

7!

Tract

9 August, 2010

**City of Townsville
Planning Assessment Unit
103-141 Walker Street
TOWNSVILLE QLD 4810**

Re: Development Application for Material Change of Use for 10 Chambers Street (Cnr Kimball Street) and 1 Ferris Court (Cnr Kimball Street), Aitkenvale.

Tract is pleased to lodge these development applications on behalf of Defence Housing Australia which seek consent for two separate development permits. The first for a Material Change of Use for 10 Chambers Street (Cnr Kimball Street) and the second also for a Material Change of Use for 1 Ferris Court (Cnr Kimball Street), Aitkenvale. Enclosed are two separate sets of IDAS Forms and two accompanying Development Application Reports. The proposed developments both consist of single dwellings into dual occupancies. We refer to our Pre-lodgement meeting carried out on 25 February, 2010 during which these developments were discussed.

As required, we enclose the following:

- Two sets of IDAS forms;
- A cheque for the application fee of \$1,660 for both Development Applications.
Please note that originally our client wished to lodge three dual occupancies and supplied a cheque sufficient for lodgement of three, however as two (2) only are being lodged we have supplied the original cheque for \$2,528 and we request a refund from Council for the balance. Your assistance is appreciated in this matter.
- Six copies of each Planning Report; and
- An electronic version of the IDAS Forms and Planning Reports on a CD.

We respectfully submit that the proposals are suitable for the locality. We also note that dual occupancy is consistent with the planning scheme and complements the surrounding urban land uses.

These developments are an excellent opportunity to provide additional residential options. Defence Housing Australia has an excellent track record in providing housing across Australia that achieves excellent standards of urban and architectural design.

Yours sincerely,



Mark Doonar
Director

Encl.



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IDAS Development Application

Development Permit for a Material Change of Use

1 Ferris Court (Cnr Kimball Street), Aitkenvale

Lot 59 on RP722981.

Prepared by Tract Consultants Pty Ltd
On behalf of Defence Housing Australia

9 August, 2010

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Town planners Landscape architects Urban designers
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Telephone 07 3229 7444 Facsimile 07 3229 7400
brisbane@tract.net.au
Reference: 708145-10 / DA Report
Contact - Patrick Atkinson

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1 Application Details

Applicant Details

Defence Housing Australia
C-/ Tract Consultants Pty Ltd
Level 4, 262 Adelaide Street
Brisbane, QLD 4000

Site Owner

Defence Housing Australia

Street Address

1 Ferris Court (Cnr Kimball Street), Aitkenvale

Real Property Description

Lot 59 on RP722981

Site Area

685m²

Current Use

Detached House

Zoning

Neighbourhood Residential -- Residential Precinct (District 4 – Townsville West)

Overlays

Acid Sulphate Soils

Proposal

Material Change of Use for two (2) dual occupancies in accordance with architectural drawings included 700/01-700/07 (Appendix A).

Type of Approval Sought

Development Permit for a Material Change of Use

Existing Easements

None

Assessment Level

Code Assessable

2 Executive Summary

The following is a Development Application which seeks consent for a Development Permit for a Material Change of Use for Lot 59 on RP722981.

The proposed dual occupancy design:

- Responds to site characteristics;
- Integrates with the Sub-regional Centre on Ross River Road, Aitkenvale;
- Responds to the tropical climate in the design of the dual occupancy;
- Is in keeping with the Neighbourhood Residential Precinct DEO's;
- Provides for future development which is consistent with the Intent of the Townsville Planning Scheme; and
- Will provide independent dwellings which will vary in shape and area which will meet local demand for increased residential density.

The design of the site has taken into account the site constraints and opportunities. The proposed layout is appropriate given the site's inclusion in the Neighbourhood Residential – Residential Precinct Zone. The Applicant seeks consent to change the use of the land in a manner that will allow for a dual occupancy to be established on the site in a manner that responds to market demands and the intent of the Planning Scheme. The Applicant seeks consent to development one (1) dual occupancy.

The proposed development is inconsistent with Probable Solution 1.2 of the Dual Occupancy Code in the Townsville City Plan 2005. The development adjoins another dual occupancy; however the proposed dual occupancy is located on a corner lot which gives the appearance of a single dwelling with separate frontages and driveways. Appendix D – Dual Occupancy Streetscape Plan illustrates the appearance of the streetscape as a low density area. Appendix B – Urban Context identifies the proximity of the dual occupancy to large amounts of recreation space adjacent to the proposed development site along the banks of the Ross River. The sites proximity to essential shops, services and facilities, access to trunk infrastructure and excellent local road and public transport capacity further supports the appropriate alternative use of the site. We therefore respectfully submit the proposed development will not result in a significant change in the built form and streetscape appearance.

Due to the excellent location of the site in close proximity to a major highway and nearby established shopping centre, the development is proposed in order to increase the residential density of Aitkenvale. The development is demonstrably consistent with Townsville City Plan 2005 and other applicable policies and legislation and is considered to be consistent with the intent for the local area.



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3 Proposal Overview

3.1 Overview

This report has been prepared on behalf of Defence Housing Australia regarding its landholding on 1 Ferris Court (Cnr Kimball Street), Aitkenvale. The registered owner of the land in question, Lot 59 on RP722981, is Defence Housing Australia (DHA). As the Applicant, DHA has engaged Tract Consultants to prepare and manage this Development Application. The Development Application seeks the Council's approval for a Development Permit for a Material Change of Use.

"Material Change of Use", of premises, means—

(a) generally—

- (i) the start of a new use of the premises; or
- (ii) the re-establishment on the premises of a use that has been abandoned; or
- (iii) a material increase in the intensity or scale of the use of the premises; or

(b) for administering IDAS in relation to an environmentally relevant activity, other than for a mining activity, a chapter 5A activity or a mobile and temporary environmentally relevant activity—

- (i) the start of a new environmentally relevant activity on the premises; or
- (ii) an increase in the threshold of an environmentally relevant activity on the premises; or
- (iii) the re-establishment on the premises of an environmentally relevant activity that has been abandoned; or
- (iv) a material increase in the intensity or scale of an environmentally relevant activity on the premises; or

(c) the continuation of an environmentally relevant activity on the premises if—

- (i) an approval for the activity ceases to have effect because of the operation of the Environmental Protection Act, section 619(2)(e) or 624(2)(b); or

(ii) there is no development approval for the activity and it was, at any time before 4 October 2004, carried out without an environmental authority as required under the Environmental Protection Act; or

(d) the continuation on the premises, of an environmentally relevant activity, carried out under an approval mentioned in the Environmental Protection Act, section 624(1)(b); or

(e) the continuation of an activity on the premises, after the activity becomes an environmentally relevant activity, if—

- (i) there is no development approval for the activity; and

(ii) the activity was, at any time before it became an environmentally relevant activity, lawfully carried out on the premises while there was no development approval for the activity.

(Sustainable Planning Act 2009, s10: 48-51)



Table of Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use:

Precinct

Neighbourhood Residential Precinct

Code	Defined Use	Applicable Codes
	Dual Occupancy – Code Assessable	<ul style="list-style-type: none">• Dual Occupancy Code
		<ul style="list-style-type: none">All code assessable uses:<ul style="list-style-type: none">• District Code• Landscaping Code• Parking and Access Code• Works Code

The proposed Plan of development generally sets out the following requirements:

- General building envelopes and setbacks
- Secondary frontages
- Preferred access points
- Preferred hard stand location
- Vegetated visual buffer
- 2 storey height limitation

The key aim of the development is to provide an increased density and more efficient resource use for the location. The proposal is suitable for the land as dual occupancy is consistent with the planning scheme and complements the surrounding urban land uses. The dual occupancy is proposed to integrate into Aitkenvale's current urban context and provide additional residential options for local residents.

The close proximity of the proposed development to the Ross River, and adjacent public open space provides excellent opportunities for residents to access the environmental corridor and natural assets of the area. A priority cycle route runs along the banks of the Ross River including the section of parkland adjacent to the development sites.

The Bruce Highway has been identified in the Townsville-Thuringowa Integrated Regional Transport Plan as a potential public transport corridor, including the section which intersects with Leopold Street. The public transport network is proposed to connect other Regional and Sub-regional Centres, including the Townsville CBD and ferry and rail terminals. Leopold Street provides excellent access as a major collector transport route to the Bruce Highway. This level of private vehicle and public transport access provides a high amount of amenity for residents and makes available the wider Townsville area.

The existing education, health services and retail opportunities located in Aitkenvale sufficiently provide for residents. Stockland Townsville and the Ross River Road retail and commercial precinct are located less than 1km from the development site. The

Townsville Hospital and James Cook University are both located approximately 2km south of the proposed site. Given the Sub-regional Centre function that Aitkenvale provides, densification of the proposed development sites is logical and beneficial in the further development of Aitkenvale's urban land.

3.2 Subject Site

The site consists of 685m² of land located at 1 Ferris Court (Cnr Kimball Street), Aitkenvale, and is described as Lot 59 on RP722981. This parcels is zoned Neighbourhood Residential – Residential Precinct within the Townsville City Plan 2005, (Refer Figure 1 – Zoning).

The site is situated approximately 8 kilometres from the Townsville CBD and has excellent access to the Bruce Highway and Flinders Highway. The site is adjacent to the Ross River. Surrounding land uses are characterised by the adjoining single detached houses and the adjacent parkland and (Refer Figure 2 – Context and Appendix B – Urban Context).

Figure 1 – Zoning

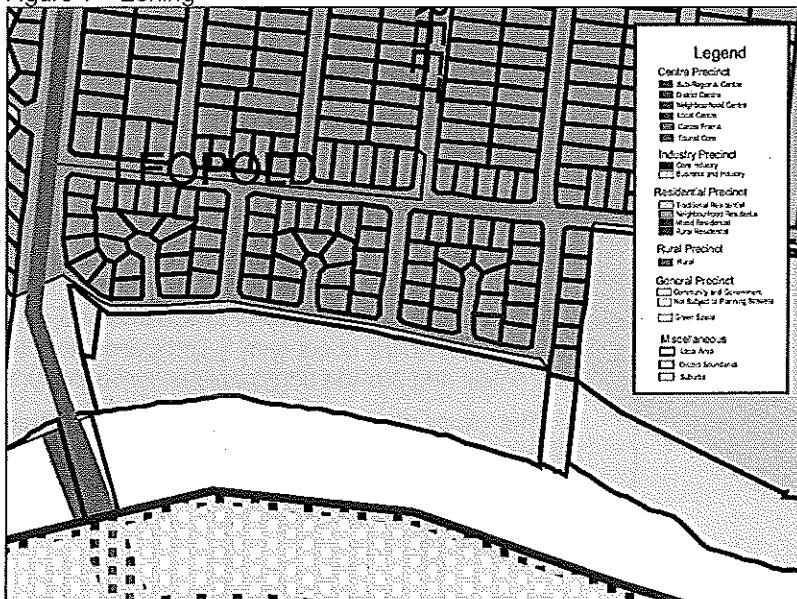
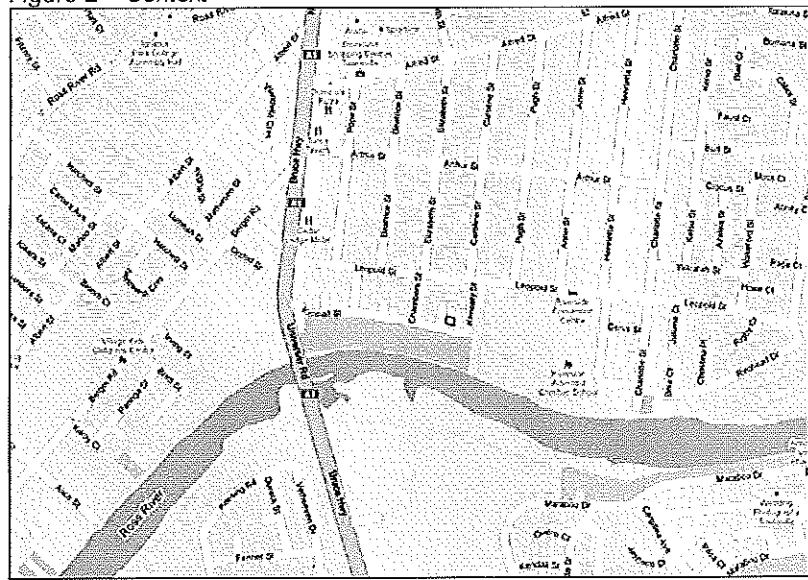


Figure 2 – Context



3.3 Site Constraints

3.3.1 Easements

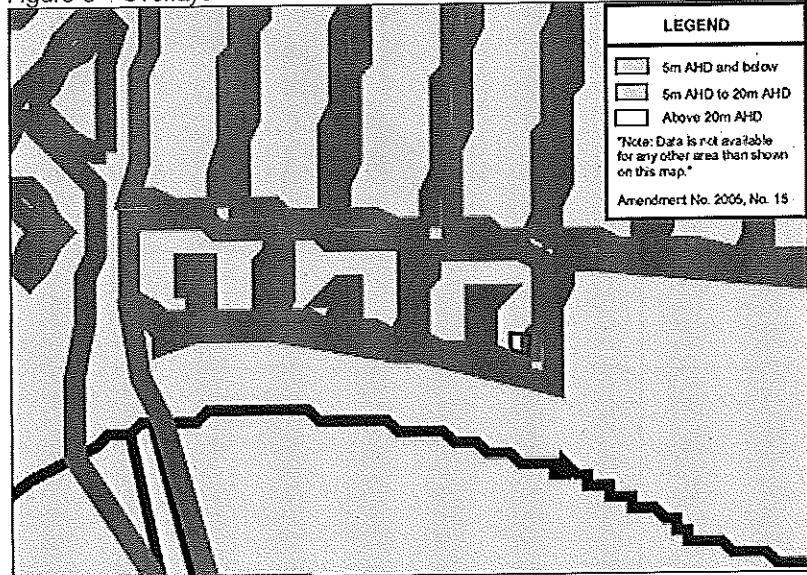
There are no existing registered easements contained within the site.

3.3.2 Overlays

The site is affected by the following overlay of the Townsville Planning Scheme:

- Acid Sulfate Soils (Refer Figure 3 – Overlays)

Figure 3 – Overlays



While the site is located between 5m AHD and 20 AHD, the proposal does not require more than 100m³ of excavation or filling. Further detail of compliance with the Acid Sulfate Soils Code can be found in Appendix F – Codes.

3.3.3 Landform

The site is located adjoining Kimball Street, Aitkenvale. The natural topography of the site is generally flat. There is no significant vegetation.

3.3.4 Access and Services

Access to the duplex will be provided from both the Chambers Street and Kimball Street frontages enabling access to both occupancies. The Bruce Highway will be accessible via its existing connection with Leopold Street. Pedestrian connections will continue to be provided by the Council's existing footpath network throughout Aitkenvale. The lot will continue to be provided with the required urban services and standards of access in accordance with Planning Scheme Policy 3 – General Works.

4 Statutory Context

4.1 State Legislation and Policies

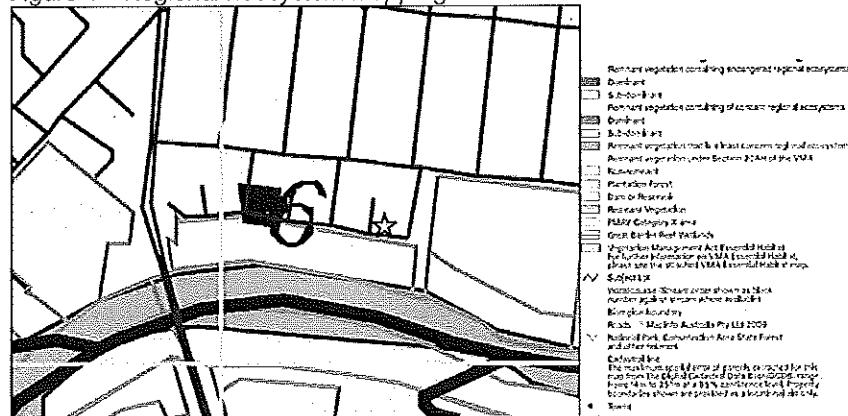
4.1.1 Townsville – Thuringowa Strategy Plan

Aitkenvale is identified in the Strategy Plan as a Sub-regional Centre which functions as a major retail and service centre to support the CBD. There is a need stated in the Strategy Plan for a greater variety of housing choice to accommodate the ageing population. The development is consistent with the intentions of the Regional Structure Plan as it provides increased variety to the existing housing stock within walking distance of a Sub-regional Centre.

4.1.2 Remnant Vegetation – *Vegetation Management Act 1999*.

The site is not identified on Queensland Government Regional Ecosystem Mapping as containing Remnant vegetation (Refer Figure 4 – RE Mapping).

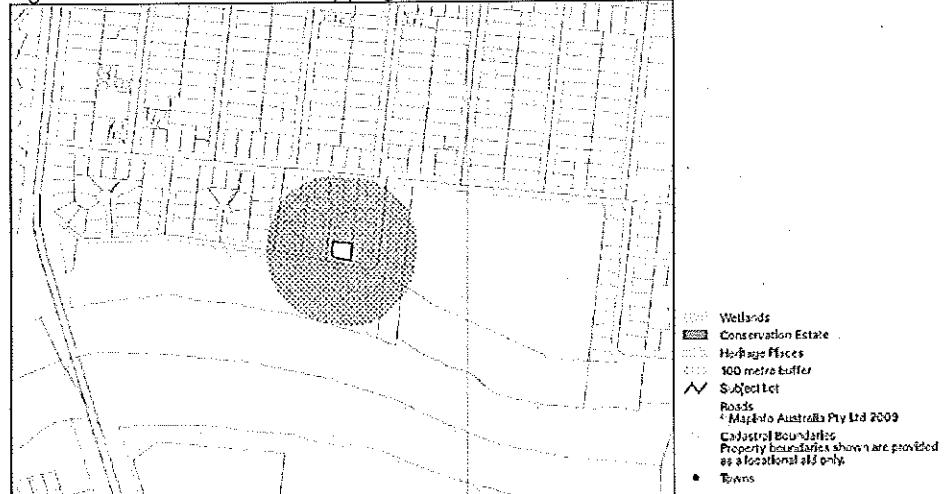
Figure 4 – Regional Ecosystem Mapping



4.1.3 Referable Areas

Queensland Government Referable Areas mapping has identified that the site is not affected by a Referable Area. (Refer Figure 5 – Referable Areas Mapping)

Figure 5 – Referable Areas Mapping





4.2 Townsville City Plan 2005

4.2.1 Neighbourhood Residential – Residential Precinct

The site is located within the Residential Precinct and is included in the Neighbourhood Residential Zone. As such, Table 4.2A appropriately sets the level of assessment attracted by this proposal.

4.2.2 Residential Tables of Assessment

Table 4.2A: Assessment Categories and Applicable Codes for Neighbourhood Residential Precinct – Material Change of Use

Code	Defined Use	Applicable Codes
	Dual Occupancy – Code Assessable	
		<ul style="list-style-type: none">• Dual Occupancy Code• All code assessable uses:• District Code• Landscaping Code• Parking and Access Code• Works Code

The development application is therefore required to undergo a Code Assessment. Table 4.2A also sets out the scheme measures that are relevant to the assessment of the application.

4.2.3 District Code 4 – Townsville West

The following is the relevant District Code section:

- Neighbourhood Residential Precinct.

4.2.4 Dual Occupancy Code

The following is the relevant section of the Dual Occupancy Code:

- Part 6 Section 6.7 – Overall and Specific Outcomes for the Dual Occupancies (Refer Appendix F – Codes).

Overall Outcomes

The purpose of this code is to achieve the following outcomes:

(a) Neighbourhood amenity is appropriately protected and maintained in terms of residential character, bulk, and the provision of adequate daylight to dwelling units and sunlight to private open space.

The development proposes dual occupancy dwellings which are in keeping with the surrounding residential character of Aitkenvale.

(b) Boundary and frontage setbacks provide adequate space for landscaping, visual and acoustic privacy and vehicle parking.



Boundary and frontage setbacks are compliant with those outlined in City Plan 2005. The setbacks provide adequate space for landscaping, visual, acoustic privacy and vehicle parking.

(c) Private open space is clearly defined, useable and meets user requirements for privacy, access, outdoor activities and landscaping.

User requirements have been met in the provision of private open space in terms of privacy, access, outdoor activities and landscaping. The proposal provides private open space on the site.

(d) Dual occupancies are visually attractive when viewed from public streets and adjoining sites.

The development proposes a dual occupancy which is visually attractive when viewed from the street and adjoining sites (Refer Appendix C - Architectural Drawings East and South Elevations & Appendix D - Street Frontage).

4.2.5 Landscaping Code

The following is the relevant section of the Landscaping Code:

- Part 6, Division 4, Section 6.23 – Overall Outcomes and Probable Solutions (Refer Appendix F – Codes).

4.2.6 Parking and Access Code

The following is the relevant section of the Parking and Access Code:

- Part 6, Division 4, Section 6.24 – Overall Outcomes and Probable Solutions (Refer Appendix F – Codes).

4.2.7 Works Code

The following is the relevant section of the Works Code:

- Part 6, Division 4, Section 6.26 – Overall Outcomes and Probable Solutions (Refer Appendix F – Codes).

4.2.8 Desired Environmental Outcomes

Settlement Pattern

Development occurs in a manner that reflects the structure plan and transport hierarchy plans shown on maps 3.1 – 3.4.

Strategies for achieving the settlement pattern DEO include –

Consolidate development around a hierarchy of centres to provide higher levels of access to commercial and community facilities to as many residents of Townsville as possible.

The Aitkenvale Sub-regional Centre is classified within the City Plan and consequently the surrounding area, including the development site, is appropriate for consolidation as a dual occupancy.



Prevent the occurrence of unplanned urban sprawl on the City fringes and support the expansion of the urban area in a controlled manner, consistent with a multi nodal pattern (as depicted on map 3.1).

The development is located within an existing urban residential area, as indicated on the Structure Plan, and will not contribute to urban sprawl on the City fringes. The development further supports the urban expansion and densification in a controlled manner through complying with development requirements stipulated by Council.

Require infrastructure to be provided in a timely and cost efficient manner.
Existing infrastructure will be utilised.

Maintain a hierarchy of roads and freight routes (as depicted in maps 3.2 and 3.3) and promote alternate modes of travel to the motor vehicle through the implementation of a bicycle plan (as depicted in map 3.4) to ensure the creation and maintenance of an efficient transport network across the City.

The road, pedestrian and cycleway hierarchy will not be changed by the development.

Identify appropriate areas for industrial development and ensure other types of uses and activities do not encroach upon these areas.

Not applicable.

Require higher levels of assessment for development proposals in sensitive environments ensuring the conservation of the City's natural assets and resources.

Not applicable.

Require higher levels of assessment for development proposals in areas where environmental conditions may impact upon the establishment and/or functioning of the development.

Not applicable.

Implement design requirements to protect scenic vistas and backdrops to the City and enhance streetscape quality throughout urban areas.

For a detailed illustration of the dual occupancy addressing the street please refer to Appendix D – Dual Occupancy Streetscape Plan.



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Conclusion

The Development Application seeks consent for a Development Permit for a Material Change of Use over Lot 59 on RP722981.

The proposed dual occupancy design:

- Responds to site characteristics;
- Integrates with the Sub-regional Centre on Ross River Road, Aitkenvale;
- Responds through design to the tropical climate of Townsville;
- Is in keeping with the Neighbourhood Residential Precinct DEO's;
- Provides for future development which is consistent with the intent of the Townsville Planning Scheme; and
- Will provide independent dwellings which will vary in shape and area which will meet local demand for increased residential density.

The design of the site has taken into account the site constraints and opportunities. The proposed layout is appropriate given the site's inclusion in the Neighbourhood Residential – Residential Precinct Zone. The Applicant seeks consent to development one (1) dual occupancy.

Due to the excellent location of the site adjacent to a major highway and nearby established shopping centre the development is proposed in order to increase the residential density of Aitkenvale. The development is demonstrably consistent with City Plan 2005 and other applicable policy and legislation and is considered to be consistent with the intent for the local area.

A handwritten signature in black ink, appearing to read "Mark Doonar".

Mark Doonar
Director
Tract Consultants

3229 7444



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Appendices



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Appendix A - Titles

**CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND**

Request No: 9739689
Search Date: 28/07/2010 16:24

Title Reference: 20752132
Date Created: 23/05/1968

Previous Title: 20441095

REGISTERED OWNER

DEFENCE HOUSING AUTHORITY

ESTATE AND LAND

Estate in Fee Simple

LOT 59 REGISTERED PLAN 722981
County of ELPHINSTONE Parish of COONAMBELAH
Local Government: TOWNSVILLE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10287009 (Lot 59 on RP 722981)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes

Certificate No. 1

** End of Current Title Search **

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Requested By: D APPLICATIONS RP DATA



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Appendix B - Urban Context



SITE CONTEXT

FERRIS COURT DUAL OCCUPANCY

708145-10 15.07.2010

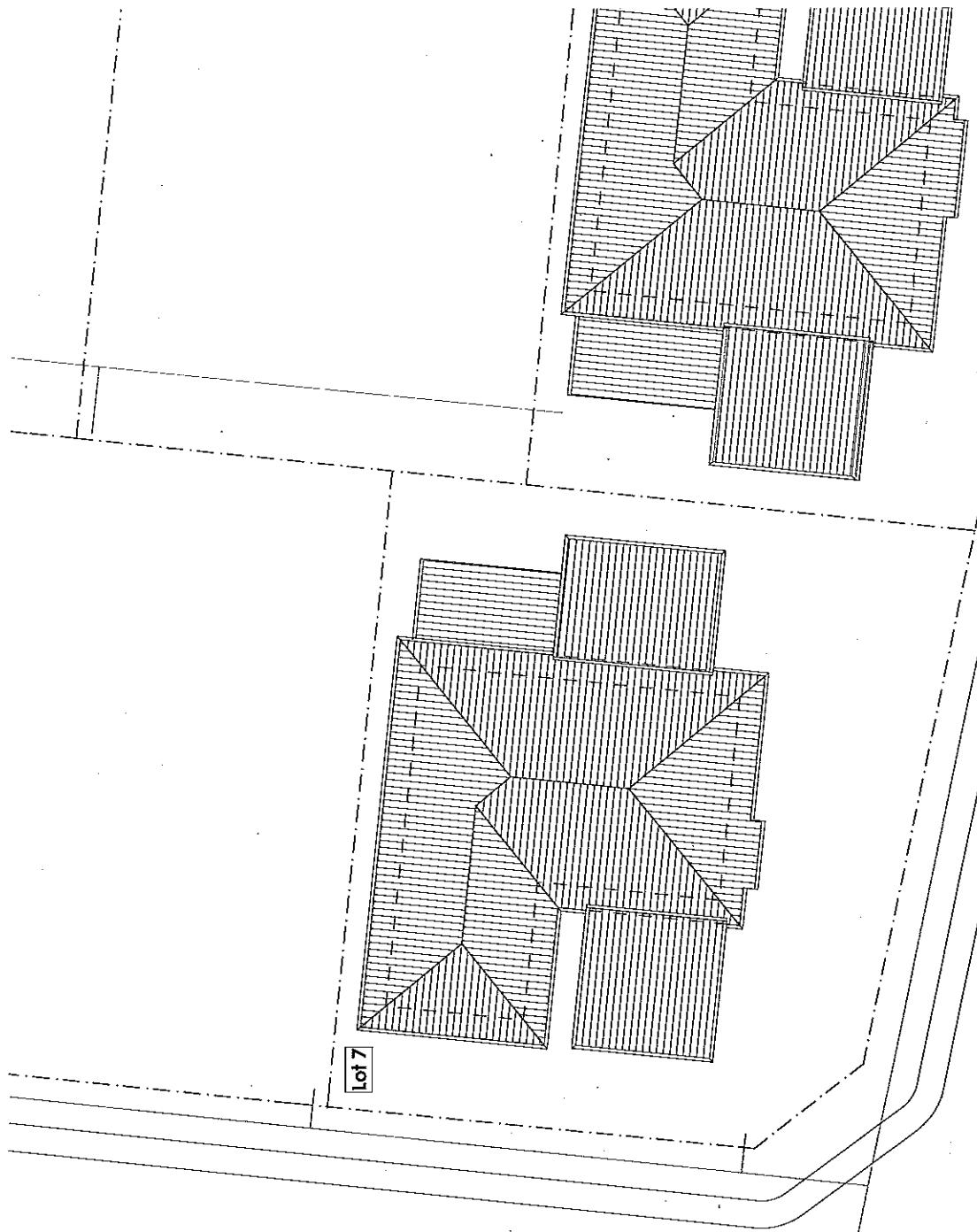


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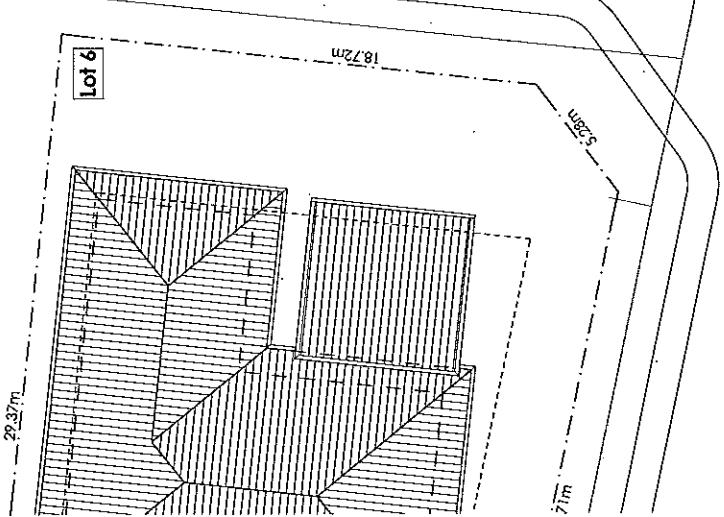
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Appendix C – Architectural Plans

T:\Planning\Current JOBS\2008\708145 -10 Aitkenvale Dual Occupancies\Word\DA 3\708145-10 DA #3 Report,
Aitkenvale 20100715.doc

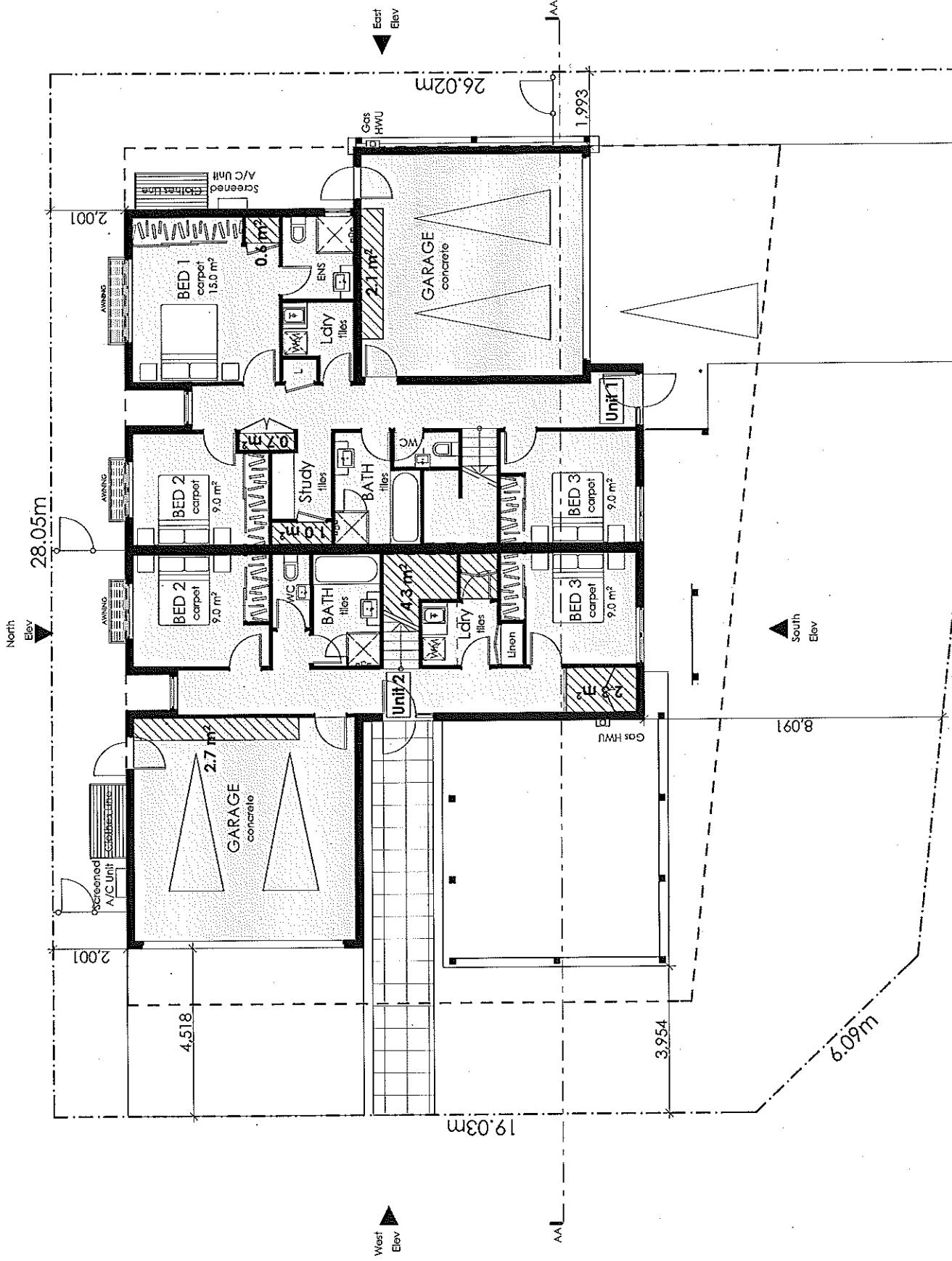


FEERRIS STR.



KIMBALL STREET

Lot 7 - Type C		Site Plan	
Drawing		Drawing	
Project	Project Number	Project	Project Number
DHA Alkimos Vale	00020292	DHA	00020292
Address		Address	
Suburb		Suburb	
State	NSW	State	NSW
Postcode	2098	Postcode	2098
Date	14/05/2010	Date	14/05/2010
Architect:	diko architecture (new south wales) pty ltd		
C19/38-43 Macarthur St, Ultimo			
Sydney, NSW 2007, AUSTRALIA			
+61 2 9280 2244 / +61 2 9280 2264			
www.diko.com.au / info@diko.com.au			
Arch:	088 893 014		
E	Amended DA Issue	03/08/10	
D	Draft Issue to Client	14/05/10	
C	Draft Issue to Client	12/05/10	
B	Amendments	06/05/10	
A	Preliminary	05/05/10	
Rev.	Issue	Date	
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Architects.			



Storage

	Unit 1	4.4m²
	Unit 2	9.3m²
Total		13.7m²

Areas

Ground	155.5m²
First	173.1m²
Garage	36m²/736.2m²
Total (incl garage)	328.9m²

Project Number: 00030292
Lot 7 - Type C
 Address: DHA Altonvale
 Suburb: Sydney, NSW 2007, Australia
 Postcode: 2007
 Date: 24/05/2010
Ground Floor Plan
 Scale: 1:100
 Drawing: 736.2m²

E

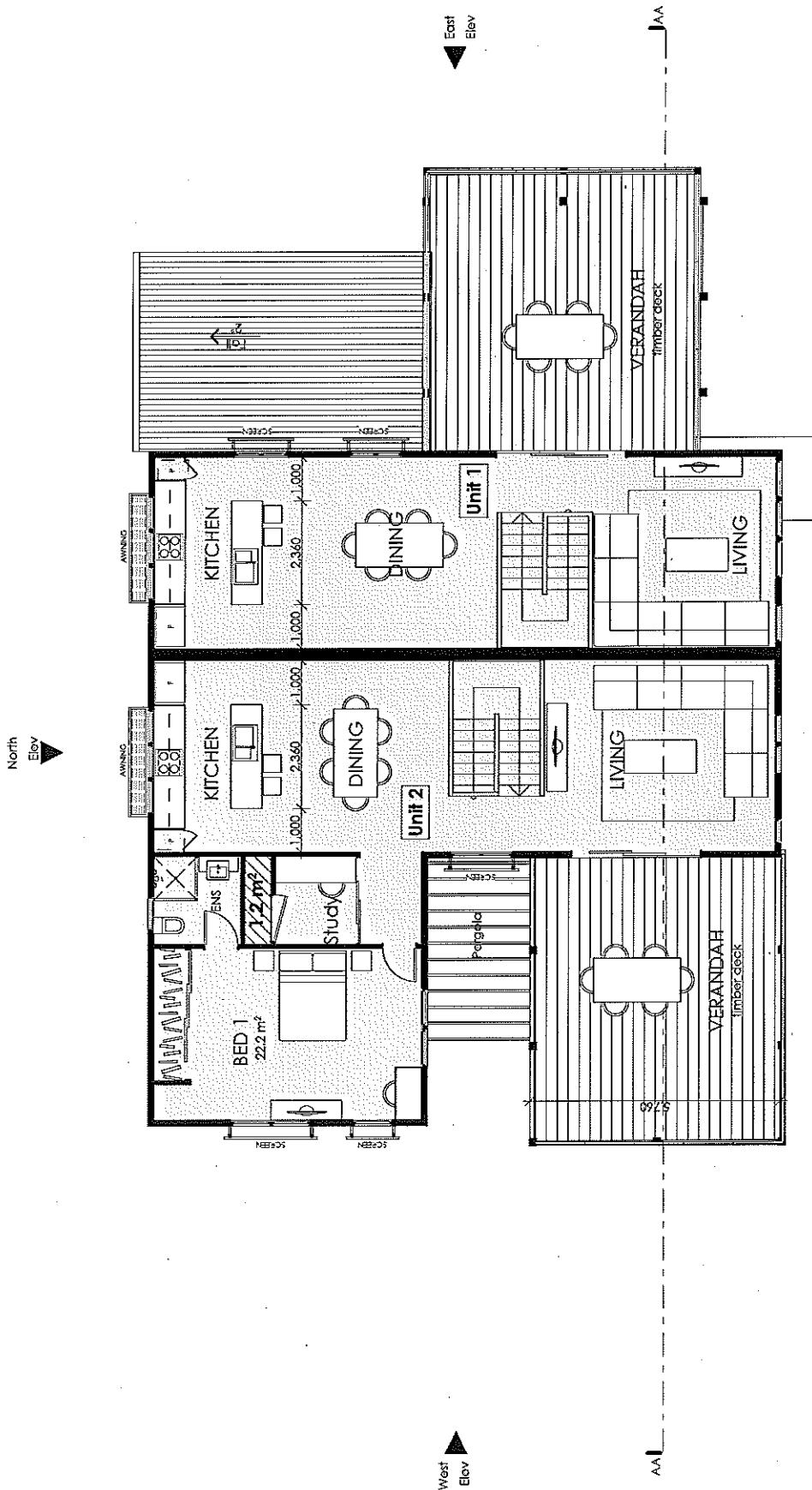
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 Rev. Is same
 Date 05/05/10
 Amended DA Issue 03/08/10
 Draft Issue to Client 14/05/10
 Draft Issue to Client 12/05/10
 Amendments 06/05/10
 A Preliminary
 B
 C
 D
 E



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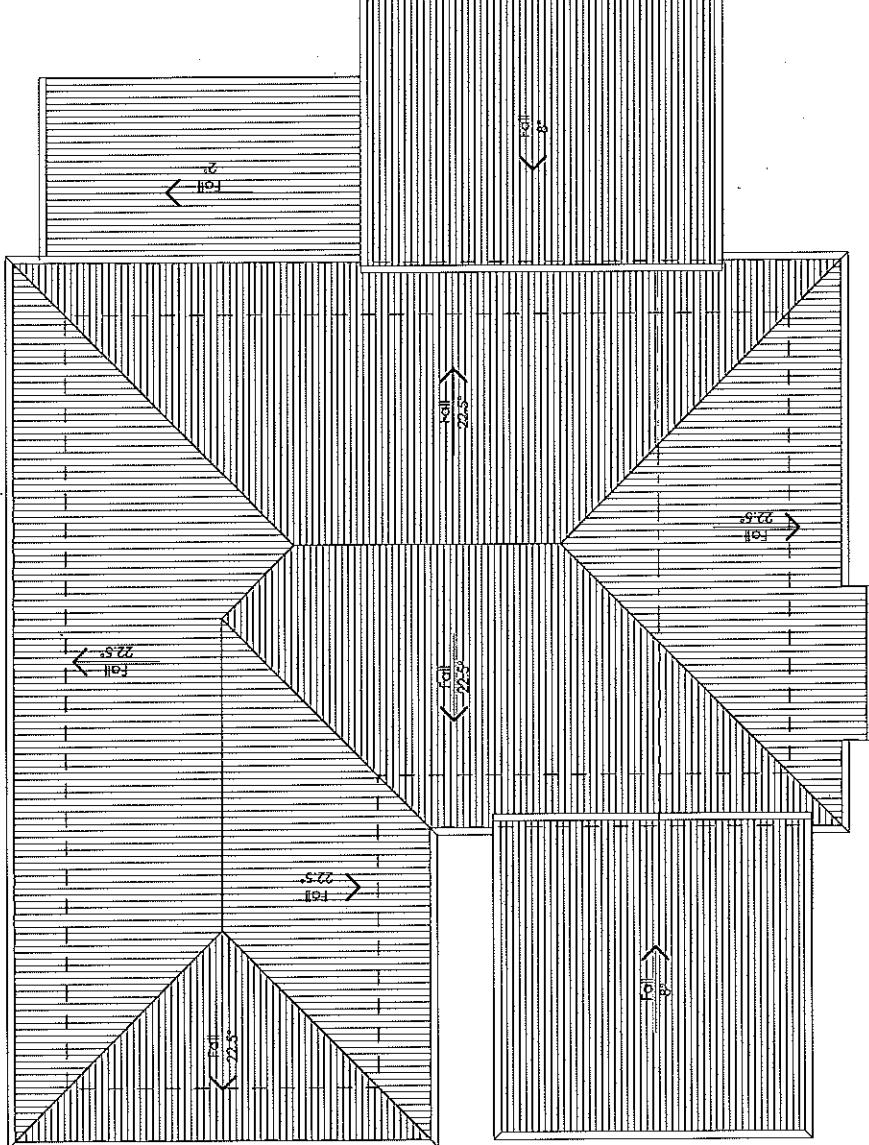


Drawing Lot 7 - Type C Drawings First Floor Plan		Project Number 00050292	Project DHA Alkimos Vale Address Suburb State Post code
Architect dKO architecture (new south wales) pty ltd C19/35-48 Macarthur St, Ultimo Sydney, New South Wales, 2007, AUS T +61 2 9580 2244 / F +61 2 9580 2264 www.dko.com.au / info@dko.com.au		Date 14/05/2010	
Scale 1:1000		Date 14/05/2010	
700/03		E	
E Amended DA Issue D Draft Issue to Client C Draft Issue to Client B Amendments A Preliminary Rev. Issue		03/08/10 14/05/10 12/05/10 06/05/10 05/05/10 Date	
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North
Elev

East
Elev

AA



South
Elev

East
Elev

AA

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Architecture
ACN 088 805 214



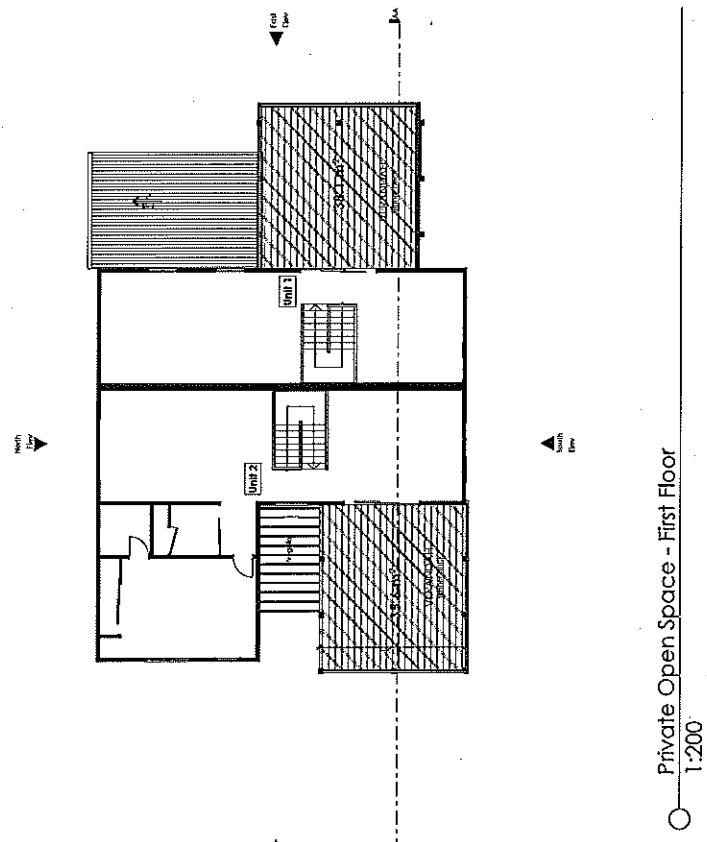
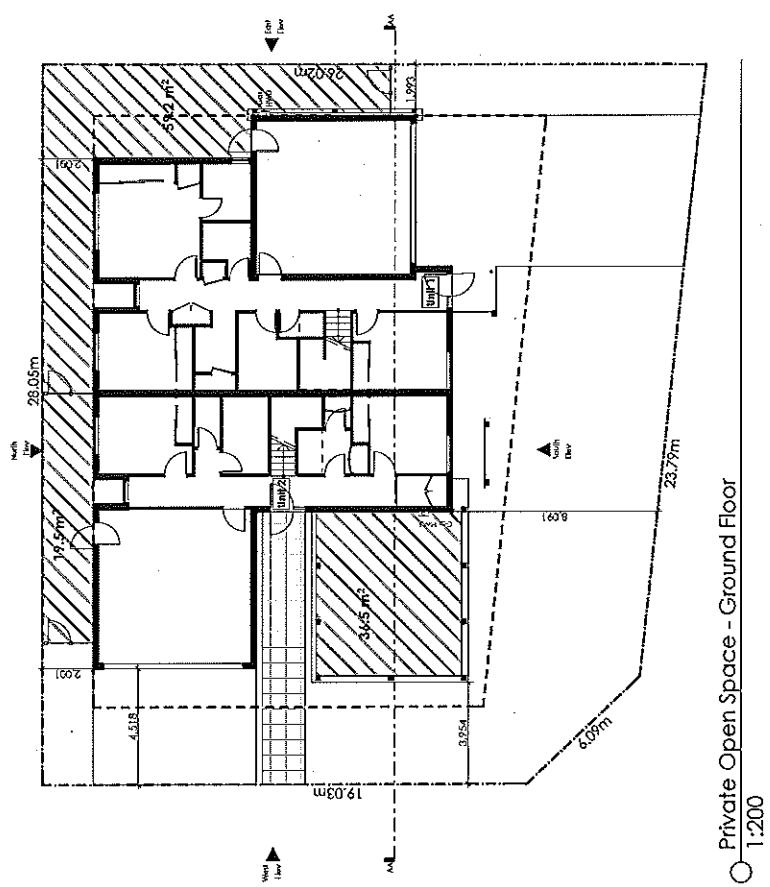
Lot 7 - Type C
Drawing
Roof Plan
Scale 1:100
Date 14/05/2010
700/04

Project Number:
00030292
Project
DHA Arkenvale
Address:
Ultimo
NSW
2007
Australia
Post code:
2007



Architect:
dko architecture (new south wales) pty ltd
C/o 3848 Macarthur St, Ultimo
Sydney, New South Wales, 2007, AUS
+61 2 9180 2244 / Fax: +61 2 9180 2264
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ACN 088 805 214

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Preliminary
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Rev.



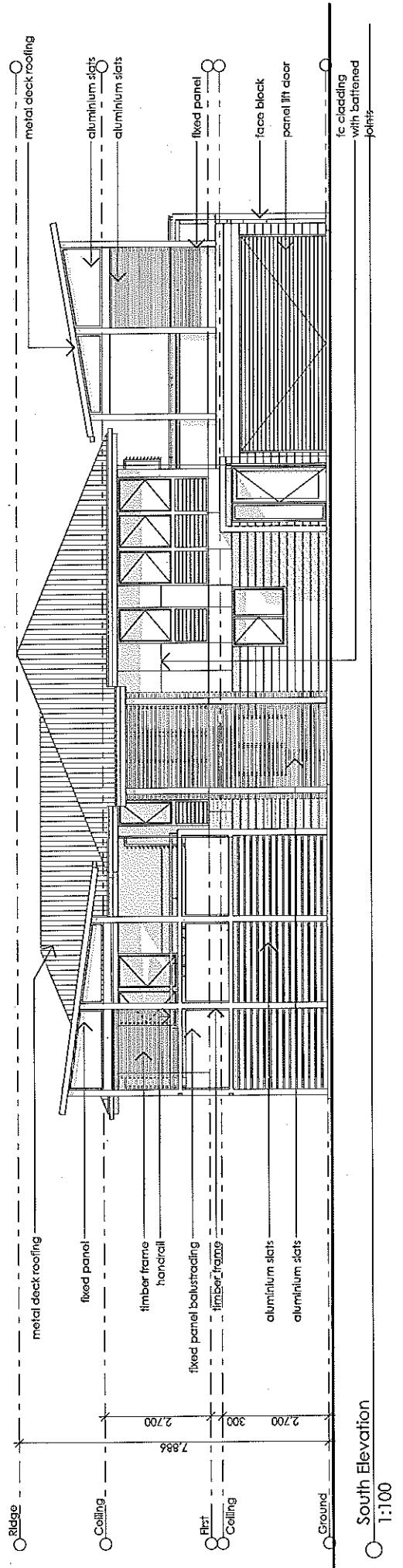
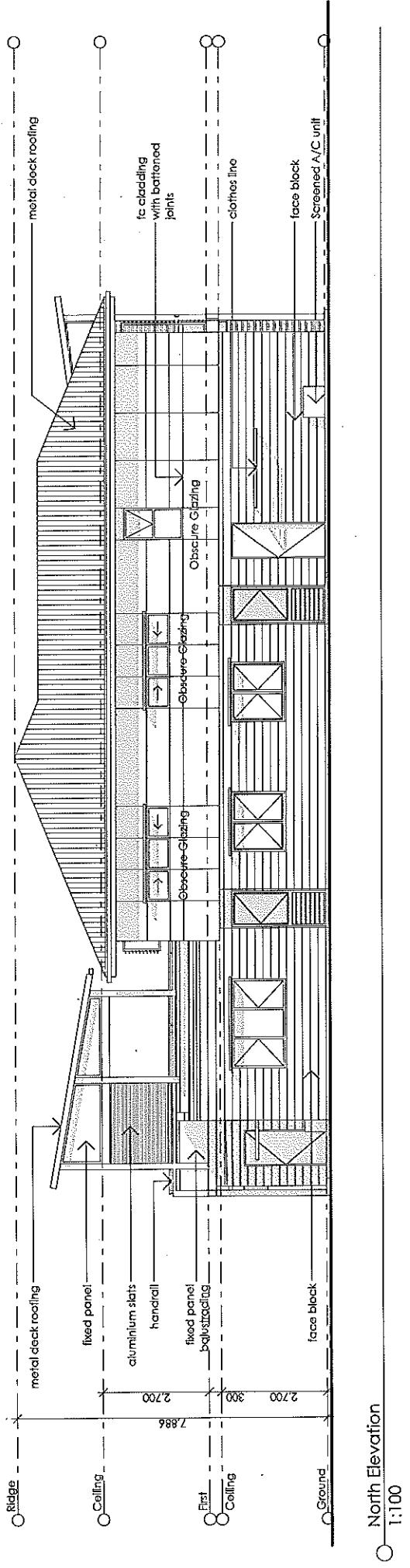
P.O.S Unit 1		P.O.S Unit 2	
Upper	38.1m ²	Upper	35.6m ²
Lower	56.5m ²	Lower	59.2m ²
Total	94.6m²	Total	94.8m²

Project Number	00000292	Drawing Details
Project	DHA Alkimos	Address
	Suburb	State
	Post code	
Architect:	C9/38-48 Macarthur St, Ultimo Sydney, New South Wales, 2007, AUSTRALIA +61 2 9580 2244 / +61 2 9580 2264 www.diko.com.au / info@diko.com.au	Date 14/05/2010
ACN 058 595 011		Date 14/05/2010

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Lot 7 ~ Type C
Private Open Space Plan
Scale 1:200
Date 14/05/2010
700/05



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Architect diko architecture (new south wales) pty ltd
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NSW 2007, Australia
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www.diko.com.au / info@diko.com.au

DHA Atik
Project address suburb state post code

E

Lot 7 - Type C

Drawing

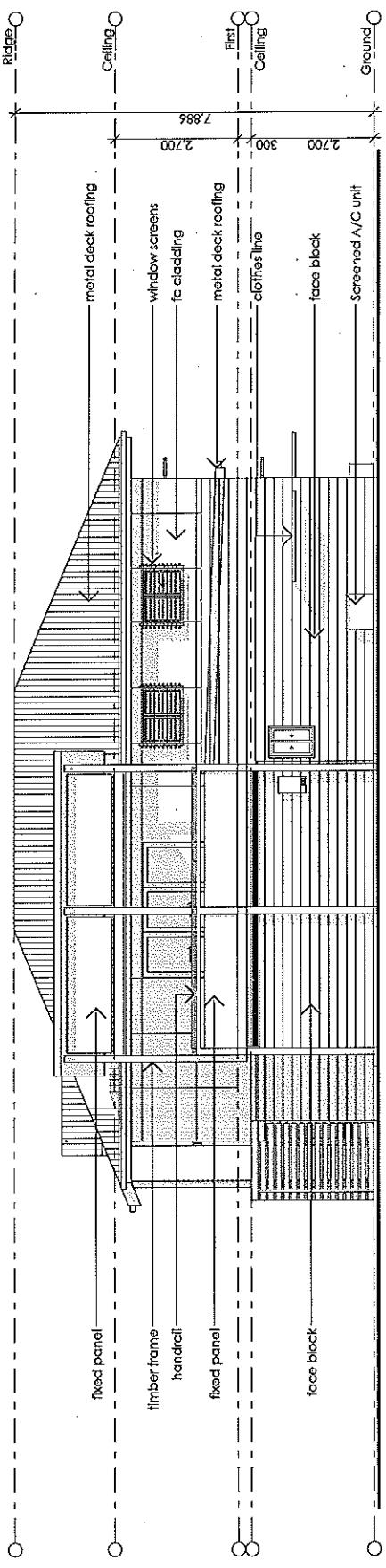
North /South Elevations

Scale 1:100

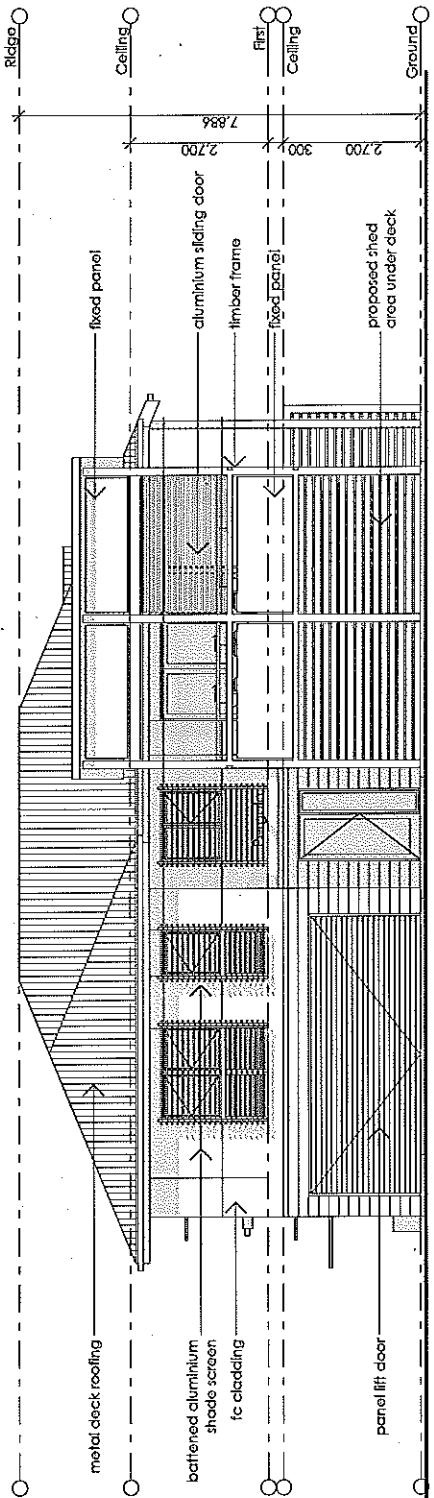
Date 14/05/2010

700/06





1:100

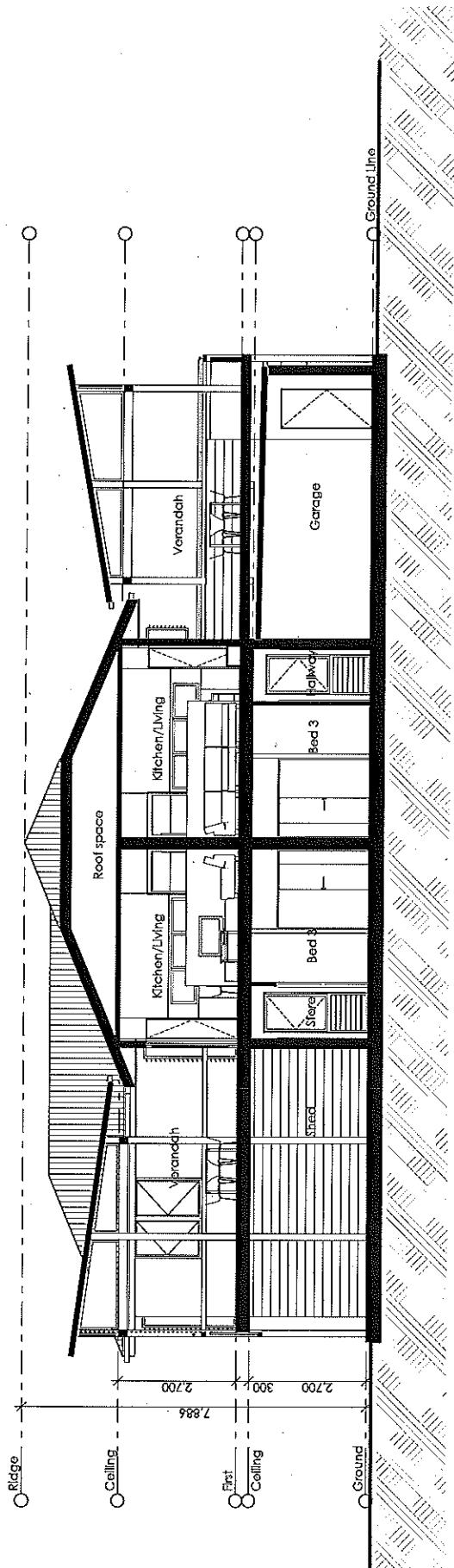


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Drawing		Lot 7 - Type C	
Drawings		East/West Elevations	
Scale	1:100	Date	14/05/10
Address	DHA Altankarale	Project Number	000000292
Suburb	DHA	Client Details	
State		Architect	diko architecture (new south wales) pty ltd
Postcode			c19/38-48 Macarthur St Ultimo Sydney, New South Wales, 2007, AUSTRALIA
			t: 02 9280 2244; f: 02 9280 2264
			www.diko.com.au / info@diko.com.au
			ACN: 088 895 014

700/07



Section AA
1:100



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E	Amended DA Issue	03/08/10	Client Details	Project Number
D	Draft Issue to Client	14/05/10	dka architecture	00030293*
C	Draft Issue to Client	12/05/10	address	
B	Amendments	06/05/10	studio	
A	Preliminary	05/05/10	state	
Rev.	Issue	Date	post code	

E	Amended DA Issue	03/08/10	Client Details	Project Number
D	Draft Issue to Client	14/05/10	dka architecture	00030293*
C	Draft Issue to Client	12/05/10	address	
B	Amendments	06/05/10	studio	
A	Preliminary	05/05/10	state	
Rev.	Issue	Date	post code	

Architect:	dka architecture (new south wales) pty ltd	Project:	DHA Altkomvale	Drawing:	Lot 7 - Type C
C/o/38-48 Macarthur St Ultimo		address			
Sydney, New South Wales 2007, AU		studio			
+61 2 9280 2244 / +61 2 9280 2264		state			
www.dko.com.au / info@dko.com.au		post code			
ACN 088 395 014					
Date:	14/05/2010				
Section AA					
Scale:	1:100				
Page:	1				
Date:	14/05/2010				
700/08					



Tract

Appendix D – Dual Occupancy Streetscape Plan

Municipal Street STREET SOURCE



EXCELY STREET

FERRIS STREET

CHABERS STREET

MSEET STREET

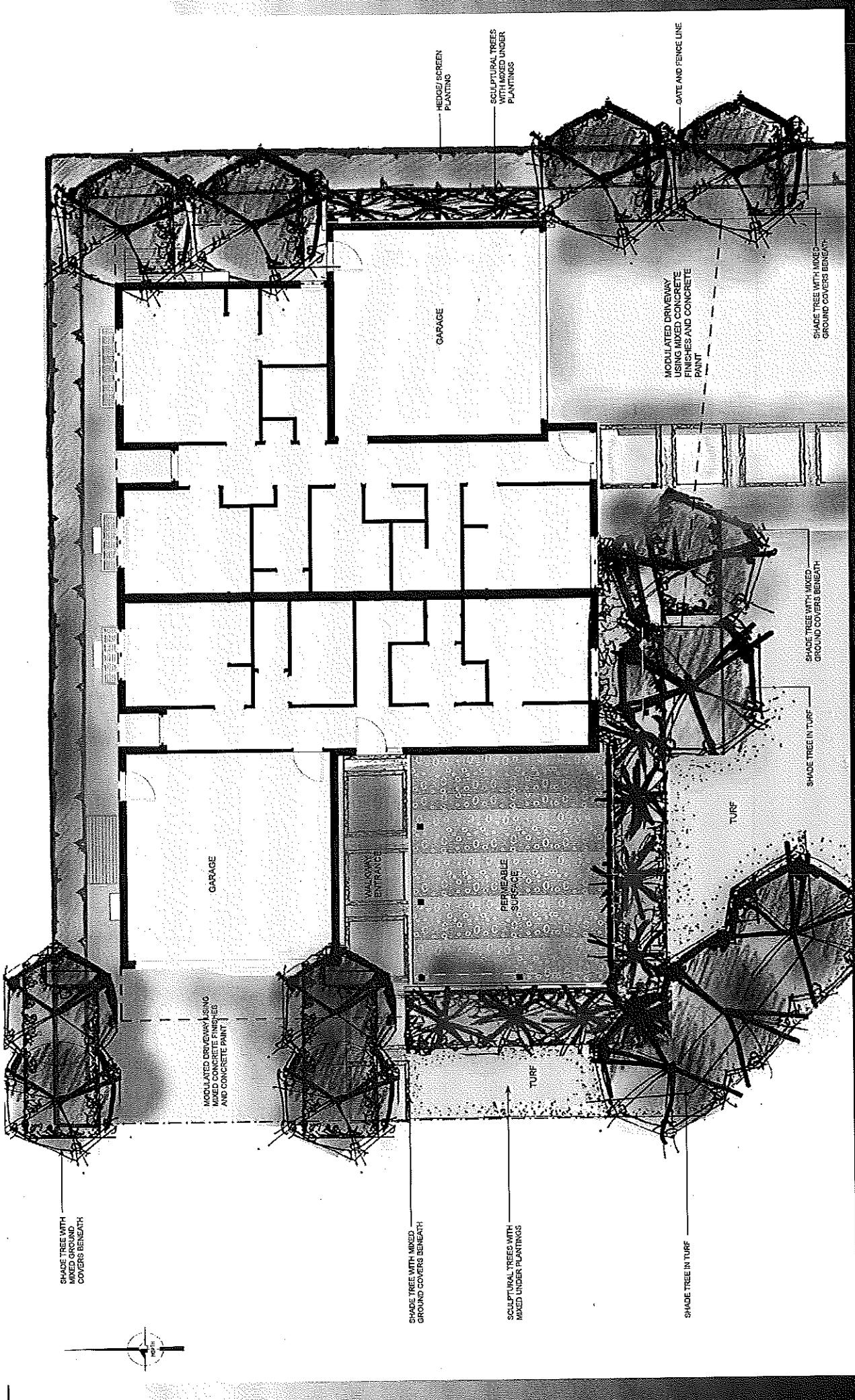
EADWIN STREET

WAGNER COURT

Appendix E – Landscape Plans

Dual Occupancies - AITKENVALE - TOWNSVILLE
SCALE 1:100 @A1 1:200 @A3

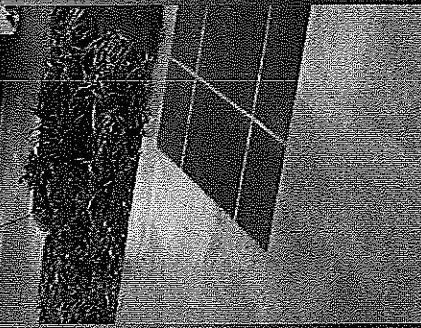
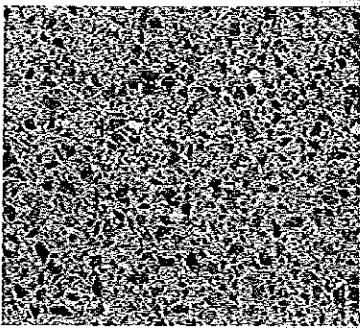
LANDSCAPE CONCEPT LOT 7



HARDSCAPE PALETTE

Dual Occupancies - ALTKENVALE - TOWNSVILLE

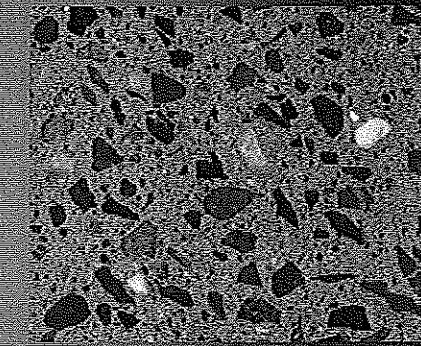
Exposed aggregate



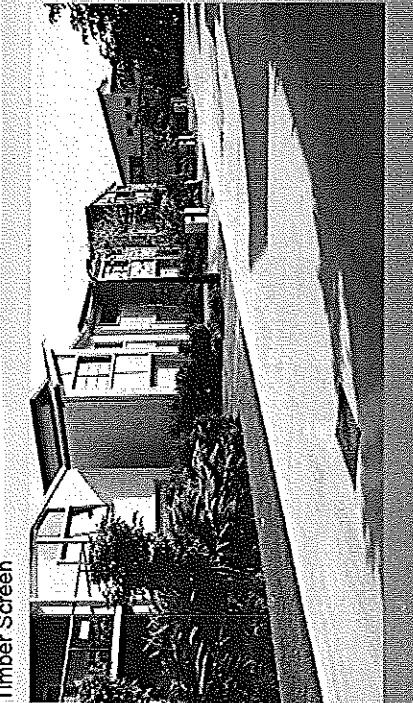
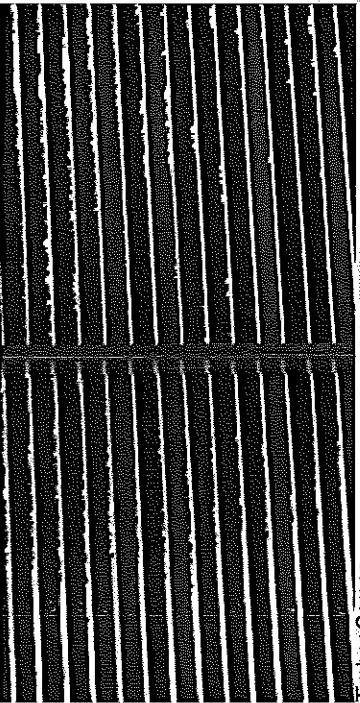
Honed coloured concrete



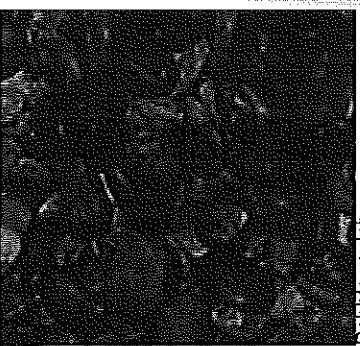
Coloured concrete



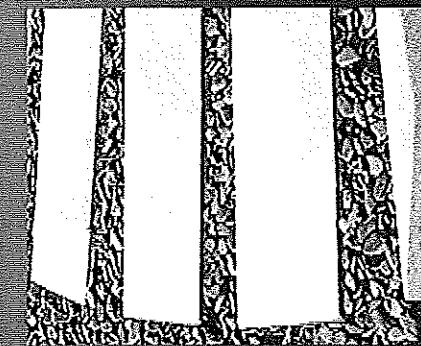
Honed coloured concrete



Modular pavement



Honed coloured concrete

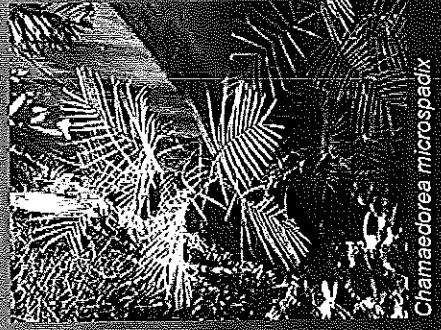
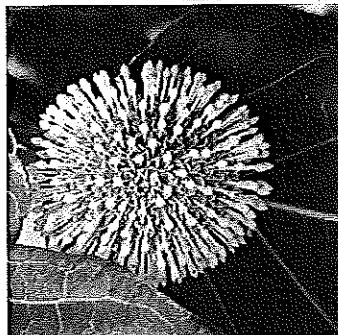
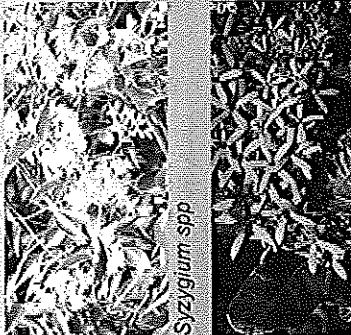
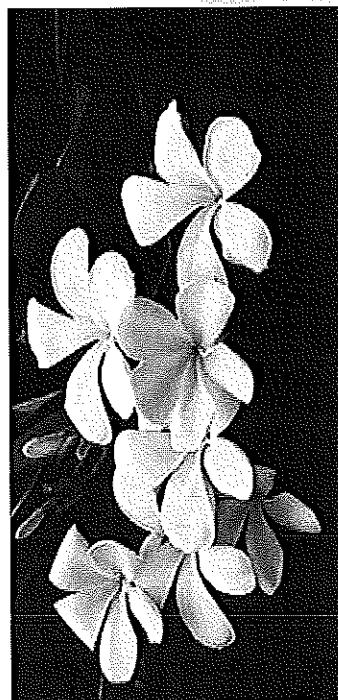
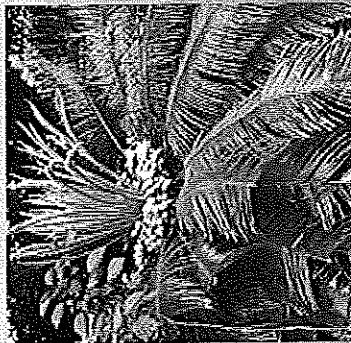
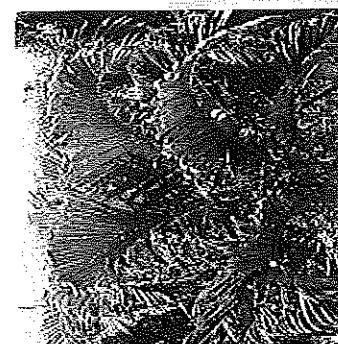


Exposed aggregate



PLANT PALETTE

Dual Occupancies - AITKENVALE - TOWNSVILLE

*Odontonema strictum**Pithecellobium spp.**Chamaedorea microspadix**Nauclea orientalis**Syzygium spp.**Petrea volubilis**Fraxinus griffithii**Plumeria obtusa**Cycas media**Cordyline spp.**Atractocarpus fitzalanii**Dysoxylum lutescens**Scaevola magnifica**Euphorbia leucoxephala**Adonidia merillii*

Appendix F – Codes

District Code	Specific Outcomes	Probable Solutions	Applicant's Response
Neighbourhood Residential	<p>SO1 Development is consistent with the specific outcomes for the precinct in which it is located on District Map 4.4. The specific outcomes for each of the precincts included in the district are as follows:</p> <ul style="list-style-type: none"> Lands primarily accommodate low to medium density residential land use and uses which directly service residents in the locality (such as parkland, place of worship, and home based business), which do not have significant adverse impacts on residential amenity. Housing is predominantly in the form of detached houses and dual occupancies; with multiple dwellings, accommodation buildings, motels, and retirement villages where located on roads with a status on the Road Hierarchy Map 3.2 of major collector street, sub arterial, arterial or highway. Residential development other than detached houses and dual occupancies is located within easy walking distance of shopping and/or school facilities, and/or close to major public open space. <p>SO2 The height of buildings is consistent with the desired character and amenity of the locality.</p>	<p>SO1 The proposed development for a single dual occupancy dwelling which will provide low to medium density residential land use. The development will directly service the residents with increased residential amenity.</p>	<p>PS2.1 Buildings are no higher than indicated in Table 1 below.</p> <p>SO2 The development is for a 2 storey dual occupancy which does not exceed 8.5m in height.</p>

SO3 The scale, bulk and location of a building on a site does not adversely impact on streetscape amenity.	PS3.1 The setbacks of buildings from street frontages and boundaries and their site coverage comply with Table 2 below.	SO3 The proposed dual occupancy dwelling is compliant with the setbacks stipulated in City Plan 2005. (Refer Appendix C – 700/02).
SO4 The built form reflects the lifestyle, climate and character of Townsville and its tropical setting, by addressing the following built form elements: <ul style="list-style-type: none"> (a) climate conscious and energy efficient design; (b) incorporation of useable shaded outdoor open spaces; (c) maximised natural ventilation and lighting; (d) construction materials that are not heat retentive or reflective; and (e) the articulation of facades and structures to create shade and shadow. 	SO4 The dual occupancies reflect the tropical climate of Townsville through incorporating large louvre openings providing natural ventilation and cooling. The deep eaves, timber window screens and decking create shade and shadow (Refer Appendix C – 700/06 and 700/07 South, East and West Elevation). The materials used in the dual occupancies are not heat retentive or reflective where possible. Timer, aluminium and cladding are predominantly used.	
SO5 The built form:	(a) exhibits interest through the use of colour and materials;	SO5 The dual occupancies will have varied materials and colours which will provide interest from the street. The building form will integrate well into the existing and proposed vegetation. The development will be 2 storeys and will maintain a human scale with an attractive streetscape (Refer Appendix D – Dual Occupancy Streetscape Plan).
	(b) is integrated with the use of landscape features;	
	(c) maintains human scale and promotes an attractive and vibrant streetscape;	
	(d) provides facades that contribute to the streetscape and pedestrian experience;	
	(e) minimises adverse overshadowing;	
	(f) provides physical connections between buildings and public spaces; and	
	(g) acknowledges its location, in respect to major vehicular entry points into the City.	

<p>SO6 The pattern of land use ensures residential areas are safe and attractive living environments that have high levels of amenity and provide a variety of residential densities and accommodation styles, catering principally for the needs of permanent residents and for all socio-economic groups.</p> <p>SO7 Residential development is of a density consistent with the character intended for the locality and provides for a high level of residential amenity.</p>	<p>SO6 The development is for a residential dual occupancy. The development will increase the residential densities and variety of housing stock through the introduction of dual occupancy within a predominantly single detached dwelling residential area.</p> <p>PS7.1 This application is for a single detached dwelling.</p> <p>PS7.2 Not applicable</p> <p>PS7.1 The residential density of residential development other than detached houses and dual occupancies complies with Table 3 below.</p> <p>PS7.2 Where a multiple dwelling is located on land over 2,000 square metres and where the site comprises two or more adjoining allotments, an additional residential density above that set out in Table 3 may be allowed as specified in Table 4 below where:</p> <ul style="list-style-type: none"> (i) the design and nature of the development proposed addresses and complements the streetscape and locality; (ii) the amalgamation does not leave any lots isolated and incapable of future development; (iii) the design ensures adequate vehicular and pedestrian safety and access; and (iv) the site does not contain or adjoin a place of heritage significance.
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SO8 Non-residential uses are located, designed and operated to avoid significant adverse change to amenity (in terms of light, noise, dust, odours, traffic conditions or other physical conditions) experienced by occupants of - (i) associated, adjoining or nearby residential uses; and (ii) other types of non-residential development.	SO8 Not applicable.
SO9 There are no adverse impacts on any place that has cultural heritage significance to Aboriginal or Torres Strait Islander people ²⁰² .	SO9 The development will not impinge on any significant cultural heritage places.
SO10 The development does not have any significant adverse social impacts on the community and its members.	SO9 The development will not have any significant social impacts on the community.

²⁰² The identification and management of such places can only be undertaken in consultation with the relevant Aboriginal or Torres Strait Islander representatives. Any development is to be undertaken in accordance with the ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

Table 1: Building Heights In District 4

Precinct	Maximum Height
Traditional Residential	2 storeys or 8.5m, whichever is the lesser.
Neighbourhood Residential	
Mixed Residential	3 storeys or 12m, whichever is the lesser.
Local Centre	2 storeys or 8.5m , whichever is the lesser, provided that where the side or rear boundaries abut land in a residential precinct, the maximum height of buildings within 2m of a side boundary and within 20m of the rear boundary is 1 storey.
Neighbourhood Centre	
Sub-Regional Centre	
Centre Frame	
Core Industry	3 storeys or 12m, whichever is the lesser.
Business and Industry	
Community and Government	2 storeys or 8.5m, whichever is the lesser.
Green Space	

Table 2: Setbacks and Site Coverage In District 4

Precinct	Minimum Setbacks	Maximum Site Coverage
Traditional Residential	i) Front boundary: (a) 6m; or (b) if a corner lot 8m to the primary street frontage and 3m to the secondary road frontage;	50%
Neighbourhood Residential	ii) Side boundary: (a) 1.5m if the building is 4.5m high or less; or (b) 2m if the building is greater than 4.5m high and does not exceed 7.5m in height; or (c) 2m plus 0.5m for every 3m or part thereof by which the building height exceeds 7.5m; and iii) Rear boundary: (a) if a detached house, as for side boundary; or (b) otherwise, 4m; and (iv) 1m from any driveway located on the site;	

Table 3: Residential Densities In District 4

Precinct	Maximum Residential Density (persons per hectare)
Neighbourhood Residential	85 ppha
Mixed Residential	187 ppfa
Local Centre	
Neighbourhood Centre	
Sub-Regional Centre	

Landscape Code	SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	APPLICANT'S RESPONSE
Streetscape and Landscape Design	<p>SO1 Landscape design enhances community safety and reduces the potential for crime and anti-social behaviour.</p> <p>PS1.1 Access to the site, car parks and buildings (or public open space associated with a reconfiguration of lot) are clearly indicated by landscape treatments.</p> <p>AND</p> <p>PS1.2 Planting along pathways consists only of trees with clean trunks to a height of at least 1.8m and low ground covers less than 0.75m in height, which are spaced at a minimum of 1.2m between horizontal centres.</p> <p>AND</p> <p>PS1.3 Planting in areas adjacent to display windows and doors and car parks utilises clean stemmed trunks planted in association with shrubs and ground covers not exceeding 1m in height.</p> <p>AND</p> <p>PS1.4 Any solid fence / wall is protected from graffiti by landscaping, creepers, murals, or vandal resistant paint.</p>	<p>PS1.1 Landscape treatments will provide a sense of arrival at the point of access.</p> <p>PS1.2 Refer to Appendix E – Landscape Plan for compliance.</p> <p>PS1.3 Refer to Appendix E – Landscape Plan for compliance.</p> <p>PS1.4 Refer to Appendix E – Landscape Plan for compliance.</p>	
	<p>SO2 Landscaping within landscape and recreation areas or public open space is well designed and relevant to the use.</p> <p>SO3 Where appropriate, provision is made for on street planting which:</p> <ul style="list-style-type: none"> (a) complements the local streetscape; (b) ensures reasonable visibility is maintained 	<p>PS2.1 A minimum of half the landscape and recreation area (or public open space associated with a reconfiguration of lot) is covered in soft landscaping (turf and planting area) with at least 25% of that being planted.</p> <p>PS3.1 Street planting is provided which is consistent with the standards set out in City Plan 2, Section 5 – Street Trees.</p>	<p>PS2.1 Refer to Appendix E – Landscape Plan for compliance.</p> <p>PS3.1 Street planting will be undertaken to the Council's standards stipulated in City Plan 2005.</p>

<p>from driveways, entrances, exits, intersections and junctions;</p> <p>(c) establishes healthy vegetation of suitable species characterised by long-lived single stemmed trees;</p> <p>(d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; AND</p> <p>(e) does not hinder free pedestrian movement.</p>	
<p>Screening</p> <p>SO4 Landscape design mitigates adverse aesthetic, privacy and illumination impacts through the use of appropriate screening.</p>	<p>PS4.1 A landscaped strip of at least 2m in width and containing plantings that will prevent headlight glaze is provided along frontages to streets with a status of major collector street or higher (as identified in Schedule 2A – Urban Road Hierarchy and Schedule 2B – Rural Road Hierarchy), where this would be consistent with the building setbacks nominated in the probable solutions for the precinct and district in which the site is located.</p> <p>AND</p> <p>PS4.2 Where screen planting is provided along the frontage of the site, tree planting is consistently spaced at a maximum of 750mm measured from the centres of trees.</p> <p>AND</p> <p>PS4.3 Where screen planting is used along the side or rear boundary of a site, it consists of:</p> <ul style="list-style-type: none"> • mature plantings of clumping palms or compact trees with a maximum spacing of 3m (measured from their centres) providing a dense screen within 3 years of occupation; OR • shrubs capable of growing to a height of 3m

SO5 Landscaping facilitates the retention and enhancement of significant existing vegetation, where appropriate.	<p>within 2 years of planting.</p> <p>PS5.1 Protective measures and practices are employed for work adjacent trees in accordance with City Plan Policy 2, Section 10 – Landscape Works Specification.</p> <p>AND</p> <p>PS5.2 Any required pruning or trimming work is carried out in accordance with AS 4373 (or any later revision of this standard).</p> <p>AND</p> <p>PS5.3 Earthworks, structures and paving beneath the canopy of retained trees occupies no more than a 1/3 of the area beneath the canopy width in any direction from the trunk and:</p> <ul style="list-style-type: none"> • all excavation in this area is by nonmechanical means; and • permeable pavement surfaces are used. 	<p>PS5.1 Council standards will be complied with.</p> <p>PS5.2 Australian Standards will be complied with whilst landscape work is undertaken.</p> <p>PS5.3 Council standards will be complied with.</p> <p>PS6.1 Plant species will not include species listed in Council's Plant Schedules.</p> <p>PS6.2 Plant species will be in compliance with Council's Plant Schedules.</p> <p>PS6.3 Plants will be located and selected to provide shade and optimise breezes.</p> <p>AND</p> <p>PS6.3 Plant selection and location maximizes shade and optimises breezes (see Figure A).</p> <p>PS7.1 Vegetation will comply with the Power</p>
SO7 Plant selection protects the integrity and	PS7.1 Plant selection complies with Code of	

function of powerlines.	Practice for Powerline Clearance (Vegetation) 2002312 as amended from time to time.	line Clearance Code of Practice.
SO8 Container sizes and planting stock maturity is consistent with its role.	PS8.1 At least 25% of planting is provided as larger, advanced stock (25ltr min. pot size).	PS8.1 Refer to Appendix E for compliance.
SO9 Plants are of a quality to ensure vigorous growth.	PS9.1 Plants are supplied and maintained in healthy condition to the Plant Specification in City Plan Policy 2, Section 10 –Landscape Works Specification.	PS9.1 Council Specifications will be complied with.
SO10 Plants are protected to establish in-situ growth and vigour.	PS10.1 Tree planting is stabilised by staking and guying in accordance with City Plan Policy 2, Section 10 – Landscape Works Specification.	PS10.1 Council Specifications will be complied with.
Construction and Maintenance		
SO11 Bed widths and grades ensure plant viability, adequate water infiltration, and ease of maintenance.	PS11.1 Garden beds have an average minimum width of 1.2m, provided that bed width is no less than 0.5m wide.	PS11.1 Refer to Appendix E for compliance.
SO12 A sufficient root zone area is provided to ensure long term plant viability.	PS12.1 Planting pits for trees in car parks are to provide a minimum of 4m3 for root zone development, at no greater depth than 1m. AND PS12.2 Root zone depth for plants is at least that of the rootball of the plant at planting. AND PS12.3 Subsoil drains to beds, planters and gardens are provided in accordance with City Plan Policy 2, Section 10 – Landscape Works Specification.	PS12.1 Not applicable PS12.2 Council standards will be complied with. PS12.3 Council Specifications will be complied with.

SO13 Soils are of a quality to ensure vigorous plant growth.	<p>PS13.1 Soils used comply with the Australian Standard AS 4419 (or any later revision of this standard).</p> <p>AND</p> <p>PS13.2 Gardens, plantings, grass and turf is fertilised as per City Plan Policy 2, Section 10 – Landscape Works Specification.</p>	<p>PS13.1 Australian Standards specifications will be complied with.</p> <p>PS13.2 City Plan specifications will be complied with.</p>
SO14 Planting beds are adequately mulched to retain moisture, reduce erosion and reduce weed competition.	<p>PS14.1 Mulches comply with the Australian Standard AS 4454 (or any later revision of this standard).</p> <p>AND</p> <p>PS14.2 Gardens and plantings are mulched as per City Plan Policy 2, Section 10 – Landscape Works Specification.</p>	<p>PS14.1 Australian Standards specifications will be complied with.</p> <p>PS14.2 City Plan specifications will be complied with.</p>
SO15 Gardens, turfed and grassed areas are prepared to promote moisture retention and improved plant / grass growth.	<p>PS15.1 Subgrades are cultivated in accordance with City Plan Policy 2, Section 10 – Landscape Works Specification.</p>	<p>PS15.1 City Plan specifications will be complied with.</p>
SO16 Landscaped areas are suitably irrigated to ensure long term viability of landscaped areas	<p>PS16.1 Permanent, automatic irrigation systems are provided to all landscaped areas (including car parks, turfed areas and footpaths³¹³) and incorporate the following:</p> <ul style="list-style-type: none"> • long-life at-grade, pop-up sprinkler heads (or underground drippers); <p>AND</p> <p>PS16.2 Permanent automatic irrigation systems are provided for public open space and streetscaping associated with reconfiguration of a lot, in accordance with City Plan Policy 2, Section 11 – Irrigation Systems for Development.</p>	<p>PS16.1 Irrigation will be provided.</p> <p>PS16.2 Not applicable</p> <p>PS16.3 Irrigation will be provided in accordance with Council stipulations.</p> <p>PS16.4 Irrigation will be provided in accordance with Council stipulations.</p>

	<p>AND</p> <p>PS16.3 Sprinkler heads are positioned at the back of kerb or garden bed area to provide head to head overlap and avoid overthrow of sprays to road surfaces.</p> <p>AND</p> <p>PS16.4 Irrigation systems are designed to facilitate the efficient supply of water in accordance with the development's microclimate requirements.</p>	<p>PS17.1 Site preparation, clearing, grubbing, excavation and filling of landscaping features is in accordance with City Plan Policy 2, Section 10 – Landscape Works Specification.</p>	<p>PS17.1 City Plan specifications will be complied with.</p>
S017 Filling and excavation provides stable and enhanced landscape form.			
S018 Maintenance ensures long term growth and vigour of landscaping.	<p>PS18.1 Gardens, plantings and turf are free of litter, weeded, mulched, watered and controlled for pests and diseases in accordance with City Plan Policy 2, Section 10 – Landscape Works Specification.</p>	<p>PS18.1 City Plan specifications will be complied with.</p>	<p>PS18.1 City Plan specifications will be complied with.</p>
Surface Treatment			
S019 Landscaping does not adversely affect stormwater management.	<p>PS19.1 Landscape works do not restrict the flow of water along overland flow paths.</p> <p>AND</p> <p>PS19.2 The opportunities for water infiltration on site are maximised by (wherever practical):</p> <ul style="list-style-type: none"> • the use of permeable surfaces in preference to hard surfaces; AND • draining any hard surfaced area towards permeable surfaces. 	<p>PS19.1 Landscape works will not impede the flow of water along overland flow paths.</p> <p>PS19.2 Water infiltration will be maximized through surface treatments.</p>	<p>PS19.1 Landscape works will not impede the flow of water along overland flow paths.</p> <p>PS19.2 Water infiltration will be maximized through surface treatments.</p>

<p>SO20 Surface treatments and paving comprise a functional, attractive and low maintenance component of the overall landscape scheme.</p>	<p>PS20.1 Paving complies with Australian Standard AS1428.</p> <p>AND</p> <p>PS20.2 Paving materials clearly delineate between pedestrian and vehicular movement systems through contrasting materials/colours and/or level changes.</p> <p>AND</p> <p>PS20.3 Hard landscaping materials are not highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.</p>	<p>PS20.1 Australian Standards will be complied with.</p> <p>PS20.2 Pedestrian and vehicle paving materials will be clearly delineated.</p> <p>PS20.3 Hardscape materials will comply with Council's stipulations.</p> <p>PS21.1 Bitumen surfaces and large unbroken areas of trowelled or floated concrete are not used.</p> <p>AND</p> <p>PS21.2 Concrete-dominated finishes incorporate unit pavers to divide these areas into smaller units.</p> <p>OR</p> <p>PS21.3 Exposed aggregate or stencilled concrete, finished surfaces are used.</p>	<p>PS20.1 The development complies.</p> <p>PS21.1 The development complies.</p> <p>PS21.2 Finished surfaces will comply.</p> <p>PS22.1 Shade will be provided in accordance with Table 1.</p> <p>PS22.2 Not applicable</p> <p>PS22.3 Landscaping will provide opportunities for casual surveillance.</p>

	AND PS22.3 Landscaping allows for casual surveillance of car parking spaces.
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The following are non-statutory inclusions for information purposes only and do not form part of the City Plan.
 311 For further information on plants best suited to local conditions refer to Plants of Townsville prepared by Townsville City Council.

312 This code of practice is produced by Ergon Energy.

313 Proponents may need to co-ordinate with the Queensland Department of Main Roads.

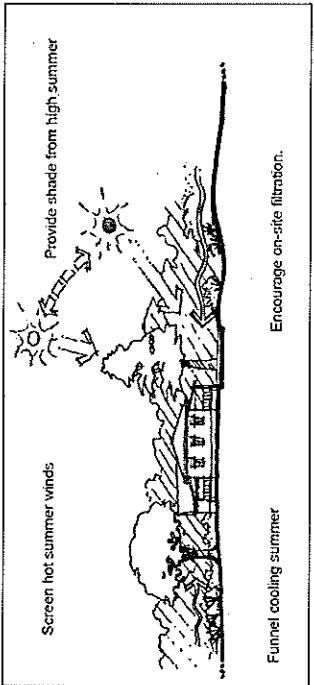


Figure A.

TABLE 1

Parking Arrangement	Ratio of Shade Trees to Car Parking Spaces
Single sided, angle or parallel bays	1 tree per 3 bays
Double sided, angle or parallel bays	1 tree per 6 bays

Parking and Access Code

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	APPLICANT'S RESPONSE
Vehicle Parking SO1 Adequate on-site parking is provided for the needs of the users and visitors.	PS1.1 On-site parking spaces are provided in accordance with Appendix 1 of this code – Parking Provision 314 OR PS1.2 Where it is impracticable or unreasonable to provide on-site car parking (in part or in full) a cash contribution is paid in accordance with the rates set out in the relevant Planning Scheme Policy.	PS1.1 In accordance with Appendix 1, each dwelling has 2 covered car parking spaces provided within the garage area. Visitor car parking will be available on the street and on the driveway.
SO2 A reasonable portion of the total number of car parking spaces are wheelchair accessible spaces and these are identified and reserved for such access, standard.	PS2.1 The proportion of total parking spaces provided for people with disabilities is in accordance with AS/NZS 2890.1 (or any later revision of this standard). AND PS2.2 Access to spaces for people with disabilities is provided in accordance with AS 1428.1 (or any later revision of this standard) and AS/NZS 2890.1 (or any later revision of this standard).	PS2.1 The car parking spaces provided will comply with the Australian Standards. PS2.2 The car parking spaces provided will comply with the Australian Standards.
SO3 All car parks are kerbed or provided with other similar treatments that surround and positively constrain vehicles within the trafficked area for parking purposes only.	PS3.1 The location and type of physical barriers are in accordance with AS/NZS 2890.1 (or any later revision of this standard).	PS3.1 The car parks provided will be off-street.
SO4 The car park pavement is constructed to an appropriate standard.	PS4.1 Pavement design is in accordance with the provisions of Aus-spec Development Design Specification D2 – Pavement.	PS4.1 Australian Standards will be complied with.
SO5 Trolley bays and pedestrian walkways are located to ensure safe access and storage of trolleys.	PS5.1 Trolley bays and pedestrian walkways are located in accordance with AS/NZS 2890.1 (or any later revision of this standard).	PS4.1 Not applicable. The development is for residential dual occupancies.
SO6 Short-term visitor parking is provided in	PS6.1 Visitor parking required under Appendix	PS6.1 On-street and driveway visitor car

obvious and easily accessible locations.	1 is provided at the front or on the main approach side of the site, with easy access to the building entry, other than where an alternative location is nominated in another code.	parking will be available.
SO7 Where car parking areas are located adjacent to residential uses or land in a residential precinct, adequate provision is made to minimise noise levels.	No probable solution provided.	<p>SO7 The development is for residential dual occupancies and noise levels will be minimal.</p>
SO8 Access to the car park is safe for all road users both within and external to the site.	<p>PS8.1 Sight distances at car park exits are in accordance with AS/NZS 2890.1 (or any later revision of this standard).</p> <p>AND</p> <p>PS8.2 Queuing space is provided both within the street for safe entry into the site and within the car park access driveway for safe egress of the site in accordance with AS/NZS 2890.1 (or any later revision of this standard).</p> <p>AND</p> <p>PS8.3 All driveway crossovers servicing the premises are constructed in accordance with Aus-Spec D1 – Road Geometry, Standard Drawing 46399 and comply with the standards set out in Schedule 2.315</p>	<p>PS8.1 Not applicable. The development is for residential dual occupancies.</p> <p>PS8.2 Adequate queuing space will be provided on site and on the approach to the site in accordance with the Australian Standards.</p> <p>PS8.3 Australian Standards will be complied with.</p>

	<ul style="list-style-type: none"> • educational establishment; • shopping complex; • an indoor recreation; • outdoor recreation facility; or any other use of a similar type and scale. 	
SO10 Bicycle parking spaces are provided for all activities that generate a demand for the use of bicycles.	<p>PS10.1 Parking and end of trip facilities for bicycles are provided in accordance with AS 2890.3 (or any later revision of this standard) and with the AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles (Chapter 10).</p> <p>AND</p> <p>PS11.1 Car parking spaces are at least 2.7m wide.</p> <p>AND</p> <p>PS11.2 Service vehicle loading areas are designed in accordance with AS 2890.2 (or any later revision of this standard).</p>	<p>PS10.1 Not applicable. The development is for dual occupancies.</p> <p>PS11.1 Car parking will be provided in accordance with Council requirements (Refer Appendix D – 700/02).</p> <p>PS11.2 Not applicable. The development is for dual occupancies.</p>
SO11 Vehicle parking spaces have adequate dimensions to meet user requirements.	<p>PS12.1 Signage is erected indicating the location of the entry and exits to the car park, specific use bays (eg. disabled, bus, taxi, bicycle, loading), as well as regulatory signs controlling movement within the car park.</p> <p>AND</p> <p>PS12.2 Signage is in accordance with AS/NZS 2890.1 (or any later revision of this standard).</p>	<p>PS12.1 Not applicable. The development is for dual occupancies.</p> <p>PS12.2 As above.</p>
SO12 Parking areas are kept accessible and available for use as a car park at all times during the normal business hours of the activity.	<p>PS13.1 Lighting is provided in accordance with AS/NZS 1158 (or any later revision of this standard).</p>	<p>PS13.1 Car parking will be lit in accordance with Australian Standards.</p>
SO13 Car park areas have appropriate lighting for activities that operate at night.	<p>PS14.1 A dedicated car washing bay (additional to visitor and tenant parking spaces) is provided for the washing of motor vehicles when using detergents, polishes, waxes or other car cleaning preparations. Such bays are designed</p>	<p>PS14.1 Not applicable. The development is for dual occupancies.</p> <p>PS14.2 As above.</p>
SO14 Car washing areas are provided to minimise environmental impacts in development for the purposes of:	<ul style="list-style-type: none"> • Accommodation building; • Multiple dwelling; AND 	

<ul style="list-style-type: none"> • Retirement village. 	<p>and constructed including the following:</p> <ul style="list-style-type: none"> • Imperviously paved; • Provided with a hose cock; • Graded to a central drain incorporating a silt trap. <p>AND</p> <p>PS14.2 Car washing bays are fitted with a diversion valve which allows contaminated run-off to pass to a sewer.</p> <p>OR</p> <p>PS14.3 Car washing bays are fitted with a roof or automatic control device that prevents the ingress of stormwater to sewers.</p>	<p>PS15.1 Aisles within car parks are designed in accordance with AS/NZS 2890.1 (or any later revision of this standard).</p> <p>AND</p> <p>PS15.2 Turning circles are designed in accordance with AS HB 72 (AUSTRROADS 1995) – Design Vehicles and Turning Path Templates.</p> <p>AND</p> <p>PS15.3 All vehicles expected to use the site are able to drive on and off the site in forward gear when the car park is full.</p> <p>Design for Safety</p> <p>SO16 All car parking areas, including enclosed and multi-level car parks, are sited and designed to maximise opportunities for surveillance.</p>	<p>PS16.1 Not applicable. The development is for dual occupancies.</p>	<p>PS16.2 As above.</p>	<p>PS16.3 As above.</p>	<p>PS16.4 Not applicable. The development is for dual occupancies.</p>
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	AND PS16.2 Walls are finished with light coloured materials which reflect light.	PS16.2 The garage will be enclosed by panel lift doors
SO17 Where car parks are not required at night, entry to the car parking area is physically restricted.	No probable solution provided.	SO17 Not applicable. The development is for dual occupancies.
Additional Requirement for Residential Development SO18 Visitor parking remains accessible and useable to visitors at all times.	<p>PS18.1 Visitor car parking bays are not allocated to individual dwelling units.</p> <p>AND</p> <p>PS18.2 Visitor car parking is not gated or located behind security doors/gates.</p> <p>AND</p> <p>PS18.3 Visitor car parking is visible from the street frontage, clearly signed and delineated.</p> <p>AND</p> <p>PS18.4 Visitor car parking bays are not provided in a tandem arrangement (other than in a dual occupancy).</p> <p>AND</p> <p>PS18.5 Visitor car parking bays are not located in front of private storage rooms allocated to individual units.</p> <p>AND</p> <p>PS18.6 Visitor car parking bays are not provided in parallel formation along a driveway.</p>	<p>PS18.1 On-street and driveway visitor car parking will be available.</p> <p>PS18.2 On-street and driveway visitor car parking will be available.</p> <p>PS18.3 Visitor parking will be clearly delineated.</p> <p>PS18.4 Not applicable. The development is for a dual occupancy.</p> <p>18.5 Car parks will not be located near private storage facilities.</p> <p>PS18.6 Car parks will not be parallel along a driveway.</p>

SO19 The car park pavement is finished to an appropriate standard.	PS19.1 Paths and driveways are finished with exposed aggregate, stenciled concrete or other aesthetic finish (Other than bare or painted concrete).	PS19.1 The driveways will comply with Council standards.
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314 As a result of the high level of pedestrian activity on Magnetic Island compared to the mainland, a lesser amount of car parking may be acceptable.

315 Applicants should note that where a development proposes access to a State controlled road, the Department of Main Roads will require the access to be in accordance with its "Planning and Design Manual".

Appendix 1 – Parking Provision

USE	MINIMUM CAR PARKING PROVISION
Dual occupancy	<p>Where located in a cul-de-sac or on an irregular shaped block, 2 on site car parking spaces (1 covered and integrated into the building) are provided for each dwelling unit which may be in a tandem arrangement.</p> <p>OR</p> <p>2 covered spaces (1 per dwelling unit and integrated into the building) and 1 visitor car space (unless on Magnetic Island where the visitor car space is not required).</p>

Works Code	SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	APPLICANT'S RESPONSE
Management of Site Works			
SO1 During construction, measures are taken to protect nearby premises from noise nuisance. ³¹⁹	PS1.1 No construction activities are carried out during the following hours: <ul style="list-style-type: none"> • 7:00pm and 7:00am Monday to Saturday, AND • any time on a Sunday or public holiday. 	PS1.1 Construction of the development will be undertaken within the hours stipulated by Council.	
SO2 During construction, measures are taken to protect nearby premises from dust pollution. ³¹⁹	PS2.1 Dust suppression methods are employed in accordance with Aus-spec Design Specification D7 – Erosion Control and Stormwater Management.	PS2.1 Construction of the development will be in accordance with Australian Specifications to limit dust pollution.	
Earthworks and Rock Breaking ³²⁰			
SO3 Site earthworks are designed and constructed in an environmentally sensitive manner having regard to: <ul style="list-style-type: none"> • existing landforms; • stormwater runoff;³²¹ • soil erosion and sediment control; • existing vegetation and revegetation. 	PS3.1 Design and construction of site earthworks are in accordance with: <ul style="list-style-type: none"> • Aus-spec Design Specification D7 – Erosion Control and Stormwater Management; • Aus-spec Development Design Specification D6 - Site Regrading; • Aus-spec Construction Specification C211 – Erosion Control and Stormwater Management; AND • Aus-spec Development Construction Specification C213 - Site Regrading. 	PS3.1 Site earthworks and design of the development will be in accordance with Australian Specifications.	
SO4 Adverse impacts on residential amenity are minimised.	PS4.1 Rock breaking and drilling occurs only between 2pm and 5pm on Monday, Tuesday, Thursday and Friday, excluding public holidays.	PS4.1 The development will not require residential amenity to be interrupted.	
SO5 Noise impacts associated with rock breaking activities are appropriately managed ³²² .	No probable solution provided.	PS5 The development will not require residential amenity to be interrupted.	
Stormwater Management			
SO6 The design and construction of major and minor stormwater drainage systems are	PS6.1 Design and construction of major and minor stormwater drainage systems are in	PS6.1 Construction of stormwater drainage systems will not be required in the development	

founded on accepted principles and current design practice. ³²³	<p>accordance with:</p> <ul style="list-style-type: none"> • Aus-spec Development Design Specification D5 – Stormwater Drainage Design; • Aus-spec Development Construction Specification C220 – Stormwater Drainage General; • Aus-spec Development Construction Specification C221 – Pipe Drainage; • Aus-spec Development Construction Specification C222 – Precast Box Culverts; • Aus-spec Development Construction Specification C223 – Drainage Structures; • Aus-spec Development Construction Specification C224 – Open Drains including Kerb & Gutter; • Aus-spec Development Construction Specification C230 – Subsurface Drainage General; • Aus-spec Development Construction Specification C231 – Subsoil and Foundation Drains; • Aus-spec Development Construction Specification C232 – Pavement Drains; <p>AND</p> <ul style="list-style-type: none"> • Aus-spec Development Construction Specification C233 – Drainage Mats. 	<p>of the site.</p> <p>PS7.1 Access to the site is no less than 0.5m above the 1 in 50 year flood level.</p> <p>AND</p> <p>PS7.2 The habitable floor level of any building is 300mm above the Q50 level.</p>
Flood Mitigation		
SO7 People and habitable buildings are provided with an acceptable level of flood immunity in the event of a 1 in 50 year flood.	PS7.1 The development complies.	PS7.2 The development complies.
Road Design		

<p>SO8 Lots have access to roads that:</p> <ul style="list-style-type: none"> • have adequate geometric design, design speed, horizontal alignment, vertical alignment, grades, structural design, materials and construction to fulfill their designated functions over an acceptable design life within the network; • accommodate public utility services and drainage systems; AND • create a safe and attractive environment that is consistent with the character of the area.³²⁴ 	<p>PS8.1 The design of the road network is consistent with:</p> <ul style="list-style-type: none"> • Aus-spec Development Design Specification D1 – Geometric Road Design; • Aus-spec Development Design Specification D2 – Pavement Design; • the road and freight networks identified on Maps 3.2 and 3.3; AND • the characteristics set out in Schedule 2A – Urban Roads, Road Hierarchy and Schedule 2B – Rural Roads, Road Hierarchy. <p>AND</p> <p>PS8.2 All roads in urban and rural residential precincts are provided with street lighting designed and installed in accordance with the provisions of AS/NZS 1158 (or any later revision of this standard).</p> <p>Footpaths and Cycleways</p> <p>SO9 Footpaths of an appropriate standard and which enhance the streetscape of the locality are provided along the frontages of urban sites.</p>
	<p>PS9.1 The design and layout of footpaths, cycle ways and dual use paths is consistent with:</p> <ul style="list-style-type: none"> • the bicycle network identified on map 3.4; • the characteristics set out in Schedule 2A – Urban Road Hierarchy and Schedule 2B – Rural Road Hierarchy; <p>AND</p> <ul style="list-style-type: none"> • where relevant, in accordance with the standards set out in the relevant Planning Scheme Policy. <p>AND</p> <p>PS9.2 Unless otherwise specified in a district code or a planning scheme policy, pathways have a paved width of:</p> <p>PS9.1 A priority cycle route runs along the banks of the Ross River including the section of parkland adjacent to the development sites.</p> <p>PS9.2 We respectfully submit the proposed development will not result in a significant increase in pedestrian movements such that new footpaths will be required.</p> <p>PS9.3 As above.</p> <p>PS9.4 As above.</p> <p>PS9.5 As above.</p>

	<ul style="list-style-type: none"> • in an industrial or commercial precinct, the full width of the verge; OR • in any other precinct, 3.0m where a shared bicycle/pedestrian path or 2.0m where a pedestrian only path. <p>AND</p> <p>PS9.3 Footpaths are:</p> <ul style="list-style-type: none"> • clearly defined; • integrated with adjoining public or semi public spaces²⁵; <p>AND</p> <ul style="list-style-type: none"> • provide for continuity of pavement materials, colours and patterns in the street. 	<p>AND</p> <p>PS9.4 Footpaths in District 1 - Townsville Central City are provided in accordance with the network shown in Figure B and the CBD Waterways Pathways Planning Scheme Policy, and include a 5 meters wide footpath between land uses and Ross Creek accessible to the public at all times.</p> <p>AND</p> <p>PS9.5 In District 2 – Townsville Inner Suburbs, existing stepped walkways linking Stanton Hill to adjacent areas are retained or reinstated.</p>	<p>PS10.1 The site will utilise the existing services and connections,</p> <p>PS10.2 As above.</p>
Servicing and General	<p>SO10 Land is provided with water supply, sewage disposal, telecommunications and electricity services that are appropriate to its likely use and to the character of the locality.</p> <p>AND</p>	<p>PS10.1 The land is provided with reticulated telephone and is connected to the electricity supply network or transmission grid.</p> <p>AND</p>	

	PS10.2 Underground electrical reticulation is provided to land in all precincts other than the Rural precinct. AND PS10.3 Land in all precincts other than the Rural, or Rural Residential precincts, is provided with reticulated water supply and sewerage.	PS10.3 As above.
SO11 The continuing function of existing services is not impeded.	PS11.1 Where necessary, existing services are relocated at the expense of the person undertaking the development	PS11.1 The development will not impede the existing services.
Sewerage Reticulated Design		
SO12 Where sites have access to Council's reticulated sewerage system, the associated infrastructure and connections are provided in a safe, cost-effective, coordinated and efficient manner that supports sustainable development practices.	PS12.1 The design and construction of sewers, pumping stations, pressure mains and associated works are in accordance with: <ul style="list-style-type: none">• Aus-Spec Development Design Specification D112 – Sewerage System;AND• Aus-Spec Development Construction Specification C402 – Sewerage System.	PS12.1 Existing reticulated sewerage infrastructure will continue to be utilised by the development in accordance with Australian Specifications.
On Site Sewerage Disposal		
SO13 Sites in the Rural or Rural Residential precincts are provided with an appropriate means of on site disposal of sewage which does not create adverse environmental impacts.	PS13.1 On site sewage disposal is consistent with the standards set out in the On Site Sewerage Code (DLGP 2003), as amended from time to time.	PS13.1 Not applicable. No on-site disposal is proposed.
Water Supply Reticulation Design		
SO14 Where sites have access to Council's reticulated water supply, associated infrastructure and connections are provided in a safe, cost-effective, coordinated and efficient manner that supports sustainable development	PS14.1 The design of water mains, pumping stations, pressure mains and associated works complies with: <ul style="list-style-type: none">• Aus-Spec Development Design Specification D111 – Water Reticulation;	PS14.1 Existing reticulated water infrastructure will continue to be utilised in accordance with Australia Specifications.

practices.	AND • Aus-Spec Development Construction Specification C401 – Water Reticulation.	
Groundwater Supply	PS15.1 A groundwater supply is provided which is consistent with the standards set out in the relevant Planning Scheme Policy.	PS15.1 The development site is located in an urban area.
SO15 Sites in the Rural or Rural Residential precincts are provided with an adequate potable groundwater supply which does not jeopardise the sustainability of supplies for existing and future users of the resource.		

Dual occupancy	Where located in a cul-de-sac or on an irregular shaped block, 2 on site car parking spaces (1 covered and integrated into the building) are provided for each dwelling unit which may be in a tandem arrangement. OR 2 covered spaces (1 per dwelling unit and integrated into the building) and 1 visitor car space (unless on Magnetic Island where the visitor car space is not required).	
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319 Applicants should ensure compliance with the *Environmental Protection Act 1994, Environmental Protection Regulation 1998 and Environmental Protection (Noise) Policy 1997*.

320 Applicants should be aware that rock breaking methods are regulated by the *Workplace Health and Safety Act 1995*, and the *Environmental Protection Act 1994* and its regulations and policies. In addition, the *Explosives Act 1999 and Explosives Regulations 1995* governs blasting using explosives in both rural and urban areas.

321 Applicants should refer to Council's Urban Stormwater Quality Management Plan¹.

322 To demonstrate compliance with this specific outcome, Council will request the preparation of a noise management program which schedules the expected equipment, duration (dates) and times (days and hours) of activity and noise measures proposed.

323 Applicants should note that where a developer involves any discharge of stormwater to a State controlled road, the approval of the Department of Main Roads will be required. Such works should be in accordance with the Department of Main Roads' *Planning and Design Manual*².

324 Applicants should note that where a development involves any discharge of stormwater to a State controlled road, the approval of the Department of Main Roads will be required. Such works should be in accordance with the Department of Main Roads' *Planning and Design Manual*².

Acid Sulfate Soils Code
Specific Outcomes and Probable Solutions

1. Site Suitability

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	APPLICANT RESPONSE
SO1 Works avoid disturbing acid sulfate soils or are managed to avoid or minimise the release of acid or metal contaminants.	<p>PS1.1 The disturbance of acid sulfate soils is avoided by: <ul style="list-style-type: none"> • not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; • not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; • not undertaking filling that results in: <ul style="list-style-type: none"> - actual acid sulfate soils being moved below the watertable; AND - previously saturated acid sulfate soils being aerated. OR <p>PS1.2 The disturbance of acid sulfate soils avoids the release of acid and metal contaminants by: <ul style="list-style-type: none"> • neutralising existing acidity and preventing the generation of acid and metal contaminants; AND • preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment. </p> </p>	PS1.1 The development does not propose the disturbance of a significant amount of Acid Sulfate Soils which the site is mapped as containing.

Dual Occupancy Code
Specific Outcomes and Probable Solutions

1. Site, size and density

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	APPLICANT RESPONSE
SO1 Dual occupancies are limited to a small proportion of the total housing stock and are dispersed in new and established residential areas.	<p>PS1.1 The total number of lots used for dual occupancy in new housing estates outside of the established residential areas shown on Map 6.1, does not exceed more than 10% of the total number of lots in the estate.</p> <p>AND</p> <p>PS1.2 The site, including those in established residential areas shown on Map 6.1, does not adjoin another site used for dual occupancy.</p>	<p>PS1.1 Not applicable. The proposed dual occupancy is located within an existing urban area.</p> <p>PS1.2 We respectfully submit the proposed development will not result in a significant change in the overall built form and streetscape appearance. The proposed dual occupancy is located on a corner lot which gives the appearance of a single dwelling with separate frontages and driveways. Appendix D – Dual Occupancy Streetscape Plan illustrates the appearance of the streetscape as a low density area, while Appendix B identifies the proximity of the dual occupancy to large amounts of recreation space adjacent to the proposed development site along the banks of the Ross River. The sites proximity to essential shops, services and facilities, access to trunk infrastructure and excellent local road and public transport capacity further supports the appropriate alternative use of the site.</p>
SO2 Lots have an area of appropriate size and dimensions to enable the siting of dwellings and associated outbuildings, with an adequate amount of private open space and vehicle access and parking.	PS2.1 The site has a minimum area and dimensions that are consistent with Table 1.	PS2.1 The proposed development site is 632m ² in area, providing appropriate space for private open space, vehicle access and parking. The overall frontage is more than 20m.

TABLE 1

PRECINCT	MINIMUM AREA	MINIMUM FRONTAGE
Traditional Residential		
multi street frontage	900m ²	20m
other lot	1200m ²	20m
Neighbourhood Residential		
multi street frontage	600m ²	20m
other lot	800m ²	20m
Mixed Residential, City View Slopes Residential or Medium Density Residential	600m ²	15m

2. Building Siting and Design

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	APPLICANT'S RESPONSE
SO3 The siting and design of buildings and structures is in keeping with the character and residential amenity of the locality.	<p>PS3.1 Any part of a dwelling unit above ground storey that is within 3m of any side or rear boundary of the lot, has:</p> <ul style="list-style-type: none"> • no balconies overlooking adjoining outdoor or internal living areas; AND • any upper storey windows which overlook adjoining residential premises are glazed in opaque glass or screened, or have sills a minimum of 1.5m above the upper storey floor level and visual screens over windows. 	<p>PS3.1 A portion of the timber deck on the second storey is within 3m of the side boundary but does not overlook adjoining living areas or cause other amenity issues.</p> <p>Upper storey windows are screened by awnings.</p>
SO4 Each dwelling unit has adequate storage areas.	PS4.1 A storage room is provided that has a minimum area of 6m ² , a minimum uninterrupted internal dimension of 1.5m, and a height of not less than 2.1m, and access to the room is provided from a covered car park allocated to the dwelling unit.	PS4.1 The dual occupancy will have adequate storage exceeding 6m ² with complying dimensions and access (Refer Appendix C – 700/02).
SO5 Provision is made for the storage of refuse for each dwelling unit.	No probable solution provided.	SC5 There is adequate space to provide refuse storage for each unit.

SO6 Laundry facilities consisting of a washing machine, laundry tub and dryer are provided or sufficient space and service connections are provided for their installation.	No probable solution provided.	SO6 A designated laundry room is provided in each dwelling with adequate room for a washing machine, laundry tub and dryer.
SO7 Clothes drying facilities are provided in an open space area and visually screened from public areas and adjacent properties.	No probable solution provided.	SO7 There is adequate room to locate cloths drying facilities within the outdoor areas.
SO8 Driveways, garages or carports do not diminish the attractiveness of the streetscape.	<p>PS8.1 Only one access to the lot is provided. AND PS8.2 Garages or carports are located at the rear of the lot and not visible from the street frontage.</p> <p>OR</p> <p>PS8.3 Garages or carports, are setback a minimum of 1.5m from the main face of the associated dwelling unit, or in line with the main face of the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, or similar structure, projecting forward of the main face.</p> <p>AND</p> <p>PS8.4 Landscaping is provided in the setback between any building and a driveway.</p>	<p>PS8.1 The dual occupancy is designed to present as two discreet dwellings with one access located on each street frontage.</p> <p>PS8.3 The garage provided is located in line with the main face of the verandah or located under the second storey verandah.</p> <p>PS8.4 Adequate landscaping will be provided between the driveway and the dwelling.</p>
SO9 Building design enables individual dwelling units to be identified from public streets.	PS9.1 Buildings adjacent to the public street, address the street by having a front door and/or living room or kitchen windows facing the street.	PS9.1 The design of the dual occupancy dwellings will allow visitors to visually identify the separate entry points as they are located on separate road frontages and will have separate entrances and street presentation (Refer Appendix C – 700/02, 700/03, 700/06 and 700/07).
SO10 Individual units are readily distinguishable for emergency service providers.	PS10.1 Unit numbers are clearly displayed on unit, letter box and kerb.	PS10.1 Unit numbers will be displayed on the dwelling, letter box and kerb.
SO11 The amenity of adjoining premises is not unreasonably adversely affected by noise.	PS11.1 Air conditioning units are insulated so as adjoining properties are not affected by the noise source, and the unit is installed on the roof	PS11.1 Air conditioning is not proposed in this development.

		or at the rear of the building. AND PS11.2 Air-conditioning units are not significantly visible from the street and are aesthetically screened.	PS11.2 As above.
3. Private Open Space			
		SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
SO12 Private open space has an area and dimensions which suit the requirements of occupants for relaxation, dining, entertainment, recreation and children's play, and provides space for service functions such as clothes drying.			
		PS12.1 For each dwelling unit, private open space is provided which has a minimum area of 80m ² , and includes at least one part which:	PS12.1 Private open space is provided for both occupancies in the form of a second storey timber deck which meets the minimum dimensional requirements and is directly accessible from the main living areas (Refer Appendix C – 700/02).
		<ul style="list-style-type: none"> • has an area of at least 25m² and a minimum dimension of 5m; AND • is directly accessible from the main living area of the dwelling unit; AND • has a maximum gradient of 1 in 10; AND • is provided with screening ensuring privacy to users of the open space. 	
		SO13 Visual amenity on site, surrounding public areas and along street and road frontages is protected.	PS13.1 Private open space, refuse bin storage areas and service areas are screened from public views.
4. Road and Rail Noise Attenuation			
		SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
SO14 The premises are not subject to unacceptable high levels of noise.			
		PS14.1 The site is not located within 100m of a railway or state controlled road or within 25m of any sub-arterial status or higher as described in Schedule 2A – Urban Roads – Road Hierarchy and Schedule 2B – Rural Roads – Road Hierarchy.	PS14.1 The site is located approximately 340m from a State Controlled Road.
		OR	
		PS14.2 Noise levels at habitable floor areas of	

	<p>buildings on land adjoining a railway or state controlled road are no greater than²⁸³:</p> <ul style="list-style-type: none"> • 60dB(A) L10 (18 hour) or less, where existing levels measured at the buildings' setback distance from the road or railway are greater than 40dB(A) L90 (8 hour) between 10pm and 6am; OR • 57 dB(A) L10 (18 hour) or less, where existing levels measured at the buildings' setback distance from the road or railway are less than or equal to 40 dB(A) L90 (8 hour) between 10pm and 6am; OR • where the above cannot be achieved, internal maximum design criterion levels specified in Table 1, AS/NZS 2107 (or any later revision of this standard). <p>AND</p> <p>PS14.3 Noise levels on balconies and external open space (both private and communal) on land adjoining a state controlled road or railway are no greater than:</p> <ul style="list-style-type: none"> • 60 dB(A) L10 (18 hour) or less, where existing levels measured at the buildings' setback from the road or railway are greater than 45dB(A) L90 (18 hour); OR • 57 dB(A) L10 (18 hour) or less, where existing levels measured at the buildings' setback from the road or railway are greater than or equal to 45 dB(A) L90 (18 hour).
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²⁸³ All external levels stated are free-field with the expectation that an additional 2.5 dB(A) increase is applied for the facade correction when the building is constructed. This will achieve a level of equal to or less than 63 dB(A) and 60 dB(A), respectively, 1m from the most exposed facade of a building.



Application Details - IDAS form 1

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete this form (*Application details - IDAS form 1*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Applicant details (note: 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 all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Please note: If there is more than one applicant, provide additional applicant details by clicking the "Add another applicant" button below.

Name/s (individual or company name in full)	Defence Housing Australia
For companies, contact name	Mark Doonar
Postal address	c/o Tract Consultants, Level 4, 262 Adelaide Street, Brisbane, 4000
Contact phone number	(07)32297444
Mobile number (non-mandatory)	418153992
Fax number (non-mandatory)	(07)32297400
e-mail address (non-mandatory)	mdoonar@tract.net.au

1. What is the nature of development proposed? (tick all applicable boxes)

- material change of use of premises
- building work
- operational work
- reconfiguring a lot

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2. What type of approval is being sought?

- development permit
- preliminary approval
- both - provide details below

3. Is the application for a mobile and temporary environmentally relevant activity (ERA)?

- No
- Yes - complete table A and then go to question 5

4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)

Table B - street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises

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 no.	
1	1	Ferris Court, Aitkenvale	4814	59	RP722981	Townsville

Street address / lot on plan

Street address / lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Table C - premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
1					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

5. Total area of the premises on which the development is proposed (indicate hectares or m²)

685m²

6. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm, etc.)

1	house
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7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision etc.)

one (1) dual occupancy

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8. Is owner's consent required for this application? (refer to notes at the end of this form for more information)

- No
 Yes - complete either table D, table E or table F as applicable

Table D (note: do not complete this table if lodging the application on-line using Smart eDA)

Name of owner/s of the land	Defence Housing Authority
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table E

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager	

Table F

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

9. Does the application involve a state resource? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)

- No Yes - complete table G

10. Identify if any of the following apply to the premises (tick applicable box/es)

- adjacent to a water body, watercourse or aquifer (e.g creek, river, lake, canal) - complete table H
 on strategic port land under the *Transport Infrastructure Act 1994* - complete table I
 in a tidal water area - complete table J

Table H	Name of water body, watercourse or aquifer
1	Ross River

11. 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 dimension of each easement is included in the plans submitted

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

No Yes - ensure the nature, location and dimensions of proposed works are included in plans submitted

13. Is the payment of a portable long service leave levy applicable to this application? (refer to the notes at the end of this form for more information)

No - Go to question 15 Yes

15. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

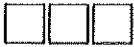
No
 Yes - provide details below

16. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using Smart eDA)

	Description of attachment or title of attachment	Method of lodgement to assessment manager
1	IDAS Form 1, Form 5, Checklist 1, Checklist 2	over the counter

17. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (note: it is unlawful to provide false or misleading information).



Notes for completing this form

Question 8:

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application.
- Owner's consent is not required for a mobile and temporary ERA.

Question 9:

- Section 264 of the *Sustainable Planning Act 2009* provides that if a development involves a state resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the *Sustainable Planning Regulation 2009* prescribes the state resources for which evidence is required to be given, and the evidence required, to support the application.

Question 13:

- *The Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 14:

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- 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 on 1800 803 481 or www.qleave.qld.gov.au.

Privacy -the information collected in this form 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 *Right to Information Act 2009*) or as required by Parliament. This information may be stored in a departmental database. The information collected will be retained as required by the *Public Records Act 2002*.

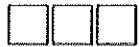
OFFICE USE ONLY

Date received		Reference numbers	
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NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

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

Date of engagement	Name	BSA Certification license number	Building classification/s

**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 sighted by assessment manager	Name of officer who sighted the form
1					

The *Sustainable Planning Act 2009* (SPA) is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.



Material change of use assessable against a planning scheme - IDAS form 5

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

1. How is the premises identified / zoned in the applicable planning scheme? (if the premises involves multiple zones, clearly identify the relevant zone for each lot in a separate row in the below table) Non-mandatory

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct	Applicable overlays
1	1 Ferris Court, Aitkenvale 4814	Neighbourhood Residential – Residential Precinct (District 4 – Townsville West)	Acid Sulfate Soils

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

	General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
1	Dual Occupancy Dwelling	Dual Occupancy	2		

3. What type of approval is being sought for the material change of use?

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? (eg. a preliminary approval)

No Yes - provide details below

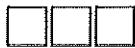


5. Does the proposed use involve (tick applicable box/es)

- | | | |
|---|--|------------------------------|
| the reuse of existing buildings on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| new building work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| the reuse of existing operational works on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| new operational work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

6. Confirm that the following mandatory supporting Information accompanies this application

All applications	Confirmation of lodgement	Method of lodgement
a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which shows the following: <ul style="list-style-type: none">• the location and site area of the land to which the application relates (<i>relevant land</i>)• the north point• the boundaries of the relevant land• any road frontages of the relevant land, including the name of the road• the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans (an existing site plan and proposed site plan) may be appropriate)• any existing or proposed easements on the relevant land and their function• the location and use of buildings on land adjoining the relevant land• all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked.• for any new building on the relevant land, the location of refuse storage• the location of any proposed retaining walls on the relevant land and their height• the location of any proposed landscaping on the relevant land• the location of any stormwater detention on the relevant land	<input checked="" type="checkbox"/> confirmed	mail
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	<input checked="" type="checkbox"/> confirmed	mail
a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.)	<input checked="" type="checkbox"/> confirmed	mail
information that states: <ul style="list-style-type: none">• the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)• the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses)	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	mail



	Confirmation of lodgement	Method of lodgement
When the application involves the reuse of existing buildings		
plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys, and existing maximum height above natural ground level of the buildings to be reused	<input type="checkbox"/> confirmed <input checked="" type="checkbox"/> not applicable	mail
When the application involves new building work (including extensions)		
floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following: <ul style="list-style-type: none"> • the north point • the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) • the room layout (for residential development only) with all rooms clearly labelled • the existing and the proposed built form (for extensions only) • the gross floor area of each proposed floor area 	<input checked="" type="checkbox"/> confirmed	mail
elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> confirmed	mail
plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	mail
When the application involves the reuse of other existing works		
plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused	<input type="checkbox"/> confirmed <input checked="" type="checkbox"/> not applicable	mail
When the application involves new operational work		
plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works	<input type="checkbox"/> confirmed <input checked="" type="checkbox"/> not applicable	mail

Notes for completing this form:

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

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.



Development assessment checklist - IDAS checklist 1

(*Sustainable Planning Act 2009*, version 1.0 18 December 2009)

This checklist applies to the carrying out of development generally.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application
- whether you need to give a copy of your application to any referral agencies.

If your development involves a material change of use, reconfiguring a lot or operational works, it is recommended that you complete *Material change of use - IDAS checklist 2*, *Reconfiguring a lot - IDAS checklist 3* or *Operational works - IDAS checklist 4*, as applicable.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website at www.dip.qld.gov.au.

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Part 1 - General questions

1.1 Have you received a referral agency response in relation to this proposed development prior to making an application?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• To assist you in preparing your application, completing <i>Referral agency responses - IDAS checklist 6</i> is recommended

1.2 Do you wish the proposed development to be assessed against a superseded planning scheme?

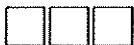
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• You must complete <i>Request to apply a superseded planning scheme - Sustainable Planning Act form 2</i> and give this notice to the relevant local government. If the local government agrees to your request, details must be provided in <i>Application details - IDAS form 1</i>

1.3 Does the proposal involve removing quarry material from a watercourse or lake for which an allocation notice is required under the Water Act 2000?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete part 2 of this checklist

1.4 Is any part of the proposed development intended to be carried out on a Queensland heritage place under the Queensland Heritage Act 1992?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete part 3 of this checklist

**1.5 Does the proposal involve development on a local heritage place?**

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 4 of this checklist

1.6 Does the proposal involve an environmentally relevant activity, other than an agricultural ERA, a mining activity or a chapter 5A activity?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 5 of this checklist

1.7 Is any part of the development on strategic port land or airport land (other than development for a material change of use that is inconsistent with the land use plan for the strategic port land or airport land)?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 6 of this checklist

1.8 Is any part of the development on land below a high water mark within the limits of a port under the Transport Infrastructure Act 1994?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 7 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 8 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 9 of this checklist

1.11 Is the development on land that adjoins a declared fish habitat area under the Fisheries Act 1994?

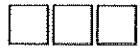
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 10 of this checklist

Privacy - please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this checklist 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 checklist.



OFFICE USE ONLYDate received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning.



Material Change of Use - IDAS Checklist Part 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This checklist only applies when the development application seeks approval for a material change of use of premises.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application, and
- whether you need to give a copy of your application to any referral agencies.

Before completing this checklist, it is recommended that you complete Development Assessment Checklist - IDAS checklist part 1. If your development involves reconfiguring a lot or operational works, it is recommended that you also complete Reconfiguring a lot - IDAS checklist 3 and Operational works - IDAS checklist 4, as applicable.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website at www.dip.qld.gov.au

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Part 1 - General questions

1.1 Is the proposed use assessable development under the planning scheme?

<input type="checkbox"/> No	
<input checked="" type="checkbox"/> Yes	<ul style="list-style-type: none">• You must complete <i>Material change of use assessable against a planning scheme - IDAS form 5</i>• Continue on to question 1.3

1.3 Is any part of the land part of a future state-controlled road or within 100 metres of a State-controlled road?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• If your application is assessable development under a planning scheme, the Department of Transport and Main Roads is a concurrence agency for your application. You must give a copy of the application to the Department of Transport and Main Roads.• It is recommended that you complete part 2 of this checklist

1.4 Does State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils apply to the development?

<input type="checkbox"/> No	
<input checked="" type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete part 3 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete part 4 of this checklist

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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1.6 Is the size of the lot two hectares or larger?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete part 5 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• You must complete <i>Contaminated land - IDAS form 24</i> . • This application requires assessment by the administering authority (either the chief executive administering the <i>Environmental Protection Act 1994</i> , or the local government) as a concurrence agency.

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 11

1.8 Is the proposed use of the premises listed in schedule 12 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• This application requires assessment by the Department of Transport and Main Roads as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 14

1.9 Is the proposed use of the premises listed in schedule 13 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• This application requires assessment by the Department of Transport and Main Roads as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 15

1.10 Is any part of the premises in an interim koala habitat protection area to which the provisions of the *South East Queensland koala State planning regulatory provisions* apply?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 6 (starting from question 6.1) of this checklist

1.11 Is any part of the premises in a koala conservation area or koala sustainability area, which is located outside the current SEQ urban footprint area?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 6 (starting from question 6.3) of this checklist

1.12 Is the proposed use associated with a reconfiguration of a lot?

<input checked="" type="checkbox"/> No	• It is recommended that you complete Part 7 of this checklist
<input type="checkbox"/> Yes	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 8 of this checklist

1.14 Is the proposed use for a domestic housing activity?

<input type="checkbox"/> No	• It is recommended that you complete Part 9 of this checklist
<input checked="" type="checkbox"/> Yes	

1.15 Does the use of the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• This application requires assessment by the Department of Environment and Resource Management as an advice agency • You must also complete <i>Queensland Heritage Place - IDAS form 3</i>

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 23

1.16 Is preliminary approval sought for the application under the *Sustainable Planning Act 2009*, section 242?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• This application requires assessment by the Department of Infrastructure and Planning as a concurrence agency • You must complete <i>Preliminary approval varying the effect of the local planning instrument - IDAS form 31</i>

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 24

1.17 Is the proposed use for a brothel as defined under the *Prostitution Act 1999*?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 10 of this checklist

1.18 Is any part of the proposed use on strategic port land under the *Transport Infrastructure Act 1994*?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 11 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 12 of this checklist



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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• This application requires assessment by the Department of Justice and Attorney-General (JAG). If JAG is not your assessment manager for the application, the role of the agency will be as concurrence agency.• You must also complete <i>Major hazard facility - IDAS form 22</i>.

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 5
- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 8

1.21 Is all or part of the premises on the environmental management register or contaminated land register under the *Environmental Protection Act 1994*?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 13 of this checklist

1.22 Is all or 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?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 14 of this checklist

1.23 Is all or part of the land forming 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)?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 15 of this checklist

1.24 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 or petroleum activity)?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 16 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 17 of this checklist

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

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 18 of this checklist

1.27 Is any part of the premises within the South East Queensland designated region?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 19 of this checklist

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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1.28 Is any part of the premises within the Far North Queensland (FNQ) designated region?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 20 of this checklist

1.29 Is the proposal for urban purposes, as defined under the *Sustainable Planning Regulation 2009*?

<input type="checkbox"/> No	
<input checked="" type="checkbox"/> Yes	• It is recommended that you complete Part 21 of this checklist

1.30 Can the proposed use be performed without the removal, destruction or damage of marine plants under the Fisheries Act 1994?

<input type="checkbox"/> No	• It is recommended that you complete Part 22 of this checklist
<input checked="" type="checkbox"/> Yes	

1.31 Is any part of the premises within the Wide Bay Burnett (WBB) designated region?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• It is recommended that you complete Part 23 of this checklist

Part 3 - Acid sulfate soils**3.1 Is the natural ground level of any part of the premises less than 20 metres Australian Height Datum (AHD)?**

<input type="checkbox"/> No	• End of part 3 of checklist
<input checked="" type="checkbox"/> Yes	

3.2 Does the proposed use involve the following?

excavating more than 1000 cubic metres of soil or sediment	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Using more than 1000 cubic metres of material as fill	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

- If you answered yes to either of the above then this application requires assessment by the Department of Environment and Resource Management as an advice agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 3
- State planning policy 2/02: Planning and managing development involving acid sulfate soils, section 2.2

Section reference:

- Sustainable Planning Regulation 2009, schedule 7, table 3, item 10



Part 7 - Easements and substations

7.1 Is, or will there be any part of any structure or work that is the natural and ordinary consequence of the use located completely or partly in the easement?

<input checked="" type="checkbox"/> No	• Go to question 7.4
<input type="checkbox"/> Yes	

7.4 Is any part of the premises situated within 100 metres of a substation site under the *Electricity Act 1994*?

<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	• This application requires assessment by the entity responsible for the substation as an advice agency

Section reference:

- Sustainable Planning Regulation 2009, schedule 7, table 3, items 8, 9 and 16

Part 21 - Conservation estate

21.1 Is the proposed use on a lot situated in, or within 100 metres of, any of the following?

a protected area, forest reserve, critical habitat or area of major interest under the <i>Nature Conservation Act 1992</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
a state forest or timber reserve under the <i>Forestry Act 1959</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
a marine park under the <i>Marine Parks Act 2004</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
a recreation area under the <i>Recreation Area Management Act 2006</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
a world heritage area listed under the World Heritage Convention	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Brisbane forest park under the <i>Brisbane Forest Park Act 1977</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

- If you answered yes to any of the above, then this application needs to be referred to the Department of Environment and Resource Management as advice agency.

Section reference:

Sustainable Planning Regulation 2009, schedule 2, table 2, item 45

Privacy - please refer to the assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that the information contained on this checklist 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 checklist.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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