:	0409 499 211

1.2 Property Description

Lot 19 on RP 740684

1.3 Planning Particulars

Proposed Development Activity: House – Code Assessable

Planning Area: Rural Settlement

Applicability of Codes:

<u>Code</u>	<u>Applicability</u>
Settlement Area North of the Daintree River Locality Code	The Code is applicable
Planning Area Code	The Code is applicable
Acid Sulphate Soils	Site not affected by Overlay
Cultural Heritage & Valuable Sites	Site not affected by Overlay
Natural Hazards	Site not affected by Overlay
Land Use Code	The Code is applicable
Filling & Excavation	The Code is applicable
Landscaping	The Code is applicable
Natural Areas & Scenic Amenity	The Code is applicable
Vehicle Parking & Access	The Code is applicable

2. SUMMARY OF PROPOSED DEVELOPMENT

2.1 Planning Matters

The proposed development is sited on freehold property falling within the Rural Settlement planning area, North of the Daintree River.

2.2 Nature of Proposed Development

The proposed development is the construction of a three (3) bedroom, one (1) bathroom house, on steel / timber piers.

The house is to be constructed of timber frame. The proposed external cladding and roof is Colorbond aluminium sheeting.

2.3 Situation & Access to the Site

The front boundary of the property adjoins Daly Road, a side road running parallel with Cape Tribulation / Bailey's Creek Road.

There is existing vehicular access to the front of the property.

The proposed Site is situated approximately 80 metres from the front (southern) boundary, 10 metres from the left (western) boundary, 25 metres from the right (eastern) boundary, and 125 metres from the rear (northern) boundary.

The proposed Site is a Sloping Site. Clearing and earthworks are necessary to facilitate vehicular access to the Site. The proposed earthworks will involve excavation and fill as necessary to construct a suitable driveway.

Clearing and earthworks are necessary to facilitate construction of the house on the site. The proposed earthworks will involve the excavation and fill of two (2) terraced 'pads' on which the foundations of the house are to be constructed.

2.4 Environmental Considerations

The Applicants' recognise that the Site is situated near to World Heritage rainforest. Accordingly, the Applicants' appreciate the cultural and environmental significance of the locality and the need to limit, so far as practicable, the impact of the proposed development upon the natural environment.

The proposed development necessarily requires the clearing of native vegetation. Such clearing shall not extend beyond that absolutely necessary to facilitate access to the Site and the construction of the house.

Upon the completion of the proposed development, all remaining cleared areas are to be revegetated with native plant species.

The house is to incorporate energy efficient technologies including skylights for natural light, louvers for natural airflow / ventilation, solar hot water and gravity fed water supply. It is anticipated that these technologies will reduce the need for fuel generated power supply.

3. CODE ASSESSMENT – SUBMISSIONS & PROPOSED SOLUTIONS

3.1 Rural Settlement Planning Area Code

The proposed development is the construction of a House for residential purposes.

It is submitted that the proposed use is consistent with the maintenance and enhancement of the natural character of the settlement area, and shall be subservient to the rural character of the area.

It is further submitted that the proposed development takes into account the need to protect areas of vegetation and wildlife/riparian corridors.

3.1.1 Consistent & Inconsistent Uses

Performance Criteria	Acceptable Solution	Proposed Solution
P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area	PS1.1 The proposed use 'House' is not identified as an inconsistent use in the Assessment Table

3.1.2 Site Coverage

Performance Criteria	Acceptable Solution	Proposed Solution
F2 The built form is subservient to the natural environment or the rural character of the area	A2.1 The maximum Site Coverage for all Buildings (including outbuildings) contained on an allotment is 450m ²	PS2.1 The maximum Site Coverage for all proposed Buildings (including outbuildings) contained on the allotment is 172.15m ²

3.1.3 Building Setbacks

Performance Criteria	Acceptable Solution	Proposed Solution
P3 Buildings are set back to: <ul style="list-style-type: none"> • Maintain the natural or rural character of the area; and • Achieve separation from neighbouring buildings and from road frontages 	A3.1 Buildings are set back not less than: <ul style="list-style-type: none"> • A minimum of 40 metres from the property boundary adjoining a State Controlled Road; or • A minimum of 25 metres from the property boundary adjoining the Cape Tribulation Road Frontage; or • 20 metres from the property boundary adjoining any other Road; and • 6 metres from the side and rear property boundaries. 	PS3.1 The allotment does not contain a property boundary adjoining either: <ul style="list-style-type: none"> • A State Controlled Road; or • The Cape Tribulation Road Frontage PS3.2 The buildings are to be set back: <ul style="list-style-type: none"> • Approx 80 metres from the property boundary adjoining Daly Road; • Approx 125 metres from the rear

		boundary; <ul style="list-style-type: none"> • Approx 32 metres from the eastern side boundary; and • Approx 6 metres from the western side boundary.
P4 Buildings / structures are screened from any adjacent Road to maintain the natural or rural character of the area.	A4.1 At the time that a Site is developed for any purposes, the Road frontage setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.	PS4.1 At the time of the Site being developed, the Road frontage setback areas shall be landscaped so that 10 metres of the Setback area immediately adjacent to the Daly Road Frontage, is landscaped with Dense Planting.

3.1.4 Scenic Amenity

Performance Criteria	Acceptable Solution	Proposed Solution
P5 Buildings/structures are designed to maintain the low density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	P5.1 White and shining metallic finishes are avoided on external surfaces in prominent view.	PS5.1 White and shining metallic finishes shall not be used on external surfaces in prominent view.
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	P6.1 No Acceptable Solution	PS6.1 Buildings/structures are sited on areas of the allotment cleared of vegetation in accordance with Local Law – Vegetation Management.

3.1.5 Sloping Sites

Performance Criteria	Acceptable Solution	Proposed Solution
P7 Buildings/structures are designed and sited to be responsive to the constraints of sloping sites.	A7.1 Buildings/structures are Erected on land with a maximum slope not exceeding 15°. <p style="text-align: center;">OR</p> Development proposed to be Erected on land with a maximum slope between 15° and 33° is accompanied by a Geotechnical Report prepared	PS7.1 Buildings/structures are to be Erected on land with a maximum slope not exceeding 33°, in accordance with recommendations of a qualified engineer.

	by a qualified engineer at development application stage.	
P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints,	<p>A8.1 A split level building form is utilised.</p> <p>A8.2 A single plane concrete slab is not utilised.</p> <p>A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	<p>PS8.1 A split level building form is not proposed.</p> <p>PS8.2 A single plane concrete slab is not proposed to be utilised.</p> <p>PS8.3 Voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, shall be screened from view by using lattice/batten screening and/or Landscaping.</p>
P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.	A9.1 Building structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	PS9.1 Building structures shall be sited below any ridgelines and shall not protrude above the surrounding tree level.
P10 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	PS10.1 All stormwater drainage shall discharge to an existing lawful point of discharge so as to avoid any adverse affect upon downstream, upstream, underground stream or adjacent properties.

3.1.6 Sustainable siting and Design of Houses on Sloping Sites and/or on Land Where the Natural Areas and Scenic Amenity Code is Triggered

Performance Criteria	Acceptable Solution	Proposed Solution
P11 A House sited on hillside land is sited in an existing cleared area, or in an area approved for clearing.	<p>A11.1 A House sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The clearing is limited to 700m² and is sited clear of the High Bank of any Watercourse.</p> <p>A11.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	<p>PS11.1 The House is to be sited in an area approved for Clearing under the Local Law – Vegetation Management and shall not be cleared until development occurs. The clearing shall be not more than 700m². No Watercourse traverses the allotment.</p> <p>PS11.2 The approved area for the Clearing of the House shall not be cleared until a Building Permit is issued.</p>

P12 A House sited on hillside land is sited and designed to ensure that it is subservient to the surrounding natural environment.	A12.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	PS12.1 The House is to be effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.
P13 The exterior finishes of a House complements the surrounding natural environment.	A13.1 The exterior finishes and colours of Building/s are non reflective and complement colours of the surrounding vegetation and viewshed.	PS13.1 The exterior finishes and colours of Building/s shall be non reflective and shall be of green / brown tones to complement colours of the surrounding vegetation and viewshed.
P14 A House is designed to be energy efficient and functional ins a humid tropical rainforest environment.	A14.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	<ul style="list-style-type: none"> PS14.1 The development shall incorporate building design features and architectural elements as detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements

3.2 Settlement Areas North of the Daintree River Locality Code

It is submitted that the proposed development is consistent with preserving the forested landscape character of the locality, and the particular settlement area having a character which is complementary to the values of the WTWHA.

It is submitted that the proposed development is low key, and sustainable and within the development limits imposed by the Daintree River ferry crossing, the vehicular capacity of the Alexandra range crossing and the local road network.

It is submitted that the proposed development is sensitive and sympathetic to the remote location in an area of unique biodiversity and scenic amenity value, takes into account the specific values of the area, and is designed and shall be operated to achieve an environmentally sustainable means of residential living.

3.2.1 General Requirements

Performance Criteria	Acceptable Solution	Proposed Solution
P1 The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the locality.	A1.1 The maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	<p>PS1.1 The maximum Height of Buildings/structures shall not exceed 6.5 metres.</p> <p>PS1.2 Buildings/structures shall be 1 Storey.</p> <p>PS1.3 The roof or any ancillary roof features shall not exceed a</p>

		maximum Height of 3.5 metres.
P2 Development is connected to sustainable on Site infrastructure services.	<p>A2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p>A2.2 On any roof exceeding 100m², gutters are installed and the flow diverted to a storage tank.</p> <p>A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p>	<p>PS2.1 Water is to be stored in a 'primary' 20 – 30, 000 storage tank. The tank is to be sited so as to be accessible by fire trucks (see Infrastructure Plan marked "Annexure I"), and is to be fitted with a 50 mm ball valve with a camlock fitting.</p> <p>A 'secondary' tank of approx 5,000L capacity is to be sited above roof height of the House (see Infrastructure Plan marked "Annexure I"), to be utilised for gravity fed water supply. Both tanks shall be installed and connected prior to occupation and sited so as to be surrounded by dense vegetation, and are to be green in colour so as to be visually unobtrusive.</p> <p>Both tanks shall be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p>PS2.2 Gutters shall be installed and the flow diverted to the primary storage tank.</p> <p>PS2.3 A petrol powered inverter generator to be installed and connected prior to occupation and shall be sited so as to be screened from the road.</p>
P3 Onsite wastewater does not adversely affect impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	A3.1 No Acceptable Solution	PS3.1 Wastewater shall be diverted to an approved wastewater management system, in accordance with the Wastewater Report marked "Annexure L".
P4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> • Not located within 100 	<p>PS4.1 It is not proposed that groundwater is to be used.</p> <p>PS4.2 It is not proposed that surface</p>

	<p>metres of a septic disposal trench; and</p> <ul style="list-style-type: none"> • Not located within 100 metres of another bore. <p>A4.2 Surface water is to be used for domestic purposes only.</p>	<p>water is to be used.</p>
<p>P5 Development does not adversely affect areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality</p>	<p>A5.1 No acceptable solution</p>	<p>PS5.1 The allotment does not contain a Watercourse, nor is the allotment subject to tidal inundation.</p> <p>PS5.2 The proposed development is not prone to affect areas of sensitive natural vegetation.</p>
<p>P6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.</p>	<p>A6.1 The exterior finishes and colours of Buildings are non reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>A6.2 Buildings must be designed such that natural light is maximised and the need for internal lighting during daylight hours is minimised.</p> <p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>PS6.1 The exterior finishes and colours of Building/s shall be non reflective and shall be of green / brown tones to complement colours of the surrounding vegetation and viewshed.</p> <p>PS6.2 'Skylights' shall be used in all rooms of the House wherever practicable.</p> <p>PS6.3 The development shall incorporate building design features and architectural elements as detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements</p> <p>PS6.4 The generator proposed to be installed to supply power to the House shall be an inverter generator (low noise) or shall be enclosed in a sound insulated building with a residential approved muffler. In either case, the noise level generated shall be less than 65 dBA when measured from a distance of 7 metres.</p> <p>PS6.5 All fuel storage associated with the on site generator shall consist of less than 20 Litres at all times.</p>
<p>P7 Landscaping of development Sites ensures the native landscape</p>	<p>A7.1 Landscaping utilises only native species and complies with the requirements of</p>	<p>PS7.1 Only nominal Landscaping is proposed to comply with applicable Codes. Any Landscaping</p>

character of the Locality is dominant.	<p>Planning Scheme Policy No 7 – Landscaping</p> <p>AND</p> <p>All of the existing landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan</p>	<p>undertaken to effect such compliance shall utilise only native species and shall comply with the requirements of Planning Scheme Policy No 7 – Landscaping</p> <p>AND</p> <p>All of the existing landscaping shall be retained and all of the proposed Landscaping shall be 100% endemic or native species.</p>
F8 Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.	A8.1 Site Access driveways comply with the relevant requirements of Planning Scheme Policy No.6 – FNQROC Development Manual	PS8.1 The proposed Site Access driveway shall comply with the relevant requirements of Planning Scheme Policy No.6 – FNQROC Development Manual.
F9 The onsite impacts on natural flow regimes and erosion and sedimentation are minimised.	<p>A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilisation has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve and damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management</p> <ul style="list-style-type: none"> • Maintains natural flow regimes; • Minimises impervious surfaces; • Avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion. 	<p>PS9.1 Given the sloping nature of the property on which the Site is located, it is necessary that Excavation and Fill will exceed 5% of the cleared area of the lot, noting however that the anticipated cleared area will not exceed 500m².</p> <p>PS9.2 Erosion and sediment controls shall be incorporated during construction and shall be maintained until revegetation has occurred.</p> <p>PS9.3 Disturbance or damage to tree roots shall be restricted to that necessary for the purposes of excavating a suitable site for the House, with the object of minimising erosion and sedimentation, and maintaining natural flow regimes</p> <p>PS9.4 On site drainage and stormwater management shall be consistent with the natural flow regimes by positioning stormwater diversion channels at the high side of the Site</p>

P10 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	PS10.1 The proposed Development does not detract from or adversely affect the operation of any Indigenous Land Use Agreement (ILUA).
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3.2.2 General Requirements – House

Performance Criteria	Acceptable Solution	Proposed Solution
P11 Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site.	<p>A11.1 The elements of development and Access to the site are included in a Designated Development Area</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p>A11.3 Any new clearing is limited to a maximum area of 700m² and is sited clear of the High Bank of any Watercourse.</p>	<p>PS11.1 Particulars of the proposed development and Access relevant to the minimisation of the loss of vegetation and habitat connectivity on Site, are contained in the Designated Development Area Plan marked “Annexure J”.</p> <p>PS11.1 Development shall be sited in areas of the allotment cleared of vegetation in accordance with the regulations. It is anticipated that the cleared area shall not exceed 400m², but in any event shall not exceed a maximum area of 700m², upon the issue of a Building Permit.</p> <p>No Watercourse traverses the allotment.</p>
P12 All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	A12.1 No Acceptable solution	PS12.1 The proposed development does not affect existing native vegetation, other than that required to be cleared to provide for the construction of a House and Access thereto.
P13 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be</p>	<p>PS13.1 Any fencing shall surround only the cleared area around the House and all associated gates shall be self closing.</p> <p>PS13.2 External lighting shall be kept to the minimum necessary for orientation, safety and security. ‘Sensor’ lights are proposed to be used to illuminate front and rear</p>

	illuminated. Where appropriate, outdoor lights are controlled by movement detectors and /or have timers.	entrances to the House and vehicle Access and manoeuvring area. Flood lights shall not point up and areas of retained vegetation shall not be illuminated.
P14 House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.	<p>A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p>A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p> <p>A14.3 Vehicular Access is constructed prior to the construction of the House.</p>	<p>PS14.1 Vehicle Access shall limited to one access and shall be clear of significant vegetation, any Watercourse. Driveway construction shall be appropriate to the sloping nature of the land.</p> <p>14.2 Vehicular Access shall be not more than 4 metres in width and shall follow the contours of the Site, avoid large tree specimens and/or significant vegetation and habitat corridors and shall be constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p> <p>PS14.3 Vehicular Access shall be constructed prior to the construction of the House.</p>

3.3 Land Uses Code – xii House Code

It is submitted that the proposed development shall be complimentary to surrounding development.

It is submitted that the proposed development, being appropriately located, shall not adversely impact on the environment, and shall contribute to the creation of a sense of place within the area.

3.3.1 General

Performance Criteria	Acceptable Solution	Proposed Solution
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	<p>A1.1 A lot contains no more than one House.</p> <p>A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.</p>	<p>PS1.1 The lot shall contain only one House.</p> <p>PS1.2 No Ancillary Outbuildings are proposed.</p>
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	PS2.1 The House shall be used by one Household only.

<p>P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.</p>	<p>A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem.</p> <p>A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.</p>	<p>PS3.1 A minimum of 2 vehicle spaces shall be provided on Site</p> <p>PS3.2 One designated car space shall be located at least 6 metres from the Main Street Frontage</p>
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3.4 Filling & Excavation Code

It is submitted that the proposed development shall incorporate filling and excavation work undertaken by a qualified provider of excavation and filling services.

It is submitted that the proposed development shall not:

- affect the visual/scenic amenity values of the Shire;
- cause flooding or drainage problems;
- impact upon the environment of the area;
- cause land instability; or
- adversely impact upon the utility services.

3.4.1 General

Performance Criteria	Acceptable Solution	Proposed Solution
<p>P1 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.</p>	<p>A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.</p> <p>A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> <p>A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property.</p>	<p>PS1.1 The height of cut and/or fill shall not exceed 2 metres in height.</p> <p>PS1.2 Any cuts shall be supported by batters, retaining or rock walls. Any associated benches/terraces shall be capable of supporting mature vegetation.</p> <p>PS1.3 Any cuts shall be screened from view by the siting of the Building/structure.</p> <p>PS1.4 Topsoil from the Site shall be retained from cuttings and reused on benches/terraces.</p> <p>PS1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, shall be located closer than 600 mm to any boundary of the property.</p>

	A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	PS1.6 Any non-retained cut and/or fill on slopes shall be stabilised and protected against scour and erosion by grassing.
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3.4.2 Visual Impact and Site Stability

Performance Criteria	Acceptable Solution	Proposed Solution
P2 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.	<p>A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500m² whichever is the lesser</p> <p>A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>PS2.1 Given the sloping nature of the property on which the development is to occur, it is anticipated that filling or excavation shall exceed 40% of the Site, noting that the anticipated Site area shall be not more than 500m².</p> <p>PS2.2 Filling and excavation shall not occur within 2 metres of the Site boundary.</p>

3.4.3 Flooding & Drainage

Performance Criteria	Acceptable Solution	Proposed Solution
P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent road services.	<p>A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or road reserves.</p> <p>A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>A3.3 Filling and excavation does not result in an increase in the volume of water in a Watercourse and overland flowpaths.</p> <p>A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development</p>	<p>PS3.1 Filling and excavation shall not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>PS3.2 Filling and excavation shall not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>PS3.3 Filling and excavation shall not result in an increase in the volume of water in a Watercourse and overland flowpaths.</p> <p>PS3.4 Filling and excavation shall comply with the specifications set out in the Planning Scheme Policy</p>

	Manual.	No. 6 – FNQROC Development Manual.
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3.4.4 Water Quality

Performance Criteria	Acceptable Solution	Proposed Solution
F4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No. 6 – FNQROC Development Manual.	PS4.1 Filling / excavation shall not result in a reduction of the water quality of receiving waters.

3.5 Landscaping Code

It is not proposed that substantial and /or non-mandatory Landscaping be undertaken in the course of the development.

Any landscaping undertaken shall incorporate plants, consisting of native and endemic species, which encourage biodiversity and maintain and strengthen the tropical and native landscape character of the Shire.

All existing vegetation on the Site shall be retained, protected during works and shall be integrated with the built environment.

3.5.1 Landscape Design

Performance Criteria	Acceptable Solution	Proposed Solution
P1 Landscape design satisfies the purpose and the detailed requirements of the Code.	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No. 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>Landscaping is maintained in accordance with the requirements specified in the Code and Planning Scheme Policy No. 7 – Landscaping.</p>	<p>PS1.1 Only nominal Landscaping is proposed to comply with applicable Codes. Any Landscaping undertaken shall comply with all the relevant requirements of the Landscaping Code and Planning Scheme Policy No. 7 – Landscaping.</p> <p>See Landscape Plan marked “Annexure H”.</p>

3.5.2 Landscape Character & Planting

Performance Criteria	Acceptable Solution	Proposed Solution
P2 Landscape contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle story, screening and groundcovers, with palm trees used as accent plants only.</p>	<p>PS2.1 A minimum of 80% of the landscape area shall be open to the sky for sunlight and ventilation.</p> <p>PS2.2 100% native or endemic species shall be utilised in the Landscaping.</p> <p>PS2.3 The Landscaping shall include planting layers comprised of canopy, middle story, screening and groundcovers, with palm trees used as accent plants only.</p>
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p>A3.3 Where there is an existing Landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planting Scheme Policy No 7 – Landscaping.</p>	<p>PS3.1 Existing native vegetation on Site shall be retained and incorporated into the Site design, wherever possible.</p> <p>PS3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site shall be replaced with advanced native species.</p> <p>PS3.3 Similar species as those existing in Daly Rd and the Locality, shall be planted on Site.</p> <p>PS3.4 Any street trees planted shall be 100% native species which enhance the landscape character of the streetscape, chosen from the Plant Species Schedule in Planting Scheme Policy No 7 – Landscaping.</p>
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<p>A4.1 Species are selected in accordance with the Plant Species Schedule in Planting Scheme Policy No 7 – Landscaping.</p>	<p>PS4.1 Species shall be selected in accordance with the Plant Species Schedule in Planting Scheme Policy No 7 – Landscaping.</p>
P5 Shade planting is provided in car parking areas where uncovered or open, and	<p>A5.1 Where car parking areas are uncovered or open, shade trees shall be planted at regular</p>	<p>PS5.1 Shade trees shall be planted adjacent to the driveway.</p>

adjacent to driveways and internal Roadways	intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and Roadways.	PS5.2 1 shade tree shall be provided for every 10 metres along the driveway.
	A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	A5.3 Landscape beds and trees shall be protected by garden edging.
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	
	A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	

3.5.3 Screening

Performance Criteria	Acceptable Solution	Proposed Solution
P6 Fences along street Frontages are articulated with appropriate landscaping.	A6.1 Perimeter fencing to any street frontage complies with the relevant Planning Area Code. A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	PS6.1 No perimeter fencing to any street frontage shall be constructed.
P7 Landscaping within Recreational Areas of any residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area. A7.2 Tree species provide 30% shade over the area within 5 years. A7.3 A minimum of 50% of the Landscaping and Recreation area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures. A7.4 Plants are located to provide shelter and shade to Habitable rooms and outdoor Recreation Areas from the hot summer sun.	PS7.1 At least 1 shade tree shall be provided for the communal BBQ area. PS7.2 Tree species shall provide 30% shade over the area within 5 years. PS7.3 More than 50% of the communal BBQ area shall be landscaped, with trees, shrubs, groundcovers, minimising the expanse of hardstand areas. PS7.4 Plants shall provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.
P8 Undesirable features are screened with Landscaping	A8.1 Landscaping of Dense Plantings is planted along and	PS8.1 Dense Plantings of appropriate trees, shrubs and groundcovers, shall

	near retaining walls, long blank walls of buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	be planted around any water storage tanks, long blank walls, any mechanical and air-conditioning units, clothes drying areas, bin enclosures and any other utility structures.
P9 The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species is planted on Site on land adjoining an area of natural environmental value.	PS9.1 Only Landscaping using similar endemic or native species shall be undertaken.

3.5.4 Streetscape and Site Amenity

Performance Criteria	Acceptable Solution	Proposed Solution
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p>A10.1 Dense Planting along the front of the Site incorporates:</p> <p>Shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</p> <p>Landscape screening of blank walls;</p> <p>Low shrubs, groundcovers and mulch to completely cover unsealed ground.</p> <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <p>1 shade tree for an average of every 75m², growing to the Building eave Height within 5 years of planting;</p> <p>screening shrubs to grow to 3 metres in Height within 2 years of planting;</p> <p>low shrubs, groundcovers and mulch to completely cover unsealed ground.</p> <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <p>Trees planted for an average of every 10 metres where adjacent to a Building;</p> <p>low shrubs, groundcovers and mulch to completely cover unsealed ground.</p>	<p>PS10.1 Dense Planting along the front of the Site shall incorporate:</p> <ul style="list-style-type: none"> • Shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • Landscape screening of blank walls; • Low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>PS10.2 Dense Planting to the rear of the Site shall incorporate:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>PS10.3 Dense Planting to the side boundaries shall incorporate:</p> <ul style="list-style-type: none"> • Trees planted for an average of every 10 metres where adjacent to the House; • low shrubs, groundcovers and

		mulch to completely cover unsealed ground.
P11 Landscaping for non residential development...		NOT APPLICABLE

3.5.5 Maintenance & Drainage

Performance Criteria	Acceptable Solution	Proposed Solution
P12 Landscaped areas are designed in order to be maintained in an efficient manner.	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No. 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common landscaping and recreation areas and planter boxes in accordance with Australian Standards, with one hose lock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>PS12.1 A maintenance program shall be undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No. 7 – Landscaping.</p> <p>PS12.2 A reticulated irrigation system shall be provided to any planter boxes utilised in the communal BBQ area, in accordance with Australian Standards, with one hose lock within that area.</p> <p>PS12.3 No turf areas are proposed.</p> <p>PS12.4 Plant species shall be selected with long life expectancy and minimal maintenance requirements.</p> <p>PS12.5 Mulching shall be provided to all garden beds, to be replenished every year in the ongoing maintenance program.</p>
P13 Stormwater runoff is minimised and reused in landscaping through water infiltration where appropriate.	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works</p> <p>A13.3 Water run-off is reused through draining off hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious</p>	<p>PS13.1 Drainage shall be provided to all paving, turf and garden beds.</p> <p>PS13.2 No Overland flow paths shall be restricted by Landscaping works</p> <p>PS13.3 Water run-off shall be reused through draining off any hard surface areas towards permeable surfaces, turf and garden beds.</p>

	surfaces on the Site.	
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3.5.6 Safety

Performance Criteria	Acceptable Solution	Proposed Solution
P14 Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, access points, parking areas and street corners have a minimum of 3 metres of clear trunk.	PS14.1 All trees located near pathways, the driveway, the access point and parking areas shall have a minimum of 3 metres of clear trunk, unless to do so requires the removal of endemic plant species.
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<p>A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistance species near bushfire prone areas (refer to the Bushfire Risk Overlay on the relevant Locality Map)</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.</p>	<p>PS15.1 Security and foot lighting shall be provided to all common areas, including car parks, entries, the driveway and pathways.</p> <p>A15.2 Hard surfaces shall be stable, non-slippery and useable in all weathers</p> <p>A15.3 Bushfire hazard shall be minimised by the planting of bushfire resistance species.</p>

3.5.7 Utilities & Services

Performance Criteria	Acceptable Solution	Proposed Solution
P16 The location and type of plant species does not adversely affect the functions and accessibility of services and facilities and service areas.	<p>A16.1 Plant species are selected and sited with consideration to the locations of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of buildings</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within</p>	<p>PS16.1 Plant species shall be selected with consideration to the locations of overhead and underground services, and shall be sited well clear of those services.</p> <p>PS16.2 All underground services shall be located under pathways and below the eaves of buildings</p> <p>PS16.3 Any irrigation control device utilised shall be located in the communal BBQ area.</p> <p>PS16.4 Landscaping shall be located to enable trade persons to Access and</p>

	<p>the Site.</p> <p>A16.5 Landscaping does not limit Access to service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>16.6 Landscaping near electric lines or substations.....</p> <p>16.7 Elsewhere....</p> <p>16.8 On a Site adjoining an electricity substation boundary...</p>	<p>view meters and other mechanical equipment within the Site.</p> <p>PS16.5 Landscaping shall not limit Access to service vehicles.</p> <p>PS16.6 No Landscaping is proposed to be undertaken near electric lines or substations.</p>
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3.6 Natural Areas and Scenic Amenity Code

It is submitted that the proposed development is consistent with areas of natural value and environmental significance, and the scenic amenity value of the Shire being retained and conserved.

Accordingly, it is submitted that the proposed development is conducive to maintaining and improving landscape integrity and scenic amenity values and to retaining areas in their natural state and protecting them from obtrusive development.

It is further submitted that the proposed development consistent with the protection of fauna habitat, biodiversity and the unique environmental values of the Shire which are of International significance.

3.6.1 Development in Areas of Natural & Scenic Amenity Value

Performance Criteria	Acceptable Solution	Proposed Solution
P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourses are protected from inappropriate development.	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p>	<p>PS1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities shall be constructed within the DDA identified on the Designated Development Plan (see "Annexure J")</p> <p>PS1.2 No internal Roads are required.</p>
P2 Development does not adversely impact on the natural environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • Adjacent to existing 	PS2.1 Development shall be located on the part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, by being sited as close as possible to an Access Road at the front of the lot.

	<p>development;</p> <ul style="list-style-type: none"> ◦ Within an existing cleared area; ◦ Within a disturbed area with little potential for rehabilitation; ◦ Within an area close to an Access Road ◦ Removed from an identified area of important habitat. 	<p>PS2.2 The Development shall be sited within the DDA so as to minimise visual intrusion on the Site and the surrounding landscape.</p>
	<p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p>	<p>PS2.3 No continuous boundary fence lines or barriers shall be Erected.</p>
	<p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p>	<p>PS2.4 Telecommunications services shall be sited underground, wherever reasonably possible and shall be sited within the DDA (see Designated Development Area Plan marked "Annexure J")</p>
	<p>A2.4 Infrastructure such as water mains , sewers, electricity and telecommunications services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p>	<p>PS2.5 No Internal Roads are proposed.</p>
	<p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p>	<p>PS2.6 The number of infrastructure crossings over the Setback area/riparian corridor shall be minimised so far as possible, to one underground crossing.</p>
	<p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor, or if this is not possible, the number of crossings is minimised.</p>	<p>PS2.7 Setback area/riparian corridors shall be provided and the lowest intensity of development shall occur adjacent to any Setback are/riparian corridor.</p>
	<p>A2.7 Setback area/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p>	<p>PS2.8 Remnant Vegetation shall not be fragmented or alienated.</p>
	<p>AND</p>	<p>PS2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA shall be protected.</p>
	<p>The lowest intensity of development occurs adjacent to any Setback are/riparian corridor.</p>	
	<p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p>	
	<p>A2.9 Any natural, environmental or Scenic Amenity value of any</p>	

	balance area outside the DDA is protected.	
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	A3.1 No Acceptable Solution	PS3.1 The proposed development shall not impact on any aquatic environment.

3.6.2 Setback Areas/Riparian Corridors

Performance Criteria	Acceptable Solution	Proposed Solution
P4 Setback areas/riparian corridors adjacent to Watercourses are provided /maintained or re-established and revegetated with species endemic to the local area.		4.1 The Site of the proposed development does not contain any Watercourse, nor is the Site or proposed development located near or adjacent to a Watercourse.

3.6.3 Use of Setback Areas/Riparian Corridors

Performance Criteria	Acceptable Solution	Proposed Solution
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	<p>PS5.1 Only low key, passive, low impact recreational facilities shall be located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities within the Setback area/riparian corridor, shall not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>

3.6.4 Retaining & Protecting Highly Visible Areas

Performance Criteria	Acceptable Solution	Proposed Solution
P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<p>A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p>A6.2 Any development remains unobtrusive and sited below the tree line and ridge line.</p>	PS6.1 The proposed development shall remain unobtrusive and sited below the tree line and ridge line.

3.7 Vehicle Parking & Access Code

It is not proposed that 'staff' or 'patrons' shall access the Site.

Sufficient vehicle parking shall be provided on Site to cater for resident's vehicular traffic accessing and parking on the Site.

It is submitted that the proposed vehicle access point is safely located and is consistent with the streetscape character and local character and does not disrupt any on street parking arrangements.

3.7.1 Vehicle Parking Numbers

Performance Criteria	Acceptable Solution	Proposed Solution
<p>P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • The desired character of the area in which the Site is located; • The nature of the particular use and its specific characteristics and scale; • The number of employees and the likely number of visitors to the Site; • The level of local accessibility; • The nature and frequency of any public transport serving the area; • Whether or not the use involves the retention of an existing Buildings and the previous requirements for car parking for the Building; • Whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • Whether or not the use involves the retention of significant vegetation. 	<p>A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>PS1.1 Two parking spaces in tandem shall be provided on the Site (see Driveway & Parking Plan marked "Annexure G"), having regard to:</p> <ul style="list-style-type: none"> • The desired character of the area being dominated by vegetation; • The proposed use being that of a residential house on a minor scale; • The nature of the use involving the retention of significant vegetation.

3.7.2 Vehicular Access to the Site

Performance Criteria	Acceptable Solution	Proposed Solution
<p>P6 The location of Access points minimises the conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> • The amount and type of vehicular traffic; • The type of use; • Frontage Road traffic conditions; • The nature and extent of future street or intersection improvements; • Current and future onstreet parking arrangements; • The capacity of the adjacent street system; and • The available sight distance. 	<p>A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards</p> <p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>PS6.1 The location of the Access point to the Site shall be in accordance with the provisions of the relevant Australian Standards (see Driveway & Parking Plan marked "Annexure G")</p> <p>PS6.2 There are no existing Access points to the Site and therefore none that may become redundant.</p> <p>PS6.3 Only one Access point shall be provided to the Site.</p>

3.7.3 Accessibility & Amenity for Users

Performance Criteria	Acceptable Solution	Proposed Solution
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p>	<p>PS7.1 Short term visitor parking shall be provided at the front of the Site, with easy access to the Building entry (see Driveway & Parking Plan marked "Annexure G")</p>
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with disabilities • Cyclists • Motorcyclists • Compact vehicles • Ordinary vehicles • Service delivery vehicles <p>A8.2 Where covered parking areas</p>	<p>PS8.1 The layout of the parking area shall provide for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with disabilities • Cyclists • Motorcyclists • Compact vehicles • Ordinary vehicles • Service delivery vehicles

	are required in accordance with Schedule 1 to the this Code, sails and other secure structural forms of covering provide shade and protection wether protection for vehicles and passengers	A8.2 Any covered parking areas shall utilise sails and other secure structural forms of covering to provide shade and weather protection for vehicles and passengers.
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3.7.4 Access Driveways

Performance Criteria	Acceptable Solution	Proposed Solution
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards	PS9.1 The Access driveway shall be designed in accordance with the provisions of the relevant Australian Standards
P10 The surface constructions materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction material of any adjacent footpath.	PS10.1 Surface construction materials used for the driveway shall be consistent with the current streetscape or character of the area.

3.7.5 Access for People with Disabilities

Performance Criteria	Acceptable Solution	Proposed Solution
P11 Access for people with disabilities is provided to the Building from the parking area and from the street	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards	PS11.1 Access for people with disabilities shall be provided, as required, by the Building Code of Australia and any relevant provisions of the Australian Standards.

3.7.6 Access for Pedestrians

Performance Criteria	Acceptable Solution	Proposed Solution
P12 Access for pedestrians is provided to the Building from the parking area and from the street	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	PS12.1 Defined, safe pedestrian pathways, which include the driveway, shall be provided to the Building entry from the parking area and from the street.

3.7.7 Access for Cyclists

It is not proposed that the Site shall be open to cyclists

3.7.8 Dimensions of Parking Spaces

Performance Criteria	Acceptable Solution	Proposed Solution
P14 Parking spaces have adequate areas and dimensions to meet user requirements	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle car parking spaces meet the requirements of the relevant Australian Standards...	PS14.1 Car parking spaces shall meet the requirements of the relevant Australian Standard.

3.7.9 On Site Driveways, Manoeuvring Areas and Parking Standing Areas

Performance Criteria	Acceptable Solution	Proposed Solution
<p>P15 On Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> • Are at gradients suitable for intended vehicle use; • Consider the shared movements of pedestrians and cyclists; • Are effectively drained and surfaced; and • Are available at all times they are required. 	<p>A15.1 On Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <p>Are sealed in urban areas...</p> <p>Have gradients and other design features in accordance with the provisions of the relevant Australian Standards;</p> <p>Drain adequately and in such a way that adjoining and downstream land is not adversely affected.</p> <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>PS15.1 The Site driveway, vehicle manoeuvring and loading/unloading area:</p> <ul style="list-style-type: none"> • Shall have gradients and other design features in accordance with the provisions of the relevant Australian Standards; • Shall drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>PS15.2 Parking areas shall be kept and used exclusively for parking and shall be maintained in a suitable condition for parking.</p>

3.7.10 Vehicle Circulation, Queuing and Set Down Areas

Circulation and turning areas shall comply with the provisions of the relevant Australian Standards.

It is not expected that vehicle queuing, set down or special vehicle parking will take place on the Site.

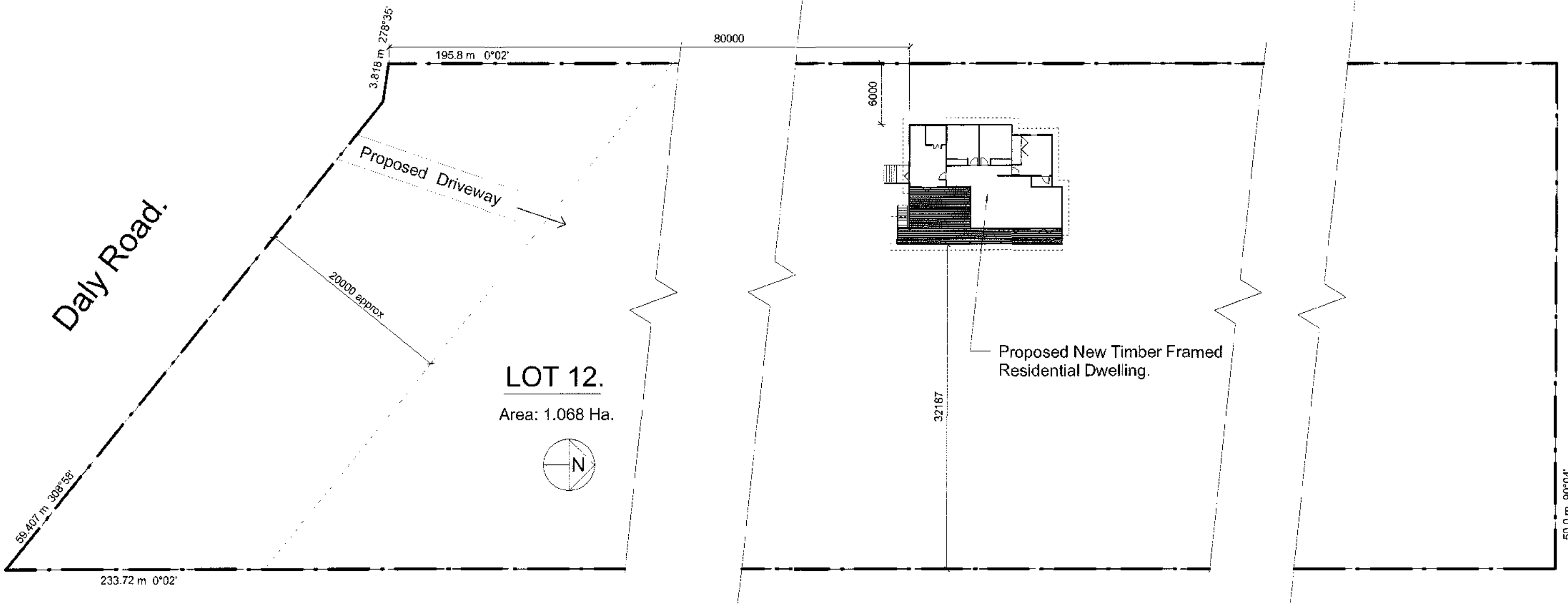
**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

**Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865**

Annexure A

Site Plan

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GORDONVALE. 4865.
TEL:- 07 40561480.
FAX :- 07 40562728.
MOBILE:- 0418 784923.
E-MAIL:- rst54285@bigpond.net.au

BSA Building Design -
Medium Rise.
Licence No. 63140.

Start Date:- 16 / 01 / 2009

Signature:- 6 / 05 / 2009

Consulting Engineers:-
WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2.
(Cyclonic).

Date:-

C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375. Pty Ltd.
203 Buchan Street Cairns, Qld. 4870. Ph: 07 40312775
Fax: 07 4051 9013

AMENDMENTS:

- 1.
- 2.
- 3.
- 4.
- 5.

All Materials, Details and Sizes to be Certified by
Engineer. Builder to Consult the Engineer if there is
anything which is not clear & any changes to this Plan
before any more work is started.

Project Name:
Proposed Low Set Timber
Framed Residential Dwelling.

Client Name:
Shaune Williams & Tanjil Whitnell

Project Address:
Lot 19 Daly Road, Kimberley Qld.

Sheet Name :
Site and Drainage Plan

Local Authority: Cairns Regional
Council.

Area: 1.068 Ha.

Lot 19

Plan No: RP-740684

Wind Classif: C2.

Soil Classif: M

Scale:- 1 : 400

DWG:
A3 - 9

Finished Date:
6 / 05 / 2009

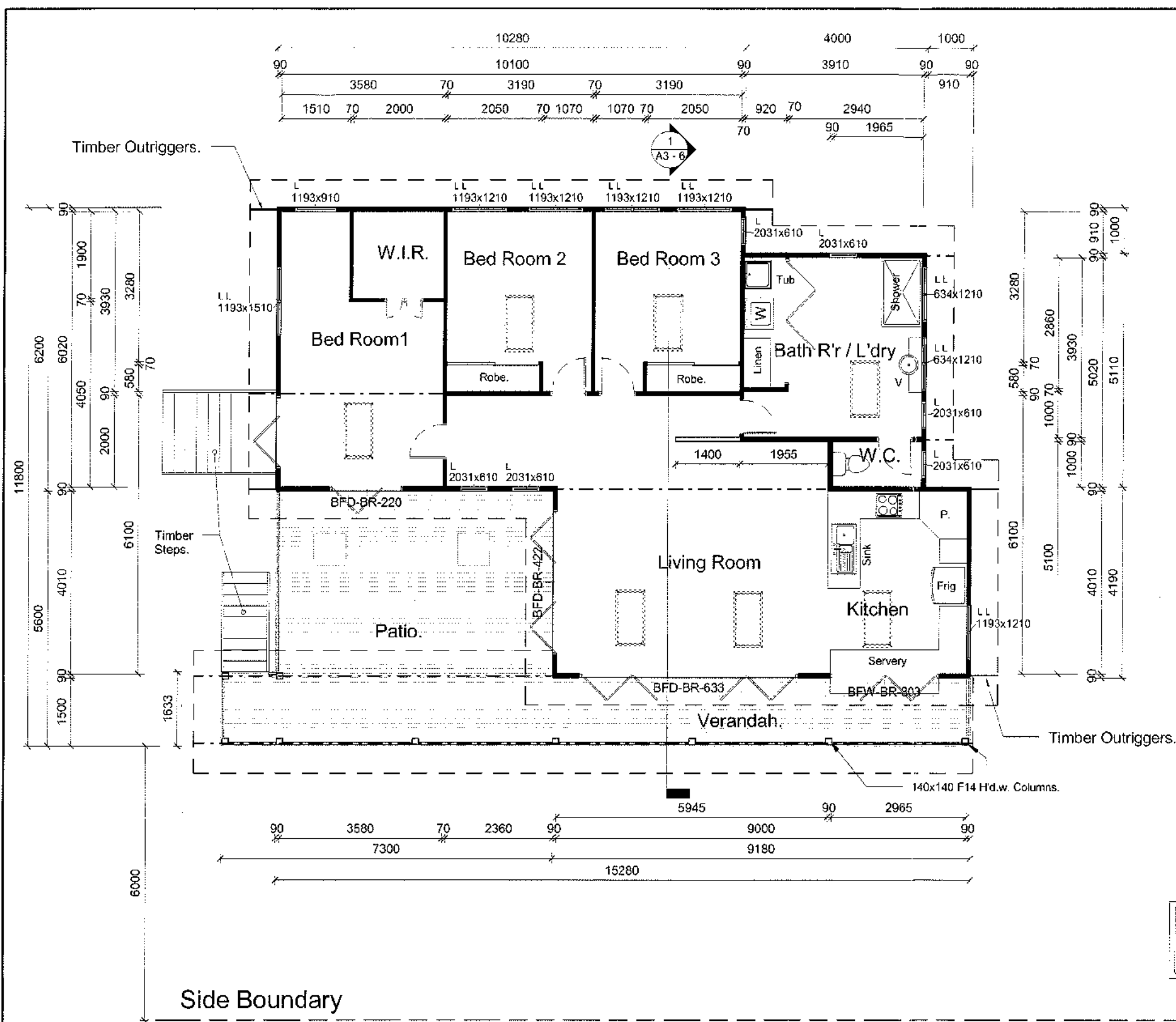
**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865

Annexure B

Floor Plan

C:\Documents and Settings\Ron\My Documents\RDS Revit 2009 DWG Files\Williams Shaune.rvt



Room Schedule		
Name	Area	Floor Finish
Living Room	51.34	Timber
Bed Room 1	17.47	Timber
Bath R'r / L'dry	15.38	Tiles
Bed Room 2	12.49	Timber
Bed Room 3	12.49	Timber
W.I.R.	3.80	Timber
W.C.	1.97	Timber
Grand total: 7	114.95	

Area Schedule (Total Floor Area)	
Name	Area
Main Living Area	122.26
Patio/Verandah Area	49.89
Grand total: 2	172.15

General Design Notes :-

ALL CONSTRUCTION SHALL BE BUILT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.), A.S.1684 Part 3 Residential timber - framed construction. Cyclonic area C 3. ALL RELEVANT AUSTRALIAN STANDARDS, AND ALL STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.

ALL PLUMBING AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEWERAGE AND WATER SUPPLY ACT, LOCAL AUTHORITY REQUIREMENTS, AND ALL RELEVANT AUSTRALIAN STANDARDS. (AS/NZS 3500).

All Materials, Details and Sizes to be Certified by Engineer. Builder to Consult the Engineer if there is anything which is not on this Plan before any more work is started.

SMOKE ALARMS MUST COMPLY WITH A.S.3786. PROVIDE SELF-CONTAINED SMOKE ALARM SYSTEM AND ARE TO BE CONNECTED TO THE MAIN (240V) POWER SUPPLY AND SUCH ALARMS TO HAVE A BATTERY BACKUP. ALL ALARMS TO BE INTERCONNECTED SO THAT ALL ALARMS ARE ACTIVATED SIMULTANEOUSLY AND INSTALLED IN ACCORDANCE WITH A.S.1670.

LEGEND :-

(S) — SMOKE ALARMS.

— 900mm Dia min Fan.

1 Top of Joists
1 : 100

2 General Design Notes C2
1 : 100

RDS
BUILDING DESIGNER.
RONALD D. STEVENS.

18 HAWKINS ST.,
GORDONVALE, 4865.
TEL:- 07 40561480.
FAX :- 07 40562728.
MOBILE:- 0418 784923.

building designers
association of
queensland inc.

E-MAIL:- rst54285@bigpond.net.au

**Building Design -
Medium Rise.**
Licence No. 63140.

Signature: *R.D. Stevens* 1 / 02 / 2009

Consulting Engineers:-
WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2.
(Cyclonic).

C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375. Pty. Ltd.
203 Buchan Street, Cairns, Qld. 4870. Ph: 07 40312775
Fax: 07 4051 9013

All Materials, Details and Sizes to be Certified by
Engineer. Builder to Consult the Engineer if there is
anything which is not clear & any changes to this
Plan before any more work is started.

Revision:

Sheet Name:	Floor Plan.
Start Date:	16 / 01 / 2009
Drawing File:-	Williams Shaune
Project Name:	Proposed Low Set Timber Framed Residential Dwelling.
Client Name:	Shaune Williams & Tanjil Whitnell
Project Address:	Lot 19 Cape Tribulation Road, Kimmerley Qld.
Local Authority:	Cairns Regional Council.
Lot 19	Area: 1.068 Ha.
Plan No: RP-740684	DWG:
Wind Classif: C2.	A3 - 1
Soil Classif: M	Finished Date:
Scale:-	1 : 100
1 : 100	1 / 02 / 2009

1/02/2009 11:27:53 PM

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865

Annexure C

North & West Elevation

RDS
BUILDING DESIGNER.
RONALD D. STEVENS.

18 HAWKINS ST.,
GORDONVALE 4865.
TEL: 07 40561480.
FAX: 07 40562728.
MOBILE: 0418 784923.
E-MAIL: rst54285@bigpond.net.au

building designers association of queensland inc.

B.S.A. Building Design -
Medium Rise.
Licence No. 63140.

Signature: *R.D. Stevens* 1/02/2009

Consulting Engineers:-
WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2.
(Cyclonic).

C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375. Pty. Ltd.
203 Buchan Street, Cairns, Qld. 4870. Ph: 07 40312775
Fax: 07 4051 9013

All Materials, Details and Sizes to be Certified by
Engineer. Builder to Consult the Engineer if there is
anything which is not clear & any changes to this
Plan before any more work is started.

Revision:

Sheet Name:
North and West Elevations

Start Date:
16 / 01 / 2009

Drawing File:
Williams Shaune

Project Name:
Proposed Low Set Timber
Framed Residential Dwelling.

Client Name:
Shaune Williams & Tanjil Whitnell

Project Address:
Lot 19 Cape Tribulation Road,
Kimberley Qld.

Local Authority: Cairns Regional
Council.

Lot 19 Area: 1.068 Ha.

Plan No: RP-740684

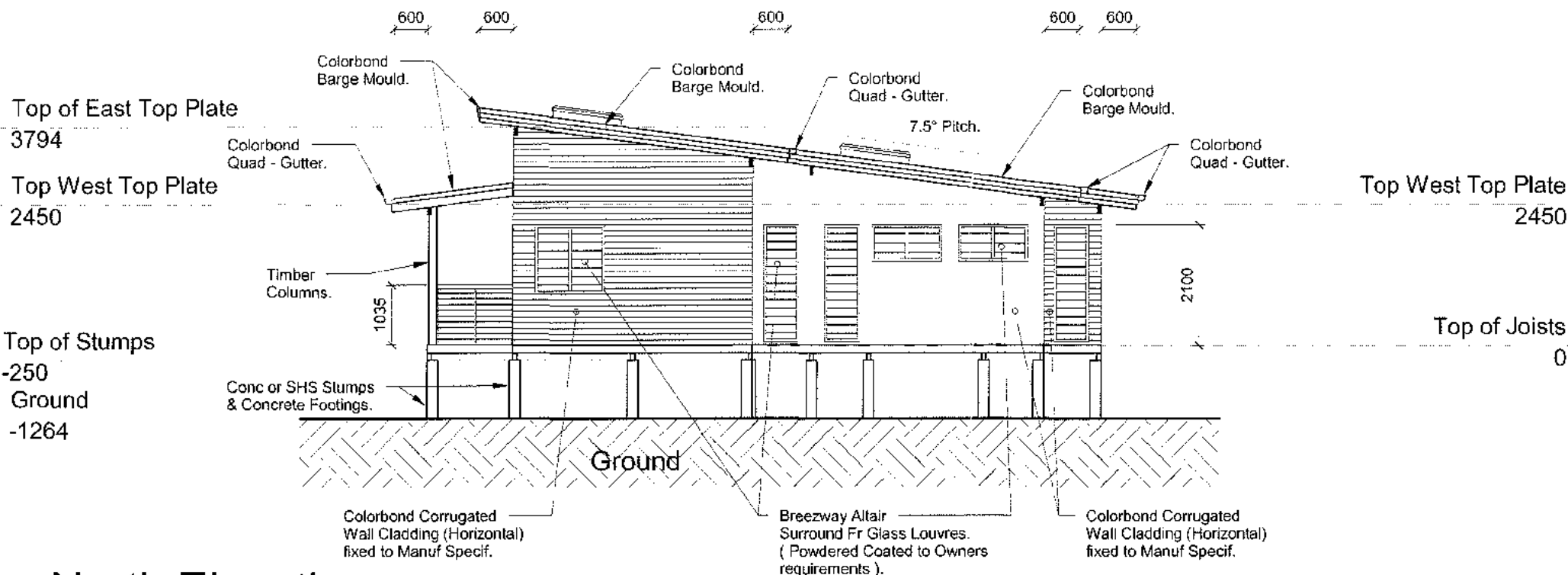
Wind Classif: C2.

Soil Classif: M

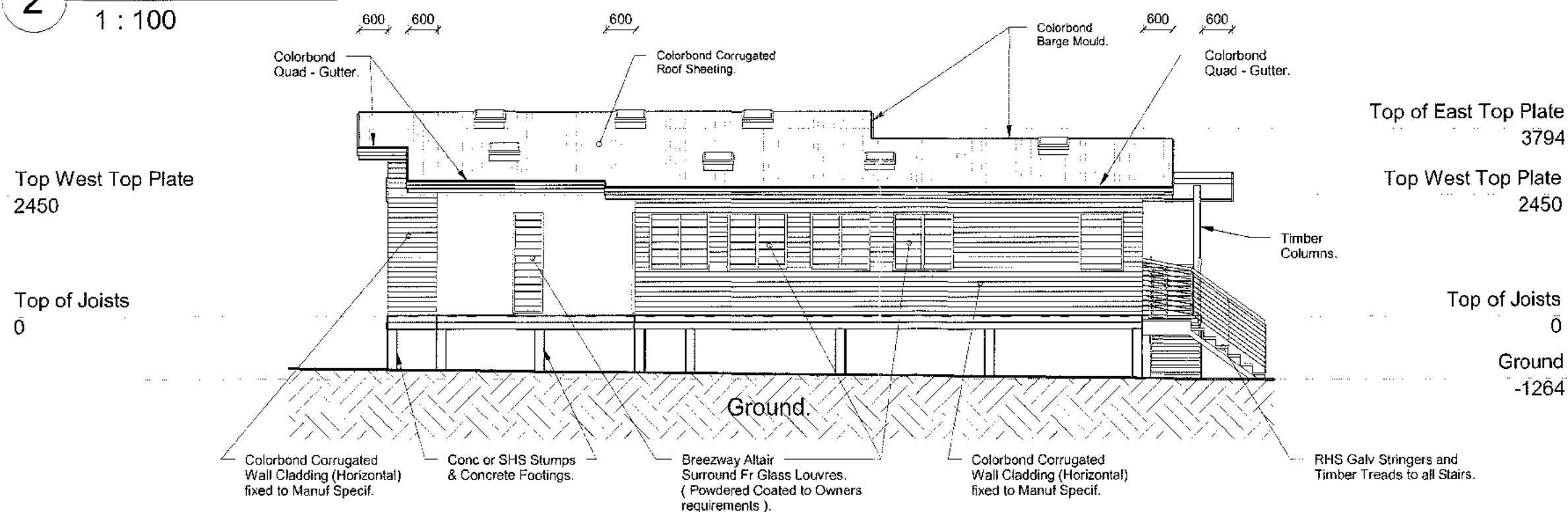
Scale: 1 : 100

Finished Date: 1 / 02 / 2009

DWG:
A3 - 3



2 North Elevation
1 : 100



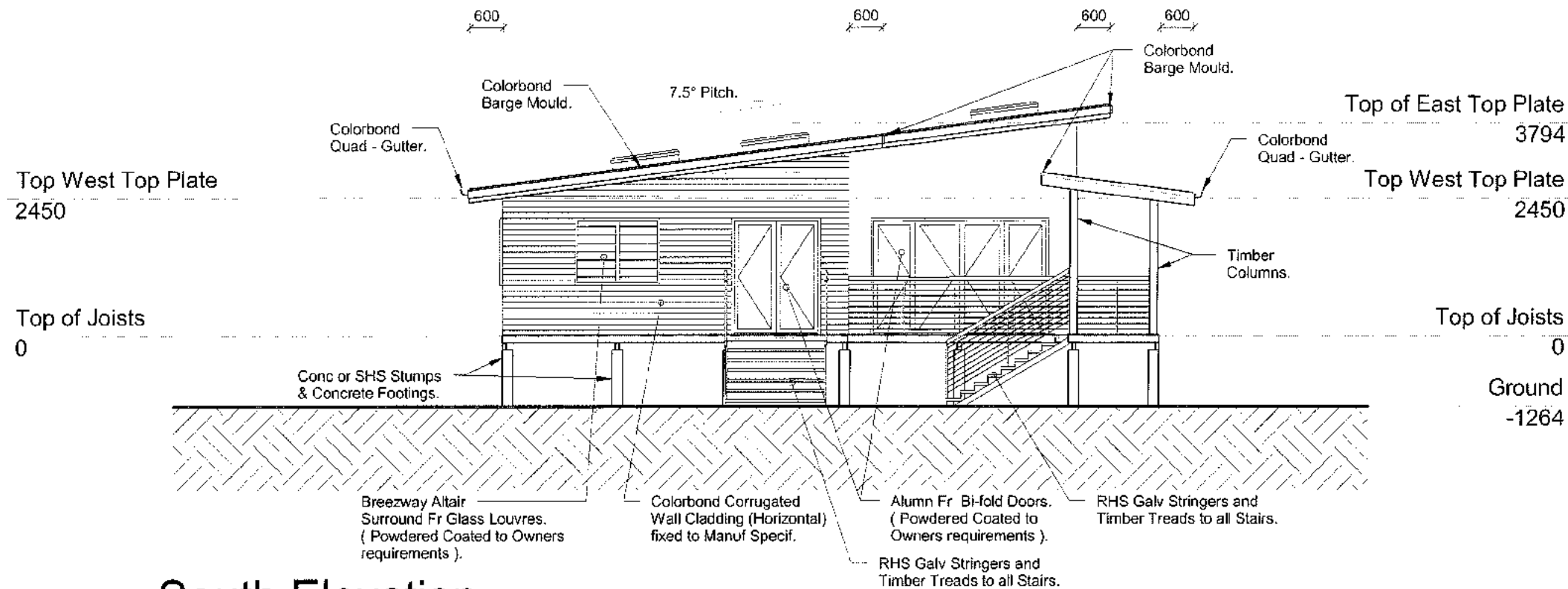
1 West Elevation
1 : 100

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

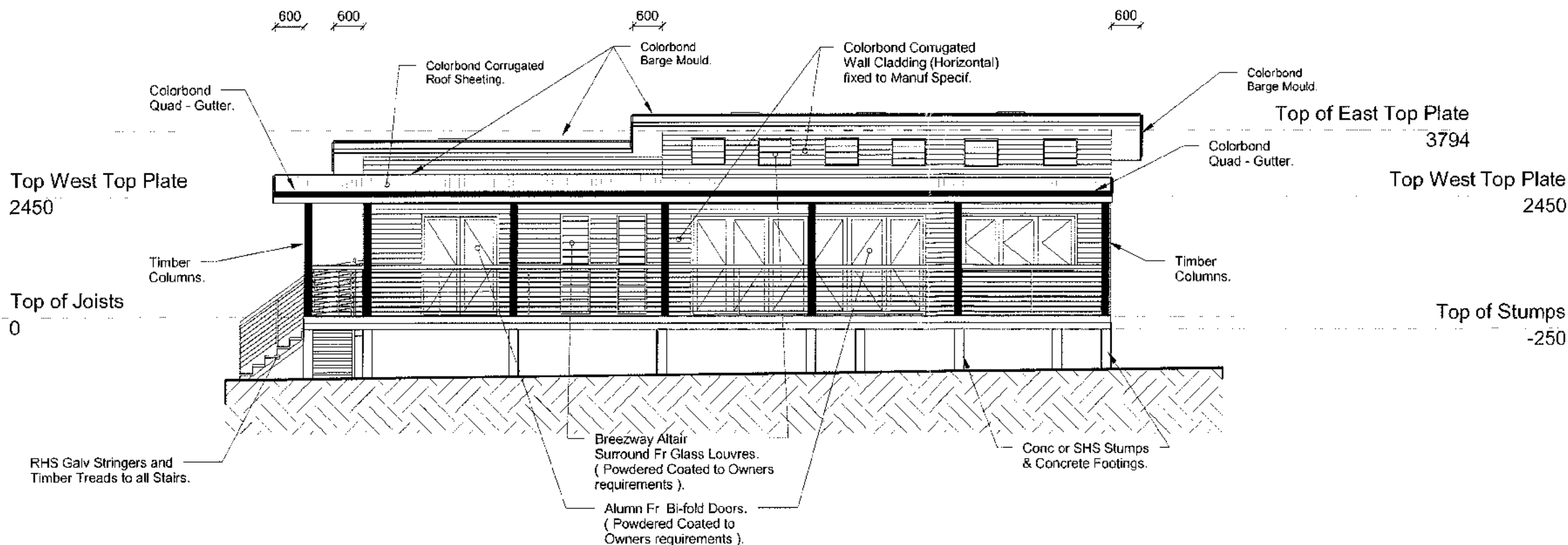
**Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865**

Annexure D

East & South Elevation



2 South Elevation
1 : 100



1 East Elevation
1 : 100

RDS
BUILDING DESIGNER.
RONALD D. STEVENS.

18 HAWKINS ST.,
GORDONVALE 4865.
TEL: 07 40561480.
FAX: 07 40562728.
MOBILE: 0418 784923.
E-MAIL: rst54285@bigpond.net.au

building designers association of queensland inc.

B.S.A. Building Design -
Medium Rise.
Licence No. 63140.

Signature: *R.D. Stevens* 1 / 02 / 2009
Consulting Engineers:-
WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2.
(Cyclonic).

C.M.G. CONSULTING ENGINEERS
A.C.N. 011 085 375. Pty. Ltd.
203 Buchan Street, Cairns, Qld. 4870. Ph: 07 40312775
Fax: 07 4051 9013

All Materials, Details and Sizes to be Certified by
Engineer. Builder to Consult the Engineer if there is
anything which is not clear & any changes to this
Plan before any more work is started.

Revision:

Sheet Name:
South and East Elevations
Start Date:
16 / 01 / 2009
Drawing File:
Williams Shaune

Project Name:
Proposed Low Set Timber
Framed Residential Dwelling.

Client Name:
Shaune Williams & Tanjil Whitnell

Project Address:
Lot 19 Cape Tribulation Road,
Kimberley Qld.

Local Authority: Cairns Regional
Council.

Lot 19 Area: 1.068 Ha.
Plan No: RP-740684
Wind Classif: C2.
Soil Classif: M
Scale: 1 : 100
Finished Date: 1 / 02 / 2009

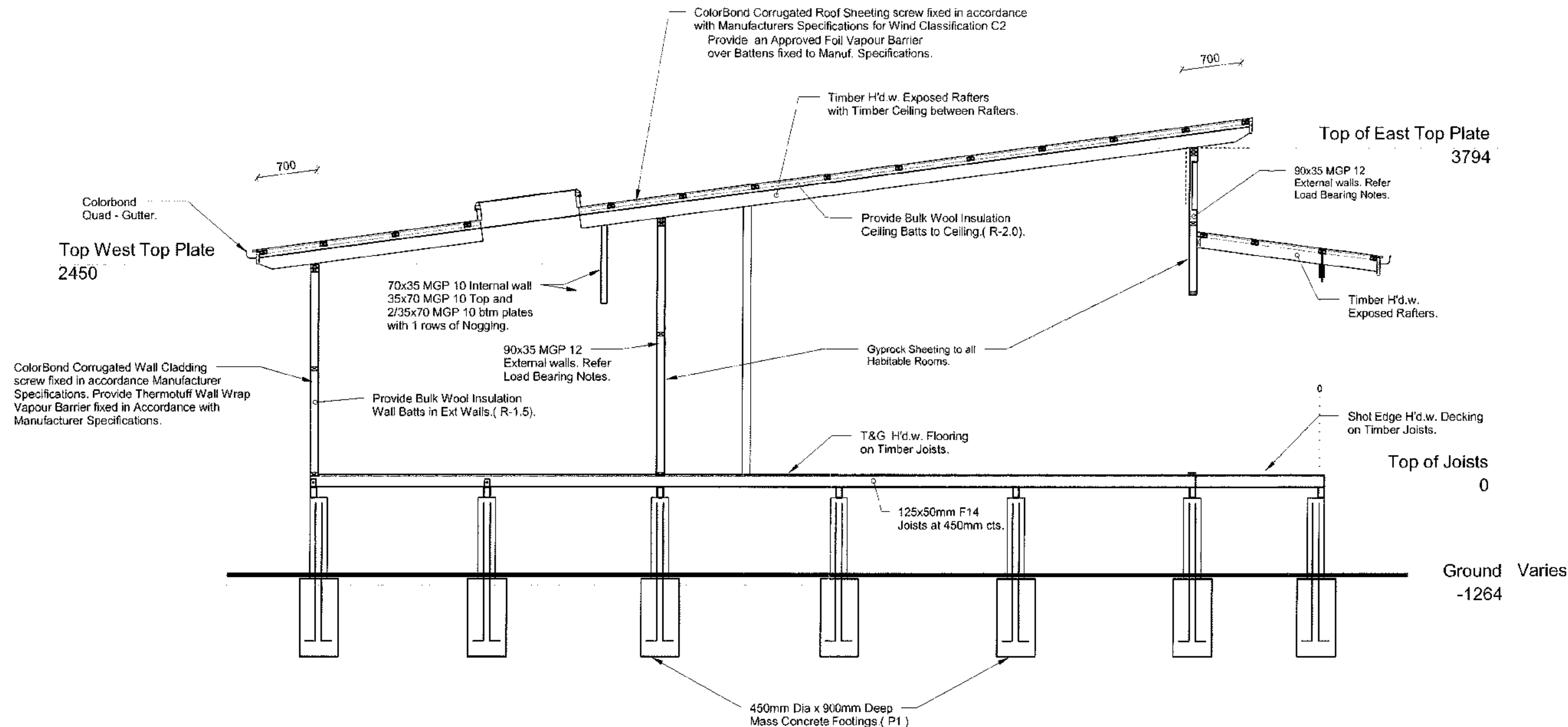
DWG:
A3 - 2

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865

Annexure E

Structural Cross-Section



RDS BUILDING DESIGNER.
RONALD D. STEVENS.
18 HAWKINS ST.
GORDONVALE. 4865.
TEL: 07 40561480.
FAX: 07 40562728.
MOBILE: 0418 784923.
E-MAIL: rst54285@bigpond.net.au

BSA Building Design -
Medium Rise.
Licence No. 63140.
Start Date: 16/01/2009
Signature: *R.D. Stevens* 1/02/2009

Consulting Engineers:-
WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2.
(Cyclonic I).
Date:
C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375. Pty. Ltd.
203 Buchan Street Cairns Qld. 4870. Ph. 07 40312775
Fax: 07 4051 9013

AMENDMENTS:
1.
2.
3.
4.
5.
All Materials, Details and Specs to be Certified by
Engineer. Builder to Consult the Engineer if there is
anything which is not clear & any changes to this Plan
before any more work is started.

Project Name:
Proposed Low Set Timber
Framed Residential Dwelling.

Client Name:
Shaune Williams & Tanjil Whitnell
Project Address:
Lot 19 Cape Tribulation Road,
Kimberley Qld.

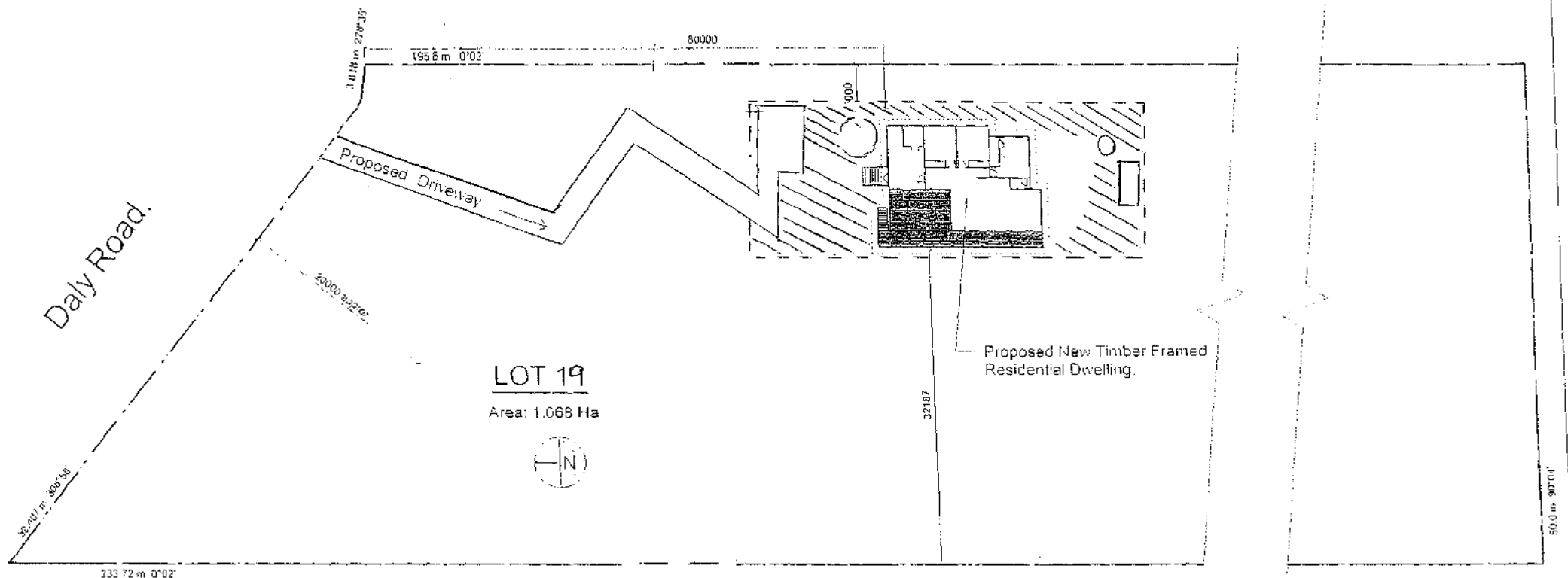
Sheet Name:
Section A - A.
Local Authority: Cairns Regional
Area: 1.068 Ha. Council.
Lot 19
Plan No: RP-740684
Wind Classif: C2.
Soil Classif: M
Scale: 1:50
DWG: A3-4
Finished Date:
1/02/2009

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

**Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865**

Annexure H

Landscaping Plan



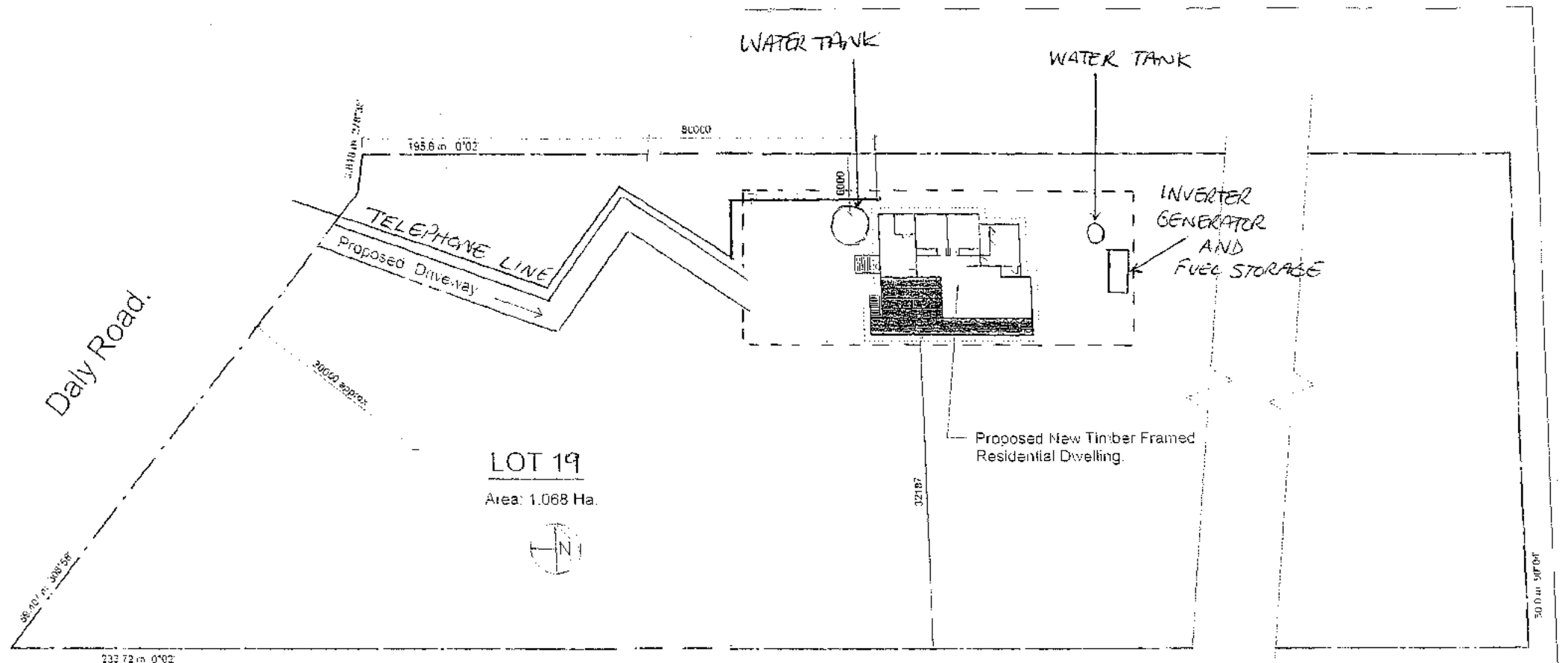
RDS BUILDING DESIGNER RONALD D STEVENS 16 HAWKINS ST. GORDONVALE 4865 TEL: 07 40561400 FAX: 07 40562738 MOBILE: 0418 784923 E-MAIL: rds@rdsdesign.com.au	BSA Building Design Medium Rise Licence No. 63140 Start Date: 16/01/2009 Signature: 6/05/2009	Consulting Engineers: WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN ACCORDANCE WITH CLASSIFICATION C2 Date: DMG CONSULTING ENGINEERS S.E.N. 011 054, 325 203 BROAD STREET GARDENS QLD 4031 Ph: 07 40312218 Fax: 07 4031 9011	AMENDMENTS: 1. 2. 3. 4. 5. All Amendments, Details and Notes to be Certified by Engineer. Engineer is responsible for the accuracy of these drawings when used for construction. In this plan, notes, any other work is required.	Project Name: Proposed Low Set Timber Framed Residential Dwelling.	Client Name: Suzanne Williams & Tanjit Whinnell Project Address: Lot 19 Daly Road, Kimberley Old	Sheet Name: Site and Drainage Plan Local Authority: Cairns Regional Council Area: 1.068 Ha Lot: 19 Plan No: RP-740684 Wind Class: C2 Soil Class: M Scale: 1:400 DWG: A3-9 Final Date: 6/05/2009
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**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865

Annexure I

Infrastructure Plan



RDS BUILDING DESIGNER

RONALD D. STEVENS
 15 HAWKINS ST.
 GORDONVALE 4865.
 TEL: 07 40581490
 FAX: 07 40562729
 MOBILE: 0416 784923.
 EMAIL: rds@bigpond.net.au



Building Design
 Medium Rise.
 Licence No. 63140.

Start Date: 16 / 01 / 2009

Signature: 6 / 05 / 2009

Consulting Engineers:
 WE HEREBY CERTIFY THE STRUCTURAL DETAILS
 AS SHOWN ON THESE DRAWINGS FOR
 CONSTRUCTION IN ACCORDANCE WITH
 (Clause 1)

C.M.G. CONSULTING ENGINEERS
 A/CN 011 061 225 Bx 114
 273 Rochford Street, Cairns Qld 4850, Ph: 07 40312225
 Fax: 07 4031 4813

AMENDMENTS:

1. As Materials, Details and Sizes to be Provided by
 Engineer. Builder to Provide the Engineer of there is
 anything which is not clear & any changes to this Plan
 before any more work is started

Project Name:
 Proposed Low Set Timber
 Framed Residential Dwelling.

Client Name:
 Shaune Williams & Tanyil Whitnell

Project Address:
 Lot 19 Daly Road, Kimberley Qld

Sheet Name:
 Site and Drainage Plan
 Local Authority: Cairns Regional
 Council.
 Area: 1.068 Ha.
Lot 19
 Plan No: RP-74268-1
 Wind Class: C2
 Soil Class: M
 Scale: 1:400

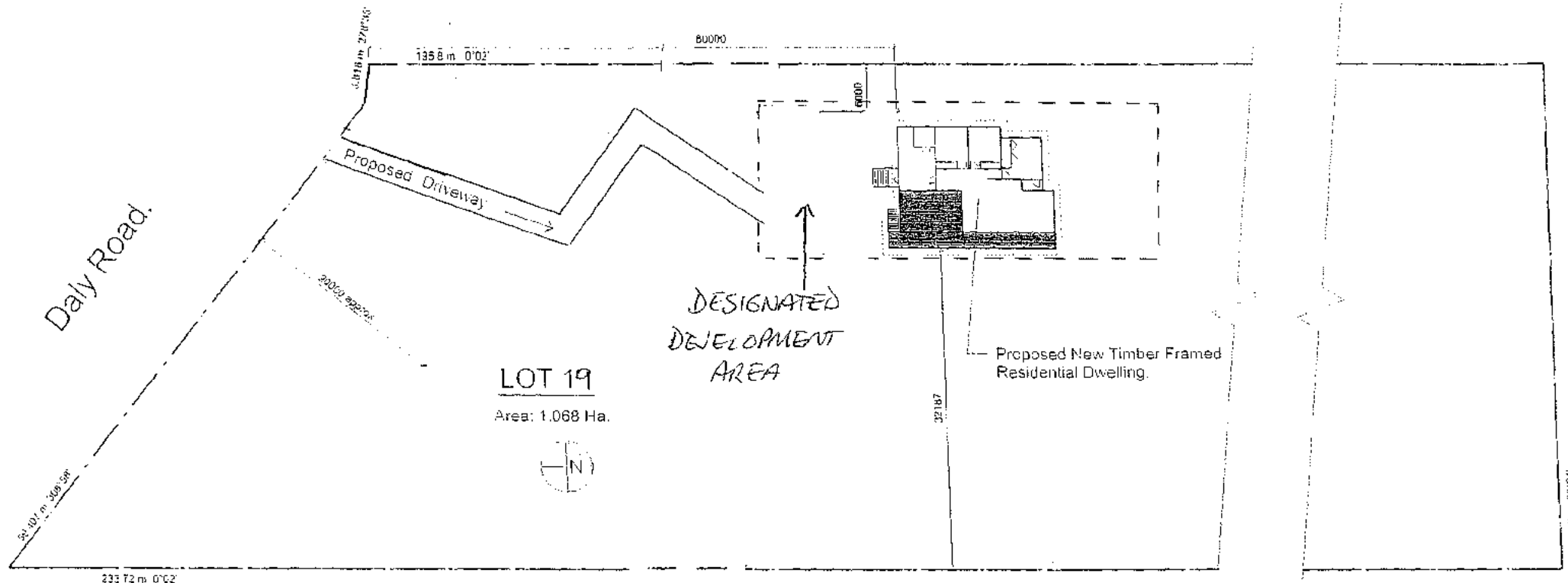
DWG:
 A3-9
 Finished Date:
 6 / 05 / 2009

Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684

Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865

Annexure J

Designated Development Area (DDA) Plan



RDS BUILDING DESIGNER

RONALD D. STEVENS
16 HAWKINS ST.
GORDON VALLEY 3865.
TEL: 07 40561480
FAX: 07 40532723
MOBILE: 0413 784923
E-MAIL: rds4265@bigpond.net.au



BSA Building Design - Medium Rise.
Licence No. 63140
Start Date: 16/01/2009
Signature: [Signature]
Date: 8/05/2009

Consulting Engineers:
WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION BY THE ASSOCIATION C2.
(Contract)
Date:
CMG CONSULTING ENGINEERS
2/24, 411 QNS ST.
2003 Bayside Street, Cairns QLD 4870 Ph: 07 4051 3218
Fax: 07 4051 3213

AMENDMENTS
1. [Amendment]
2. [Amendment]
3. [Amendment]
4. [Amendment]
5. [Amendment]
6. [Amendment]
7. [Amendment]
8. [Amendment]
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96. [Amendment]
97. [Amendment]
98. [Amendment]
99. [Amendment]
100. [Amendment]

Project Name:
Proposed Low Set Timber
Framed Residential Dwelling.

Client Name:
Shaune Williams & Tanjil Whinnell
Project Address:
Lot 19 Daly Road, Kimberley Qld

Sheet Name:
Site and Drainage Plan
Local Authority:
Cairns Regional Council
Area:
1.068 Ha
Lot:
19
Plan No:
RF-740584
Wind Class:
C2
Soil Class:
M
Scale:
1:400
DWG:
A3-9
Finished Date:
8/05/2009

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

**Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865**

Annexure K

Wastewater Plan

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

**Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865**

Annexure L

Wastewater Report



GILBOY HYDRAULIC SOLUTIONS

GJ & TL GILBOY PTY LTD / ACN: 85 105 215 432 / ABN: 105 215 432

Unit 5/131 Scott Street, Bungalow, Cairns

PO Box 857N, North Cairns. 4870

Phone: (07) 4051 5116 Fax: (07) 4051 5016 Mobile: 0439 664623

Email: greg@gilboy.com.au

30th March 2009

RECS Pty Ltd
PO Box 894,
Port Douglas. 4877

Attention: Mr. Peter Dutalis

Dear Sir,

Re:

PROPOSED WILLIAMS & WHITNELL RESIDENCE
ON LOT 19 ON RP 740684, CAPE TRIBULATION ROAD – MOUNT KIMBERLEY
WASTEWATER DISPOSAL

Attached please find a copy of our 'On-Site Sewerage Facility - Site and Soil Evaluation Report' dated 26th March 2009 for the above property, for your information and submission on behalf of the owners Messrs. Shaune Williams and Tanjil Whitnell to Cairns Regional Council for building approval.

The findings from this report and the results from the percolation and soil texture tests have proved that an on-site waste water treatment system to advanced secondary effluent level must be utilized to serve this facility.

The advanced secondary quality on-site waste water treatment system and the absorption, evapotranspiration or sub-surface irrigation effluent disposal method as detailed in our report will provide the required sewerage treatment for this property complying with the current codes and regulations as well as meeting the Cairns Regional Councils – Douglas Region building approval conditions.

It is **not** a requirement under the parameters of this report that a domestic grade grease interceptor trap be fitted to the waste discharge line from the proposed sink if a Biolytix on-site Wastewater Treatment system is used as specified.

The 10 EP advanced secondary quality waste water treatment system has been sized to accommodate the proposed 3 bedroom dwelling.

Results of our calculations for sizing of disposal areas using Australian Standard 1547- 2002 equations are attached for your information.

Prior to any of the works being carried out, notification and approval is required by the Cairns Regional Council Plumbing and/or Engineering Department.

Should you require further information or clarification on this matter, please do not hesitate to contact our office in Cairns on 4051 5116.

Yours faithfully
GILBOY HYDRAULIC SOLUTIONS

GREGORY J. GILBOY

DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S. 1547-2002
SIZING OF DISPOSAL AREA CALCULATIONS

(a) ABSORPTION TRENCH

$$A_w = q / LTAR$$

A_w = wetted area in square metres

q = daily flow in litres

LTAR = long term acceptance rate in lit per day

$$A_w = (3 \text{ Bedrooms} \times 5 \text{ persons} \times 140 \text{ lit per person per day}) / 30$$

$$A_w = 700 / 30$$

$$A_w = 24 \text{ m}^2 \text{ of wetted area required}$$

(b) SIZE OF TRENCH

$$L = A_w / b$$

L = trench length in metres

A_w = wetted area in square metres

b = trench width in metres

$$L = 24 / 0.6$$

$$L = 40 \text{ m of 600mm wide x 600 mm deep absorption trench.}$$

(c) CONCLUSION

Area is available on-site for this amount of absorption trench plus 100% replacement.

This disposal method is an option depending on the level of existing top soil removed during construction of the excavated platform for the disposal area.

DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S. 1547-2002
SIZING OF DISPOSAL AREA CALCULATIONS

(a) EVAPOTRANSPIRATION - ABSORPTION AREA

$$A_e = Nq / E_c - (1-C) \times R + N \times (LTAR)$$

A_e = area in square metres

N = number of days in month

q = daily flow in litres

E_c = average monthly pan evaporation in millimetres

C = rainfall run off co-efficient

R = average monthly rainfall in millimetres

LTAR = long term acceptance rate in lit perday

$$A_e = 30 \text{ days} \times 700 \text{ lit} / 130 - ((1-0.2) \times 132) + (30 \times 30)$$

$$A_e = 21000 / 130 - 105.6 + 900$$

$$A_e = 21000 / 924.4$$

$$A_e = 23 \text{ m}^2 \text{ of area required}$$

(b) LENGTH OF TRENCH

$$L = A_e / B_e$$

L = trench length in metres

A_e = area in square metres

B_e = trench width

$$L = 23 / 1.8$$

$$L = 13 \text{ m of } 1800 \text{ mm wide} \times 600 \text{ mm deep evapotranspiration trench}$$

(c) CONCLUSION

Area available on-site for this amount of evapotranspiration trench plus 100% replacement.

This disposal method is an option depending on the level of existing top soil removed during construction of the excavated platform for the disposal area.

DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S. 1547-2002
SIZING OF DISPOSAL AREA CALCULATIONS

(a) IRRIGATION AREA

$$A_i = q_w / \text{DIR}$$

A_i = irrigation area required

q_w = quantity of effluent generated per week in litres

DIR = design irrigation rate in millimetres per week

$$A_i = 7 \times (4 \text{ Bedrooms} \times 6 \text{ persons} \times 180 \text{ lit/per/day}) / 25$$

$$A_i = 7 \times 700 / 25$$

$$A_i = 4,900 / 25$$

$$A_i = 200 \text{ m}^2 \text{ of landscaped irrigation area.}$$

(b) CONCLUSION

Area is available on-site between the proposed residence and the front boundary for this amount of irrigation.

Care is required to ensure that the final siting of the effluent disposal area is 10m horizontally clear of any intermittent water course.

Insufficient space exists on site for 100% replacement area of the effluent disposal system although this is not a requirement when using sub-surface irrigation under the Code.

On-Site Sewerage Facility

Site and Soil Evaluation Report

1.0 SITE EVALUATOR:

1.1 Name (Principal Evaluator): GJ Gilboy
Company / Agency: Gilboy Hydraulic Solutions
Address: Unit 4, 131 Scott Street, Bungalow, Cairns. 4870
Phone: (07) 4051 5116 Fax: (07) 4051 5016 Email: greg@gilboy.com.au



1.2 Signature of Evaluator:.....Date: 30th March 2009 Project No: SR/081204

2.0 SITE INFORMATION (desk top evaluation):

2.1 Location Details:

Locality: Lot 19 on RP740684, Cape Tribulation Road, Kimberley

Owner: Messrs. Shaune Williams & Tanjil Whitnell

Phone No: C/- RECS Pty Ltd - (07) 40996020

Survey Plan Details: Lot No: 19 on RP740684 Area: 10,068 m²

Local Government: Parish of Alexandra County of Solander

Site Plan Details Attached, Reference No. or Description:

2.2 Soil Type from Soil Maps: Not Applicable

2.3 Climate:

Annual Rainfall: 2245 mm

Annual Pan Evaporation: 1993 mm

General Comments: Heavy Seasonal Rainfall

2.4 Intended Water Supply:

Public Supply ☐
Dam / Creek ☐
Other ☐

Rainfall (Roof Water Collection) ☒
Bore / Well ☐

3.0 SITE ASSESSMENT:

3.1 Topography:

Slope: *Sloping Site from Rear to Front at 1:3*

Ground Cover: *Rainforest Vegetation and Dense Undergrowth*

Geology: *Not Applicable*

Drainage Patterns: *Overland Flow to Intermittent Creeks and Waterways*

Available Clearances: *Vertical Separation Distance = 1.2m*

Boundaries: *4m if lower than Disposal Area & 2m if higher than Disposal Area*

Wells / Bores: *10m – However no wells or bores were observed during on-site assessment*

Creeks / Rivers: *10m – Minor creeks or intermittent water courses were observed on site.*

Embankments: *A number of embankments and sloped ridges were observed.*

Buildings: *No buildings currently on this site*

Stands of Trees / Shrubs: *Heavy Rainforest Vegetation and Undergrowth*

Other (Specify): *Sheet water flow across area where dwelling is planned is evident*

Site History / Land Use: *Rainforest Bushland*

3.2 Environmental Concerns: *Stormwater Drainage overflow across Effluent Disposal Area causing localized flooding and/or saturation of the Land Application Area*

3.3 Site Suitability:

Is expert evaluation necessary? (Delete one) ☒ YES / ☐ NO

If YES, attach suitability report and give details here of: *Not Applicable*

Author: Designation:
Company / Agency..... Date of Report:

3.4 Drainage Controls:

Depth of Seasonal Watertable: WINTER: *Greater Than 1.2m* SUMMER: *Greater than 1.8m*

Need for groundwater cut off drains: ☒ YES / ☐ NO

Need for surface water collector / cut off drains: YES / ☒ NO

3.5 Availability of Reserve / Setback Areas:

Reserve Area available for disposal: *100%*

3.6 Evaluator's Photographs attached: ☒ YES / ☐ NO

4.0 SUBSOIL INVESTIGATION:

4.1 Soil Profile Determination:

Method:	Falling Water	<input checked="" type="checkbox"/>	<i>100mm x 600mm Percolation Test Hole</i>
	Constant Head	<input type="checkbox"/>	
	Test Pit	<input checked="" type="checkbox"/>	
	Soil Texture	<input checked="" type="checkbox"/>	
	Ribbon Test	<input checked="" type="checkbox"/>	<i>Ribbon Length = 40mm</i>
	Other (Specify)	<input type="checkbox"/>	

4.2 Report: *Silty Clay Loams from 0 - 800mm and Medium Clay to 1200mm*

4.3 Estimated Soil Category:

Soil Category	Description	Tick One
1.	Gravels and Sand	<input type="checkbox"/>
2.	Sandy Loams	<input type="checkbox"/>
3.	Loams	<input type="checkbox"/>
4.	Clay Loams	<input checked="" type="checkbox"/>
5.	Light Clays	<input type="checkbox"/>
6.	Medium to Heavy Clays	<input type="checkbox"/>

Reason for Placing in Stated Category: *Site Evaluation, test pit soil texture and ribbon test*

Reason for Design Loading Rate recommendation: *Based on site evaluation,*

Soil texture and ribbon test with design loading rate of 30mm/day and design irrigation rate of 25mm/wkin accordance with AS 1547.

5.0 GENERAL COMMENTS:

5.1 Need for Groundwater Quality Protection: ☒ / NO

5.2 Type of Land Application Facility considered best suited to this site: *Sub-surface Irrigation*

5.3 Evaluator's preliminary assessment of minimum Land Application Area for the site:

*Absorption Trench of 40m long x 600m wide x 600mm deep
Evapotranspiration Bed of 13m long x 1800mm wide x 600mm deep
Sub-surface irrigation area of 200m²*

5.4 Estimated daily flow: *5 persons x 140 lit/person/day = 700 lit/day*

5.5 Design Considerations: *No allowance for future extension or additional bedrooms has been allowed for in these calculations*

5.6 Consultation with other interested parties:

Neighbours	<input type="checkbox"/>	Local Environmental Groups	<input type="checkbox"/>
Environmental Agencies	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Not Applicable	<input type="checkbox"/>	Others	<input type="checkbox"/>

5.7 Report Attached: ☒ / NO

Notice to the Land Owner

Your sanitary drainage installation consists of a septic tank and/or secondary treated aerated waste water treatment system and land application area. To ensure the operational effectiveness of this installation the following advice should be adhered to.

OPERATION AND MAINTENANCE GENERALLY

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

Note: The performance of the land application system may reduce during the time of prolonged rainfall and a standby management plan may need to be implemented.

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

OPERATION & MAINTAINANCE PROCEDURES

Operation and maintenance procedures are undertaken on a regular schedule appropriate to the nature and type of treatment and land application facility. Also taken into consideration is manufacturers requirements and local authority codes at the time of installation and legislative updates applicable to each system.

Continuity of operation and maintenance is achieved throughout changes of ownership and/or changes in the use or development on the site.

OPERATION

Practice and preach water conservation techniques and avoid exceeding the hydraulic capacity of the system or peak loading wherever possible.

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

Do not place materials such as disposable nappies, feminine napkins, paper towels, cigarette butts, bones, sodium products, coffee or tea grounds into the facility.

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

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

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

Be familiar with safety procedures.

Establish a time pattern for desludging of the septic tank and/or other chambers and refill the tank with liquid upon completion.

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

Where appropriate, or required by a condition of approval, enter into an annual service contract with a service agent, and retain all copies of service reports.

SEPTIC TANKS

It is a requirement that an 'Everhard XtraTreat' cylinder polymer outlet filter be fitted to the outlet of the septic tank to prevent excessive suspended solids from entering the land application area.

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

Septic tanks should be desludged when:

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

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

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by householders, and an annual inspection by service contractors should be undertaken to extend the longevity of the land application facility.

Signs of failure include:

- Surface ponding and run-off of treated effluent.
- Degradation of soil structure (sheet or rim erosion, surface crusts, hard surface).
- Poor vegetation growth, and
- Unusual odours.

Soil Texture Mapping Test

Depth	Soil Type	Tick
0 – 100 mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	
100 – 200 mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	
200 – 300 mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	
300 – 400 mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	
400 – 500 mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	
500 – 600 mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	
600 + mm	Gravel and Sand	
	Sandy Loams	
	Loams	
	Clay Loams	✓
	Light Clays	
	Medium to Heavy Clays	

**Development Application
Lot 19 Cape Tribulation Road
Kimberley QLD
Lot 19 on RP 740684**

**Shaune Williams & Tanjil Whitnell
145 Norman Street
Gordonvale QLD 4865**

Annexure M

Soil Test Report



Our ref: 2-2009

Date 26 January, 2009

Shaun Williams & Tanjil Whitnell
145 Norman St
Gordonvale QLD 4865

**CONSULTING ENGINEERS and
BUILDING DESIGN**
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www.recs.net.au

ABN 95 081 197 006
ACN 081 197 006
QRSA Licence No. 1106533

**Subject: Site Investigation – Proposed Residential Dwelling
Lot 19 Daly Road, Kimberly**

RECS Consulting Engineers has carried out a site investigation for a proposed residential dwelling on Lot 19 Daly Road, Kimberly.

It is understood that it is proposed to construct a new building on the Lot. It is further understood that the proposed development generally comprises the construction of up to a two level structure on a suitable building platform.

The aims of the investigation were as follows:

- Evaluate the sub-surface conditions in the area of the proposed residence.
- Comment on site preparation and earthworks procedures.
- Comment on footing options and provide design parameters.

Fieldwork was carried out on 24 January, 2009 and generally comprised a walkover survey and the mapping of exposed batters adjacent to the proposed structures.

The proposed structure is to be located towards the front of the block where the slopes are low and on an elevated platform. The entire Lot has a south easterly aspect which is naturally vegetated and elevates steeply towards the rear.

Based on our experience with this site and with similar projects in the Kimberly area, together with the mapping of exposed batters adjacent to the building platform, the subsurface conditions at the site generally comprise a thin layer of silty clay over highly weathered argillite of the Hodgkinson Formation.

Groundwater was not observed at the time of fieldwork. However significant recent surface flow was evident over the site and any construction should incorporate recommendations of the Australian Geomechanics Society "Good Hillside Practice" copy attached.

Site preparation and earthworks procedures should involve the following:

- Strip and remove topsoil, loose colluvium and soil containing significant amounts of organic materials; and
- Compact the sub-grade with a heavy roller to reveal soft or loose materials. Soft or

loose material that can not be improved by compaction should be removed and replaced with engineered fill; and

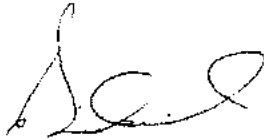
- Place fill where required in uniform horizontal layers not exceeding 200mm loose thickness and compact to achieve a density ratio of at least 95% using Standard Compaction.

It is considered that the natural soils and highly weathered argillite encountered at the site should be suitable for re-use as engineered fill. If required imported fill should comprise what is known locally as "CBR 15 material" and have a Plasticity Index less than 20. Compaction levels should be checked by field density testing during filling.

It is considered that the proposed residence can be supported on a high level footing system such as strip or slab on ground footings. For the purposes of AS2870-1996 the site can be classified as "**Class M**". Following site preparation in accordance with the above site preparation, strip footings or beams for stiffened slab on ground footings can be designed using allowable bearing pressures up to 100kPa. Based on the results of the investigation, total and differential settlements under minor filling and the expected building loads are estimated to be less than 25 mm.

We would be pleased to answer any questions that you may have regarding this matter.

Yours sincerely



Peter Dutailis
Director
MIE Aust, CPEng, NPER, RPEQ, MEIANZ

DEVELOPMENT ASSESSMENT (DAS) RECEIPT SHEET

DEVELOPMENT ASSESSMENT

Date received 8 September 2009

APPLICATION ASSIGNED TO: Michelle Henderson

SITE DETAILS	APPLICATION DETAILS
<p>Site Address: 19L Daley Close, Kimberley</p>	<p>Applicant: Shaune & Tanjil Whitnell</p>
<p>RPD: Lot 19 on RP 740684</p>	<p>Postal Details: 145 Norman Street, Gordonvale, Qld, 4873</p>
<p>Planning Scheme: <div style="border: 1px solid black; padding: 2px;"> Cairns Plan 2005, Cairns Plan 2009, Douglas Shire Planning Scheme 2006 <u>Douglas Shire Planning Scheme 2008.</u> </div> </p>	<p>Parcel No. 6611</p> <p>Assessment No. 879759</p>
<p>Planning District/Locality: Cairns Beaches, Barron Smithfield, Redlynch Valley, Freshwater Stratford Aeroglen, CBD North Cairns, Portsmith Woree Industrial, Inner Suburbs, White Rock Edmonton, Gordonvale Goldsborough, Babinda, The Islands, Rural Lands, World Heritage Areas, Settlement Areas North of the Daintree, Mossman, Port Douglas, Coastal Suburbs, Villages & Townships, Rural Areas and Rural Settlements </p>	<p>Proposal: House (Rural Settlement Planning Area) </p>
<p>Iconic Places Area Yes</p>	<p>Skids Number/s: 8/7/1732.</p>
<p>Planning Area: Rural Settlement</p>	<p>Our Reference: [document reference]</p>
<p>Division: Division 1 Cr Gregory, Division 2 Cr Lansky, Division 3 Cr Pyne, Division 4 Cr Lesina, Division 5 Cr Blake, Division 6 Cr Cooper, Division 7 Cr Forsyth, Division 8 Cr Cochrane, Division 9 Cr Bonneau, <u>Division 10 Cr Leu</u> </p>	

DEVELOPMENT ASSESSMENT IDAS RECEIPT SHEET

PROPERLY MADE: YES NO

If No : What requires attention ?

TYPE OF DEVELOPMENT (PRELIMINARY APPROVAL OR DEVELOPMENT PERMIT)

✓ Material Change of Use (PA or DP)

~~Reconfiguring a Lot (PA or DP)~~

~~Building Work Assessable Against the Planning Scheme (PA or DP)~~

~~Operational Work (PA or DP)~~

~~Other (Specify)~~

ASSESSMENT DETAILS

Development Application (Superseded Planning Scheme): Yes

No

~~Impact Assessment~~

✓ Code Assessment

~~Negotiated Decision Request~~

~~Change Conditions~~

~~Change Approved Plan~~

~~Other (Specify)~~

INTERNAL REFERRALS

Environmental Officer (Natural Environment)	✓
Public Health (Restaurants, Short Term Acc etc)	
EPU – Internal comment only e.g basement car parking	
EPU – As Concurrence Agency (ERA's devolved to Council)	
Development Engineer	
Infrastructure Management	
General Manager Community & Cultural Services	
Planning Strategies	
Water and Waster (Including Plumbing & Trade Waste)	✓
Community Services	
Building Services	

CAIRNS REGIONAL COUNCIL

DEVELOPMENT ASSESSMENT – RECEIPT SHEET –2009/2010

APPLICATION NO: _____ DATE: 8/9/09 RECEIPT NO: 4131205
 APPLICANT: Shaune Williams & Tanjil Whitrell CHEQUE NO: AMO-Cairns 2000511
 ADDRESS OF APPLICANT: 145 Norman St, Gordonvale Q 4865
 SITE LOCATION: Lot 19 on RP 740684

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
133	<ul style="list-style-type: none"> Planning and Development Certificates 	
134	<ul style="list-style-type: none"> Consideration of Alternative Acceptable Measure / Report to Council Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development 	
314	<ul style="list-style-type: none"> Application for Material Change of Use and Preliminary Approvals for Building Work – Code and Impact. Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use Request for Superseded Scheme application Signage under DSC Scheme (Op Works) 	\$1,235
130	<ul style="list-style-type: none"> Application for Reconfiguring a Lot Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot 	
314/130	Combined application (Split fee: Code: 314 for MCU and Code: 130 for ROL)	
135	Modification or Cancellation of Application or Consent Order	
395	Landscape Plan Assessments	
492	<ul style="list-style-type: none"> Vegetation Protection (Local Law 24 former CCC) Permit to Damage Protected Vegetation (Local Law former DSC) 	
141	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	RECEIVED
302	Applications for Other Engineering Assessment (eg- for On Street, Local Law 22 approvals)	08 SEP 2009
142	Construction Monitoring Fee, Works/Final Works Inspections, Re-inspections	BY: <u>R</u>
513	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
138	Endorsement of Survey Plans	
491	Extractive Industry Permits/ Renewal	
355	Tonnage charge	
SALES		
129	Public Notification Signs	
125	Sale of Planning Documents (Including Hard Copies of CairnsPlan / Douglas Shire Planning Scheme)	
419	<ul style="list-style-type: none"> CDs of Cairns Plan / Douglas Shire Planning Scheme and superseded schemes CDs - copy of application C-Data Manipulation 	
314	Photocopying,	