

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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

Attach extra pages if there is insufficient space on this form.

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

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

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.)

Name/s (individual or company name in full)

For companies, contact name

Postal address

Suburb			
State		Postcode	
Country			

Contact phone number

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

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Applicant's reference number (non-mandatory requirement)

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1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- | |
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| |
|--|
- d) What is the level of assessment? (Please only tick one box.)
- Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- | |
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- d) What is the level of assessment?
- Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- Street address **and** lot on plan (All lots must be listed.)
- Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)							
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

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

3. Total area of the premises on which the development is proposed (indicate square metres)

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

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5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

- No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. 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 F, Table G or Table H as applicable

Table F	
Name of owner/s of the land	
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 G	
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 H	
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.	

7. 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 I
 On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
 In a tidal water area—complete Table K
 On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
 On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I	
Name of water body, watercourse or aquifer	

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. 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

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

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

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

- No—go to question 12 Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

- No
 Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. 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—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. 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 MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager

14. 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

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- 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. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- 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 12

- 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 visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

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 receipted form sighted by assessment manager	Name of officer who sighted the form

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

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

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

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

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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

Attach extra pages if there is insufficient space on this form.

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

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

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

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <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 type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input type="checkbox"/> Confirmed	
<p>Information that states:</p> <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 type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
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 type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are 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 type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed	
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 type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
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-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier 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 State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 2—Building work requiring assessment against the *Building Act 1975*

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for building work requiring assessment against the *Building Act 1975*.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form

For all development applications, you must:

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

Attach extra pages if there is insufficient space on this form.

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

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

- 1. Owner's details** (The applicant is responsible for ensuring the owner's details are correct. Where there is more than one owner, please provide additional details on an attachment to this form.)

Name/s (individual or company name in full)

For companies, contact name

Postal address

Suburb

State

Postcode

Country

Contact phone number

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

@

- 2. Builder's details** (If known at the time of the lodgement. Where there is more than one builder, please provide additional details on an attachment to this form.)

Name/s (individual or company name in full)

For companies, contact name

BSA licence number or owner-builder number

Postal address

Suburb			
State		Postcode	
Country			

Contact phone number

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

@

3. Nature of the proposed building work (Tick all applicable boxes.)

- new building or structure—complete Table A demolition—complete Table B
- repairs, alterations or additions—complete Table A change of building classification—complete Table C
- removal—complete Table B

Table A

Description of new buildings, structures, repairs, alterations or additions	Building classification/s	Maximum no. of storeys	Existing floor area being retained	Proposed new floor area

Table B

Description of buildings or structures to be demolished or removed

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Table C

Current building classification/s	Proposed building classification/s

4. Are there any current approvals associated with the proposed building work?

No Yes—complete Table D

Table D		
List of approvals (e.g. development permit, preliminary approval etc.)	Date approved	Date approval lapses

5. What is the dollar value of the proposed building work? (Inc GST, materials and labour.) \$

6. Proposed construction materials (tick applicable boxes)

External walls Double brick Steel Curtain glass Stone/concrete Other
 Brick veneer Timber Aluminium Fibre cement

Frame Timber Steel Aluminium Other

Floor Concrete Timber Other

Roof covering Slate/ concrete Tiles Fibre cement Aluminium Steel
 Other

7. Details of proposed new residential building work

Description of proposed building work (Tick all applicable boxes below.)	No. of existing dwelling units	No. of dwelling units to be demolished	No. of new additional dwelling units
<input type="checkbox"/> Single detached house (new and alterations)			
<input type="checkbox"/> Relocated single detached house			
<input type="checkbox"/> Kit house			
<input type="checkbox"/> Existing transportable/relocatable house	n/a	n/a	n/a
<input type="checkbox"/> New transportable/relocatable house	n/a	n/a	n/a
<input type="checkbox"/> Semi-attached house (e.g. duplex, dual occupancy)			
<input type="checkbox"/> Apartment, unit or flat attached to an existing house			
<input type="checkbox"/> Apartment building			
<input type="checkbox"/> Attached housing (e.g. townhouse, terrace house)			

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

No Yes—complete Table E

Table E

Development information	Reasons information should not be available

Non-mandatory requirements

9. Does the owner agree to release their name and the premises' address for marketing purposes?
(Non-mandatory. If this question is not answered, the default response is no.)

No Yes

Mandatory supporting information

10. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the <i>Building Act 1975</i> to comply with the information requirements of chapter 3, parts 1 and 2 of the <i>Building Act 1975</i>	<input type="checkbox"/> Confirmed	

Privacy—The information collected in this form will be used by the assessment manager and building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*). This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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Date received Reference numbers

FOR COMPLETION BY THE BUILDING CERTIFIER

Building classification/s of approved building work	BSA Insurance receipt number	BSA Certification Licence number

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



Attention: The Chief Executive Officer
Douglas Shire Council
Port Douglas Qld

20 December 2013

Dear Sir / Madam,

**Re: MCU Code Assessable Application
House at No. 1 Murphy Street, Port Douglas
Lot 2, RP 742318**

On behalf of our client Ms. Mary Ann Runcimen, we submit documentation for Development Application on the above mentioned land.

The application comprises the following documentation:

- A cheque drawn for the sum of \$277 as Council required fees for this application. (To be paid directly to council by owner)
- IDAS Forms 1, 2 & 5
- Relevant Code Assessments for the Port Douglas and Environs Locality
- Hortulus Landscape Plan & Report
- Front Boundary Set-Back Dispensation Application
- DPA Architectural Drawings
WD-101 (a), WD-102(a), WD-103(a), WD-104(a), WD-105(a), WD-201(a),
WD-202(a), WD-301(a), WD-302(a)

Generally the proposed house is compliant with all codes except that Front Boundary Set-Back Dispensation is required.

Should you require any further clarification on this matter please contact Mr. Darryl Parker on (07) 5592 0360

Yours faithfully

Darryl Parker
DPA Architects Pty. Ltd

CODE ASSESSMENT ATTACHMENTS

1. Port Douglas and Environs Locality Maps Sheets 1. and 2.
2. Port Douglas and Environs Locality Code
3. Residential 1 Planning Area Code
4. House Code
5. Landscape Code
6. Vehicle Parking & Access Code
7. NASA Code
8. Filling and Excavation Code

Port Douglas and Environs Locality Code

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.</p>	<p>A1.1 In the Planning Areas listed below the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres:</p> <ul style="list-style-type: none"> • Residential 1; • Industry; • Conservation; • Community and Recreational Facilities; • Residential 2; • Tourist and Residential (Medium Scale); • Commercial – (Medium Scale, outside the Tourist Centre); • Commercial – (High Scale, outside the Tourist Centre); and • Commercial – (High Scale, within the Tourist Centre and on the high side of Macrossan Street) – in this instance there is no specified number of Storeys, however the maximum Height prevails. <p style="text-align: center;">OR</p> <p>In the Planning Areas listed below the maximum Height of Buildings/structures is 10 metres and 3 Storeys. In addition, the roof or any ancillary roof features do not exceed a Height of 3.5 metres:</p> <ul style="list-style-type: none"> • Tourist and Residential – (High Scale); and • Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner Street). 	<p>Complies</p>
<p>P2 Development is connected to all urban services.</p>	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p style="text-align: center;">AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	<p>Urban services available.</p> <p>Services available due to existence of previous dwelling, since demolished.</p> <p>Refer plan attachments indicating extent of existing surrounding services.</p>
<p>P3 Landscaping of development Sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.</p>	<p>A3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.</p>	<p>Complies</p>
<p>P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable</p>	<p>A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC</p>	<p>Complies</p>

standard for the Locality.	Development Manual.	
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Tourist Centre

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Development in the Tourist Centre enhances the distinct tropical resort town character and identity of Port Douglas and encourages pedestrian activity at street level.	<p>A5.1 Development is built up to the street Frontage/s at Ground Level and incorporates a light frame awning a minimum of 3 metres wide for the length of the street Frontage/s.</p> <p style="text-align: center;">OR</p> <p>If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum Setback of 6 metres and the required awning is still maintained along the length of the street Frontage/s.</p>	<p>Not applicable</p> <p>Not Applicable</p>
P6 Development in the Tourist Centre is predominantly commercial in nature with any tourist accommodation having a secondary focus.	A6.1 Commercial development establishes at Ground Level and a maximum of one level above ground with any residential tourist development establishing on levels above ground or on Ground Level but not on the street Frontage, in any mixed use development.	Not applicable
P7 Development in the Tourist Centre is of a height and scale which complements the village character of the town and remains subservient to the natural environment and the backdrop of Flagstaff Hill, in particular.	<p>A7.1 The achievement of the maximum Building/structure Height specified above in A1.1, relies on compliance with Acceptable Solutions A7.2, A7.3, A7.4 and A8.1 below.</p> <p>A7.2 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street Frontage/s of 40 metres.</p> <p>A7.3 Any break in the building facade varies the alignment by a 1 metre minimum deviation.</p> <p>A7.4 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> • a change in roof profile; • a change in parapet coping; • a change in awning design; • a horizontal or vertical change in the wall plane; or • a change in the exterior finishes and exterior colours of the development. <p>Planning Scheme Policy No 2 – Building Design and Architectural Elements should be referred to for demonstrating compliance with elements listed above.</p> <p>A7.5 Any Building which does not comply with A7.2, A7.3 and A7.4 above, is limited to 1 storey and/or 4.5 metres in height.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
P8 The proportion and scale of development consolidates the sense of place and integrity of the Tourist Centre.	<p>A8.1 The proportion and scale of development does not exceed the identified Plot Ratio designation on the Locality Map:</p> <ul style="list-style-type: none"> • land designated High Scale in the Tourist Centre has a base Plot Ratio of 0.5:1 and a maximum Plot Ratio of 1:1. <p style="text-align: center;">AND</p> <p>To achieve the maximum Plot Ratio specified above a</p>	Not Applicable

	<p>development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements;</p> <p>AND SPECIFICALLY INCORPORATES:</p> <ul style="list-style-type: none"> • appropriate roof form and roofing material [10% Plot Ratio Bonus]; and • appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and • appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer to Planning Scheme Policy No 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and • minimum 700 mm wide eaves [15% Plot Ratio Bonus]; and • orientation of the Building to address the street/s and incorporating a three metre wide light frame awning to all street Frontage/s [5% Plot Ratio Bonus]; and • sheltered pedestrian Access within the Site by unenclosed covered common area walkway 1.2 metres in width (footpace) from the car parking area/s to the development [5% Plot Ratio Bonus]; and • residential uses or a use incorporating a residential component includes balconies or patios with a minimum width of 2 metres for each separate Dwelling Unit. These balconies or patios, are not enclosed or capable of being enclosed and used as a Habitable Room [30% Plot Ratio Bonus]; and • provision of lattice, battens or privacy screens to levels of the development above Ground Level and used for residential purposes [15% Plot Ratio Bonus]. <p>Where, due to the design and layout of the development, an architectural element listed above is not incorporated, (eg: unenclosed covered walkway), Council, at its discretion, may reallocate the Plot Ratio Bonus percentage to another element listed above, where the design of that element warrants an additional bonus.</p>	Not Applicable
<p>P9 On Site car parking and Access in the Tourist Centre, while meeting the needs of tourists and residents, is minimised to facilitate pedestrian connectivity.</p>	<p>A9.1 Car parking for the residential component of any mixed use development is provided on Site for the full allocation for units and visitor parking and is held in a common pool for public use.</p> <p>A9.2 A minimum of 30% of the car parking requirements for the commercial component of development is provided on Site where the Site is located in Macrossan Street, Wharf Street, Grant Street and Owen Street of the Tourist Centre.</p> <p>AND</p> <p>The balance of 70% is paid in lieu of providing car parking for commercial development in accordance with Planning Scheme Policy No 3 – Car Parking Contributions.</p> <p>IN ALL OTHER INSTANCES</p> <p>100% of the car parking requirement for the commercial component is provided on Site with all</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

	spaces held in a common pool for public use. A9.3 Car parking and Access is minimised in Macrossan Street, Wharf Street, Grant Street and Owen Street to facilitate pedestrian connectivity. AND Where possible shared Access driveways and Access easements are to be provided to limit the number of vehicle crossings where the Site is located in Macrossan Street, Wharf Street, Grant Street and Owen Street.	Not Applicable Not Applicable
P10 The use of on Site public car parking in the Tourist Centre is maximised.	A10.1 On Site car parking available for public use in the Tourist Centre is clearly signposted at the Site Frontage. A10.2 Signage for car parking for public use is to be of a standard blue and white sign with a directional arrow unless otherwise specified. A10.3 Boom gates, pay machines or other regulatory devices to control Access to public car parking areas are not constructed/erected.	Not Applicable Not Applicable Not Applicable
P11 Residents in residential accommodation located within the Tourist Centre are protected from noise intrusion associated with night time activities, such as outdoor dining, bars and nightclubs.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Not Applicable
P12 Safe and convenient pedestrian linkages are promoted in the Tourist Centre.	A12.1 One centrally located pedestrian Access is provided via a sheltered walkway/arcade from Macrossan Street to Warner Street between Grant Street and Owen Street.	Not Applicable

Local Centres

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 Local Centres outside the Tourist Centre service the surrounding residential area and do not adversely impact on the viability of the Tourist Centre.	A13.1 The Net Lettable Area of each of the existing Local Centres does not exceed 300 m2 and is apportioned equally between the total number of lots which comprise the Local Centre.	Not Applicable
	A13.2 Any proposed new Local Centre with a maximum Net Lettable Area of 500 m2, only establishes when an identifiable population of 1000 persons is located more than 2 km from any existing Local Centre or the Tourist Centre.	Not Applicable
	A13.3 Any new Local Centre is located at a “gateway” location to a residential area, which best serves the surrounding residential area.	Not Applicable

Residential Development Outside Tourist Centre

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Existing residential housing estates are protected from incursion by higher density residential uses.	A14.1 Multi-Unit Housing does not establish in the residential estate of Solander and the areas in Reef Park estate included in the Residential 1 Planning Area.	Not applicable

<p>P15 Residential development is of a proportion and scale appropriate and consistent with the character and amenity of the surrounding areas.</p>	<p>A15.1 The proportion and scale of Residential development, other than a House, does not exceed the identified Plot Ratio designation on the Locality Map/s:</p> <ul style="list-style-type: none"> • land designated High Scale has a base Plot Ratio of 0.5:1 and a maximum Plot Ratio of 0.8:1; • land designated Medium Scale has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.45:1; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.35:1. <p style="text-align: center;">AND</p> <p>To achieve the maximum Plot Ratio specified above a development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements;</p> <p style="text-align: center;">AND SPECIFICALLY INCORPORATES:</p> <ul style="list-style-type: none"> • appropriate roof form and roofing material [10% Plot Ratio Bonus]; and • appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and • appropriate window openings with window awnings, screens or eaves shading 80% of the window opening, refer Planning Scheme Policy No 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and • minimum of 700 mm wide eaves [15% Plot Ratio Bonus]; and • orientation of the Building to address the street/s [5% Plot Ratio Bonus]; and • sheltered pedestrian Access by unenclosed covered common area walkway 1.2 metres footspace in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and <ul style="list-style-type: none"> • inclusion of windows and balconies to the street facade of the Building [10% Plot Ratio Bonus]; and • balconies with a minimum width of 2 metres , and extending a minimum length of 3 metres and incapable of being fully enclosed and used as a Habitable Room [20% Plot Ratio Bonus]; and • provision of lattice, battens or privacy screens [5% Plot Ratio Bonus ; and • the overall length of a Building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% Plot Ratio Bonus]. <p>Where, due to the design and layout of the development, an architectural element listed above is not incorporated, (eg: unenclosed covered walkway), Council, at its discretion, may reallocate the Plot Ratio Bonus percentage to another element listed above, where the design of that element warrants an additional bonus.</p>	<p>Not Applicable</p>
<p>P16 The Site Coverage of any residential or tourist development does not result in</p>	<p>A16.1 The Site Coverage of any residential or tourist development, other than a House, is limited to:</p>	<p>Not Applicable</p>

a built form that is bulky or visually obtrusive.	<ul style="list-style-type: none"> • 45% at Ground Level; • 40% at first floor level; and • 35% at second floor level, if applicable. 	
P17 Tourist development provides a range of services and facilities for the recreational convenience of in-house guests.	A17.1 Tourist development provides a range of recreational facilities and small scale commercial services such as Restaurant/bars, shop/boutique, and tour booking office, for the enjoyment and convenience of in-house guests.	Not Applicable

Other Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P18 Industrial development is limited to Service Industry and is located in existing or identified Industrial areas and is of a scale and intensity of development which is acceptable in the Locality.	<p>A18.1 Service Industry development is located in the identified Industrial areas of:</p> <ul style="list-style-type: none"> • Special Management Area 3 - Service Industry Precincts (Craiglie); and • Special Management Area 4 - Service Industry Precincts (Mahogany Street) 	Not Applicable

Community Facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P19 Community facilities are provided to service the local community and visitors in convenient and accessible locations.	A19.1 Community facilities are conveniently located within or near the Tourist Centre and in close proximity to existing community facilities to service the needs of local residents and visitors.	Not Applicable
	A19.2 Public car parking areas are provided within or in close proximity to the Tourist Centre, existing community facilities, sporting/recreation grounds and Four Mile Beach.	Not Applicable

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P20 The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.	A20.1 Any development in Macrossan Street between Davidson Street and the beach front, outside the Tourist Centre, is designed with Macrossan Street as the Main Street Frontage and the Buildings are Setback 6 metres from the Main Street Frontage.	Not Applicable
P21 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the locality.	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Not Applicable

Special Management Areas

Special Management Area 1 – Flagstaff Hill

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P22 Flagstaff Hill is protected from inappropriate development to protect the	A22.1 Only Houses are located in Special Management Area 1 – Flagstaff Hill.	Complies

<p>Hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Tourist Centre.</p>	<p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for this Special Management Area).</p>	
<p>P23 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the Site.</p>	<p>A23.1 The Building/s are designed to minimise excavation and filling;</p> <p>AND</p> <p>the Building/s are designed to step down the Site and incorporate foundations and footings on piers or poles;</p> <p>AND</p> <p>the Building/s are visually unobtrusive and incorporate exterior finishes and colours which are non reflective and complement the colours of the surrounding vegetation and viewshed including:</p> <ul style="list-style-type: none"> • the roof and walls of Buildings are muted in colour and non reflective; and • white and shining metallic finishes are avoided on external surfaces in prominent view. <p>AND</p> <p>The Building/s do not obscure the views from adjacent development or from adjacent public viewing points.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>

Special Management Area 2 – Residential Growth Area

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P24 The Residential Growth Area is developed taking account of the opportunities and constraints and existing topographic and man made features of the whole of the Site, and in particular, that part of the Site identified as Investigation Zone (vegetation and flooding).	No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for this Special Management Area.)	Not Applicable
P25 Any reconfiguration layout ensures that Access to the State-Controlled Road is minimised.	A25.1 Vehicular Access to the Captain Cook Highway is limited to one Access point via Andreasson Road with internal vehicular connectivity provided throughout the Residential Growth Area, if development occurs in stages.	Not Applicable
P26 Residential development adjacent to the Mowbray River does not detrimentally impact on the natural values of the river system.	A26.1 Any residential development adjacent to Mowbray River does not occur as part of a Canal Estate.	Not Applicable

Special Management Area 3 – Service Industry Precincts (Craiglie)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P27 Development within the Craiglie Service Industry Precinct supports the tourism and marine industries within Port Douglas	A27.1 Only Service Industry uses are located in the Service Industry Precincts (Craiglie). AND The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the tourism or marine industry in Port Douglas.	Not Applicable
P28 Development on lots adjacent to the Captain Cook Highway provides an attractive visual approach to Port Douglas.	A28.1 The Setback area from Captain Cook Highway is clear of all Buildings, structures and car parking areas. A28.2 The Setback area to the Captain Cook Highway Frontage is landscaped with advanced Dense Planting. Including trees species, (100 litre bag stock), which will, at maturity, exceed the Height of the Building on Site. A28.3 Advertising signs are located adjacent to the vehicular entrance to the Site and not fronting the Captain Cook Highway. A28.4 No large advertising signs including tenancy signs are located on or near the Captain Cook Highway, or within any landscaped setback area adjacent to the highway. A28.5 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as not to be visually prominent from the Captain Cook Highway.	Not Applicable
P29 The reconfiguration of Lot 83 on SR 724 for Industrial development proceeds in line with a demonstrated demand for industrial land at Craiglie	A29.1 Council will only support the staged reconfiguration of that part of Lot 83 on SR 724 designated in the Industry Planning Area, in association with a Needs Analysis, prepared in	Not Applicable

	<p>accordance with Planning Scheme Policy No 10 – Reports and Information the Council May Request, which demonstrates a clear demand for additional industrial land at Craiglie.</p> <p>A29.2 The Needs Analysis incorporates a methodology to be approved by Council for the staged development of any reconfiguration of the land for industrial purposes, in line with a specified future demand scenario.</p> <p>A29.3 The reconfiguration and/or redesignation for industrial development of that part of Lot 83 on SR 724 included in the Rural Planning Area does not occur in the life of this Planning Scheme, unless supported by another Needs Analysis prepared in accordance with A29.1 and A29.2 above.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
P30 The parkland contribution associated with the reconfiguration of Lot 83 on SR 724 provides for the expansion of Teamster Park.	<p>A30.1 Provision shall be made for a park contribution associated with the reconfiguration of Lot 83 on SR 724.</p> <p>Should the park contribution be provided in stages, the total contribution of land must be identified in one area in association with Stage 1 of any reconfiguration application.</p>	Not applicable
P31 Development on the western side of Owen Street provides for a range of Service Industry uses, which may incorporate a minor retail component.	A31.1 Service Industry development on the western side of Owen Street can be designed to designate up to a maximum of 30% of the total Gross Floor Area of any Building/s on the Site for a retail component to be located at the front of the development, provided the retail component is allied to the primary Service Industry activity carried out on the Site.	Not Applicable
P32 The potential for conflict between Industrial development and any residential development is minimised.	<p>A32.1 Any residential development occurring immediately adjacent to Special Management Area 3 does not occur until Road closures and Road openings have been undertaken to provide physical separation between residential land and industrial land.</p> <p style="text-align: center;">AND</p> <p>New Road alignments are generally sited in accordance with the Access points identified on the relevant Locality Plan.</p>	Not Applicable

Special Management Area 4 – Service Industry Precincts (Mahogany Street)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P33 Development on Lot 147 on SR 866 supports the marine industries within Port Douglas.	<p>A33.1 Only Service Industry uses are located on that part of Lot 147 on SR 866 included in the Industry Planning Area.</p> <p>AND</p> <p>Only once lease arrangements on the land facilitate Service Industry uses.</p> <p>AND</p> <p>The proponent of the proposed Service Industry use</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

	provides written evidence to Council that it supports/services the marine industries in Port Douglas.	
P34 Development on Lot 147 on SR 866 provides for the protection of vegetation on the Site.	A34.1 Development is limited to that part of the Site that is currently cleared in accordance with a vegetation assessment to determine the exact vegetation line along the boundaries of the Conservation and Industry Planning Areas. A34.2 Buildings and structures are Setback 4 metres from the vegetation line and 6 metres from the front boundary of the Site.	Not applicable
P35 Development on Lot 147 on SR 866 is provided with appropriate Access.	A35.1 Access to the Site will be limited to existing Access points (maximum of 2) outside the Conservation Planning Area and constructed to a standard suitable for Service Industry uses.	Not Applicable

Special Management Area 5 – Waterfront Investigation Area Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P36 The Waterfront Precinct is protected from inappropriate development in the short term, to allow for the investigation for future waterfront industry, marine, maritime, port and community and recreation activities.	No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for this Special Management Area.)	Not Applicable

Residential 1 Planning Area Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.	Complies

Site Coverage – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive.	A2.1 Any form of development, other than a House, has a Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.	Not Applicable

Building Setbacks- Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 All Buildings are Setback to: <ul style="list-style-type: none"> • maintain the character of residential neighbourhoods; and • achieve separation from neighbouring Buildings and from Road Frontages. 	A3.1 Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi- Unit Housing outlined below in this Code.	Complies

Fencing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.	A4.1 Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street. AND Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.	No fencing at frontage Compliant Existing fencing compliant

Landscaping – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.</p>	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p> <p>AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p>A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected</p>	<p>Not Applicable</p> <p>Not Applicable</p>

Multi-Unit Housing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 In new residential areas Multi-Unit Housing is limited to a small proportion of the total number of lots and is dispersed to ensure conventional residential detached Houses dominate the streetscape.</p>	<p>A6.1 In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.</p>	<p>Not Applicable</p>
<p>P7 Multi-Unit Housing is sited and designed to complement the residential amenity of the area.</p>	<p>A7.1 Multi-Unit Housing establishes on a lot with a minimum area of 1000 m2 and the lot has a minimum Frontage of 25 metres.</p> <p>A7.2 A Multi-Unit Housing development incorporates 1 Dwelling Unit per 500 m2 of Site area and with a maximum of 3 Dwelling Units per Site area.</p> <p>A7.3 A Dwelling Unit in a Multi-Unit Housing development incorporates a maximum number of 3 bedrooms (or rooms capable of being used as a bedroom).</p> <p>A7.4 Site Coverage of Multi-Unit Housing is limited to:</p> <ul style="list-style-type: none"> • 40% for 1 Storey development; or • 35% for 2 Storey development <p>A7.5 Building Setbacks for Multi-Unit Housing are:</p> <ul style="list-style-type: none"> • 6 metres to the Main Street Frontage • 4 metres to any secondary Road Frontage • 6 metres to the rear boundary • 2.5 metres to the side boundary for 1 Storey development or 3 metres to the side boundary for 2 Storey development. <p>A7.6 A minimum of 40% of the Site is provided as Landscaping and Recreation Area.</p> <p>AND</p> <p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p>	<p>Not Applicable</p> <p>Not applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not applicable</p>

	<p style="text-align: center;">OR</p> <p>At least 50% of the total Landscaping and Recreation Area is provided as one communal area having a minimum dimension of 6 metres.</p> <p>A7.7 Each Dwelling Unit is provided with a designated refuse area which is screened from public view.</p> <p>A7.8 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p style="text-align: center;">AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the facade being fully enclosed.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not applicable</p>
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Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.</p>	<p>A8.1 Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p style="text-align: center;">OR</p> <p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Not Applicable</p>

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p style="text-align: center;">AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p>	<p>Complies</p> <p>Complies</p>

	(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)	
P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A10.1 A split level building form is utilised. A10.2 A single plane concrete slab is not utilised. A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	Dwelling is to be built on existing flat platform of previous demolished house. Only decking is built over portion of sloping area of site.
P11 Development on sloping land minimizes any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Complies
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Complies

Sustainable Siting and Design of Houses on Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse. (The 800m2 area of Clearing does not include an access driveway.) A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	Complies Complies
P14 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	Complies
P15 The exterior finishes of a House complements the surrounding natural environment.	A15.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	Complies
P16 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A16.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Complies

House Code

General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	A1.1 A lot contains no more than one House. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	Complies Complies
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	Complies
P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Complies Complies

Filling and Excavation Code

Filling and Excavation – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. AND Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies
	A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	Complies
	A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.	Complies
	A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.	Complies
	A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.	Complies
	A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	Complies

Visual Impact and Site Stability

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500 m ² whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.	Complies
	A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.	Not Applicable
		Complies

Flooding and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.	Complies
	A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.	Complies
	A3.3 Filling and excavation does not result in an increase in the volume of water or	Complies

	<p>concentration of water in a Watercourse and overland flow paths.</p> <p>A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	Complies
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Water Quality

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development Manual.</p>	Complies

Landscaping Code

Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.	Complies
	AND Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	Complies

Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	Complies
	A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.	Complies
	OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	Complies
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	Complies
	A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	Complies
	A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	Complies
	A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies
P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	Not Applicable

	<p>A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p>A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p>A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	<p>Complies</p> <p>Complies</p> <p>Not Applicable</p>
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Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 Fences along street Frontages are articulated with appropriate Landscaping.</p>	<p>A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p> <p>A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	<p>Not Applicable (none provided)</p> <p>Not Applicable</p>
<p>P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.</p>	<p>A7.1 One shade tree is provided for each private open space or private Recreation Area.</p> <p>A7.2 Tree species provide 30% shade over the area within 5 years.</p> <p>A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p> <p>A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
<p>P8 Undesirable features are screened with Landscaping.</p>	<p>A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.</p>	<p>Complies</p>
<p>P9 The environmental values of the Site and adjacent land are enhanced.</p>	<p>A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.</p>	<p>Complies</p>

Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A10.1 Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; 	<p>Complies</p> <p>Complies</p>

	<ul style="list-style-type: none"> • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Complies
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not applicable</p>

Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Landscaped areas are designed in order to be maintained in an efficient manner.	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

	<p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>Complies</p> <p>Complies</p>
<p>P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P14 Tree species and their location accommodate vehicle and pedestrian sight lines.</p>	<p>A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.</p>	<p>Complies</p>
<p>P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>Complies</p> <p>Complies</p> <p>Not Applicable</p> <p>Not Applicable</p>

Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Complies</p> <p>Not Applicable</p> <p>Not Applicable</p>

Natural Areas and Scenic Amenity Code

Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Not Applicable</p> <p>Not Applicable</p>
<p>P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; • removed from an identified area of important habitat. <p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p>	<p>Complies</p>

	<p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	
<p>P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.</p>	<p>A3.1 No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Not Applicable

Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres, <p style="text-align: center;">AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p style="text-align: center;">OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres • Category 2 – Perennial Watercourse – 5 metres • Category 3 – Minor Perennial – 2.5 metres, <p style="text-align: center;">AND</p>	Not Applicable

	<p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	Not Applicable
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Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p>	Not Applicable
	<p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	Not Applicable

Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.</p>	<p>A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p>A6.2 Any development remains unobtrusive and sited below the tree line and ridge line.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Not Applicable

Tomkins Carolyn

From: Darryl <darryl@dpa-architects.com>
Sent: Thursday, 7 November 2013 1:18 PM
To: PL Admin VoiceMail
Subject: FW: WATER AND SEWER SEARCH - #1 MURPHY STREET PORT DOUGLAS - LOT 2 RP742318

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CAT

WOULD APPRECIATE IF THIS COULD BE ATTENDED TO IN ORDER TO LODGE CODE ASSESSABLE APPLICATION AND HAVE RESPONSE PRWELL BEFORE XMAS.

REGARDS

DARRYL PARKER

From: Darryl [<mailto:darryl@dpa-architects.com>]
Sent: Wednesday, November 6, 2013 1:47 PM
To: 'pladmin@ Cairns.qld.gov.au'
Subject: FW: WATER AND SEWER SEARCH - #1 MURPHY STREET PORT DOUGLAS - LOT 2 RP742318

From: Darryl [<mailto:darryl@dpa-architects.com>]
Sent: Wednesday, November 6, 2013 1:10 PM
To: 'pladmin@ Cairns.qld.com.au'
Subject: WATER AND SEWER SEARCH - #1 MURPHY STREET PORT DOUGLAS - LOT 2 RP742318

PLEASE ADVISE AVAILIBLTY OF WATER AND SEWER AS CONSTRUCTED INFORMATION FOR ABOVE SITE.

THE INFORMATION IS REQUIRED IN ORDER TO PREPARE A CODE ASSEESABLE APPLICATION FOR A HOUSE ON THAT SITE.

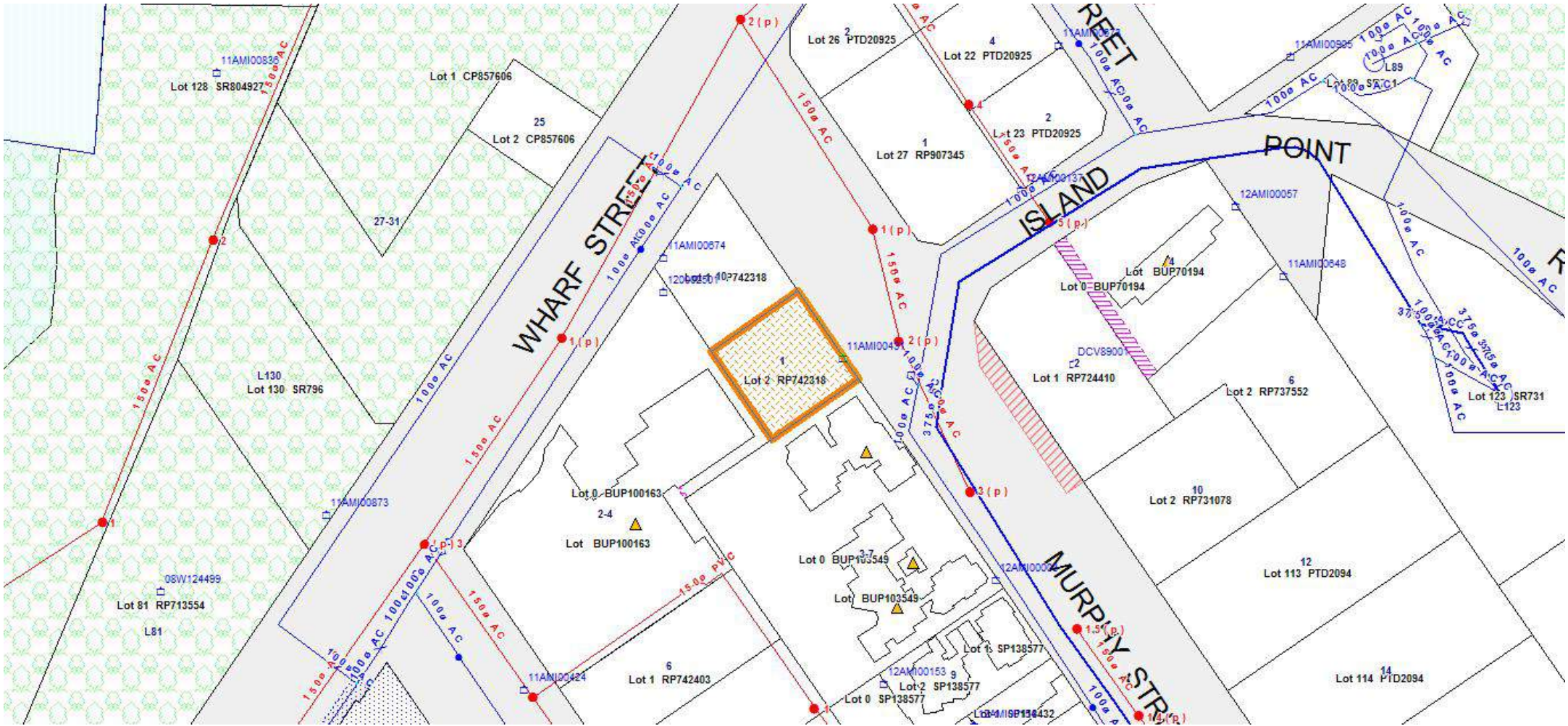
PLEASE ADVISE COST AND PAYMENT ARRANGEMENTS.

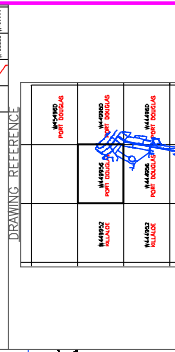
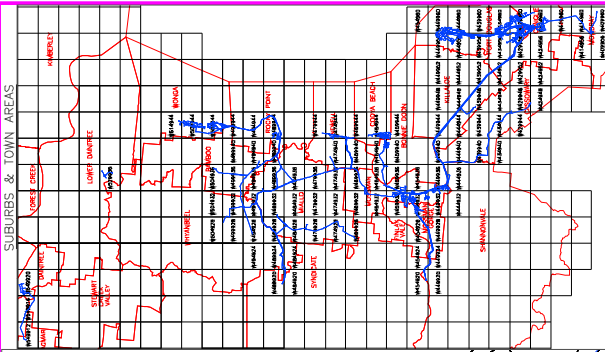
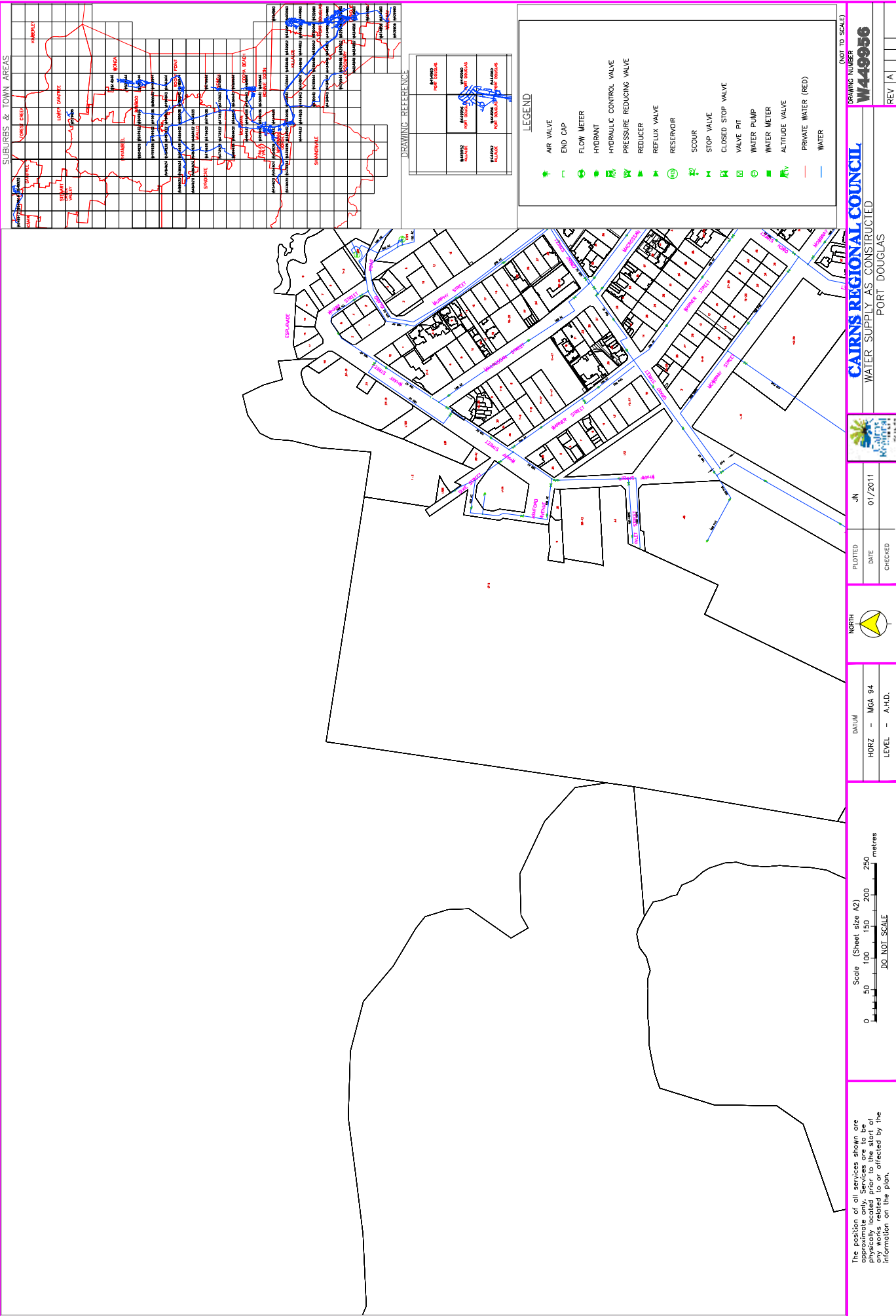
REGARDS

DARRYL PARKER

DPA ARCHITECTS

07 55920360

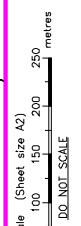




LEGEND

- AIR VALVE
- END CAP
- FLOW METER
- HYDRANT
- HYDRAULIC CONTROL VALVE
- PRESSURE REDUCING VALVE
- REDUCER
- REFLUX VALVE
- RESERVOIR
- SCOUR
- STOP VALVE
- CLOSED STOP VALVE
- VALVE PIT
- WATER PUMP
- WATER METER
- ALTITUDE VALVE
- PRIVATE WATER (RED)
- WATER

The position of all services shown are physically located prior to the start of any works related to or affected by the information on the plan.



DATUM
 HORZ - MGA 94
 LEVEL - A.H.D.



PLOTTED
 DATE
 CHECKED

JN
 01/2011

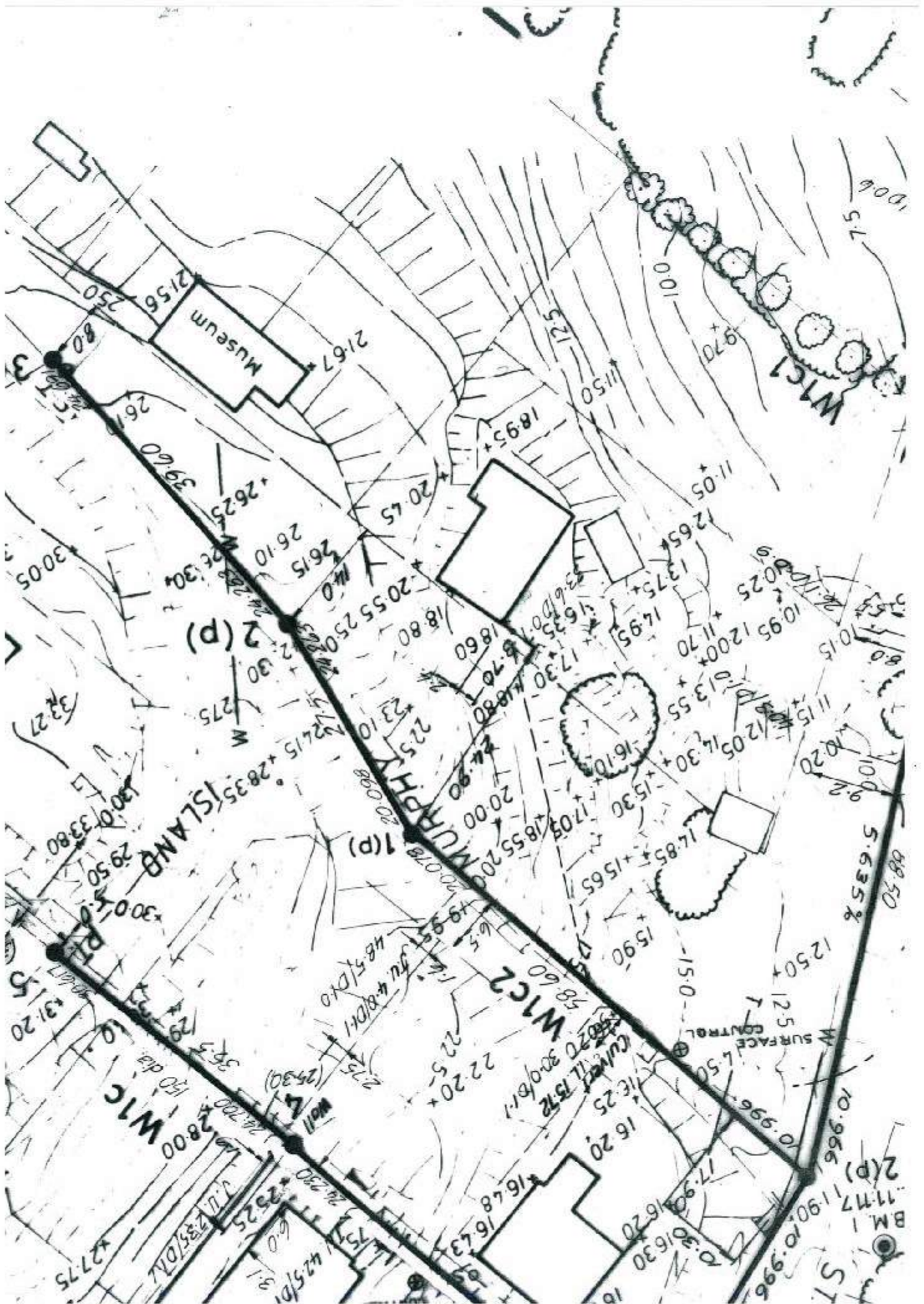


CAIRNS REGIONAL COUNCIL
 WATER SUPPLY AS CONSTRUCTED
 PORT DOUGLAS

DRAWING NUMBER
W449956
 REV A

(NOT TO SCALE)





Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation. 	<p>A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies (2 car bays provided)</p>

Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required. 	<p>Not Applicable</p>

Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking. 	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p style="text-align: center;">AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	<p>Not Applicable</p>
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Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, • the parking provided complies with other elements of this Code. 	<p>Not Applicable</p>

Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	<p>A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.</p>	Not Applicable

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 	<p>A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>Complies</p> <p>Not Applicable</p> <p>Complies</p>

Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p style="text-align: center;">AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles 	Not Applicable

	<ul style="list-style-type: none"> • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	Complies
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Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	Complies
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Complies

Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	Not Applicable

Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	Not Applicable

Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	<p>A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.</p>	Not Applicable

Dimensions of Parking Spaces

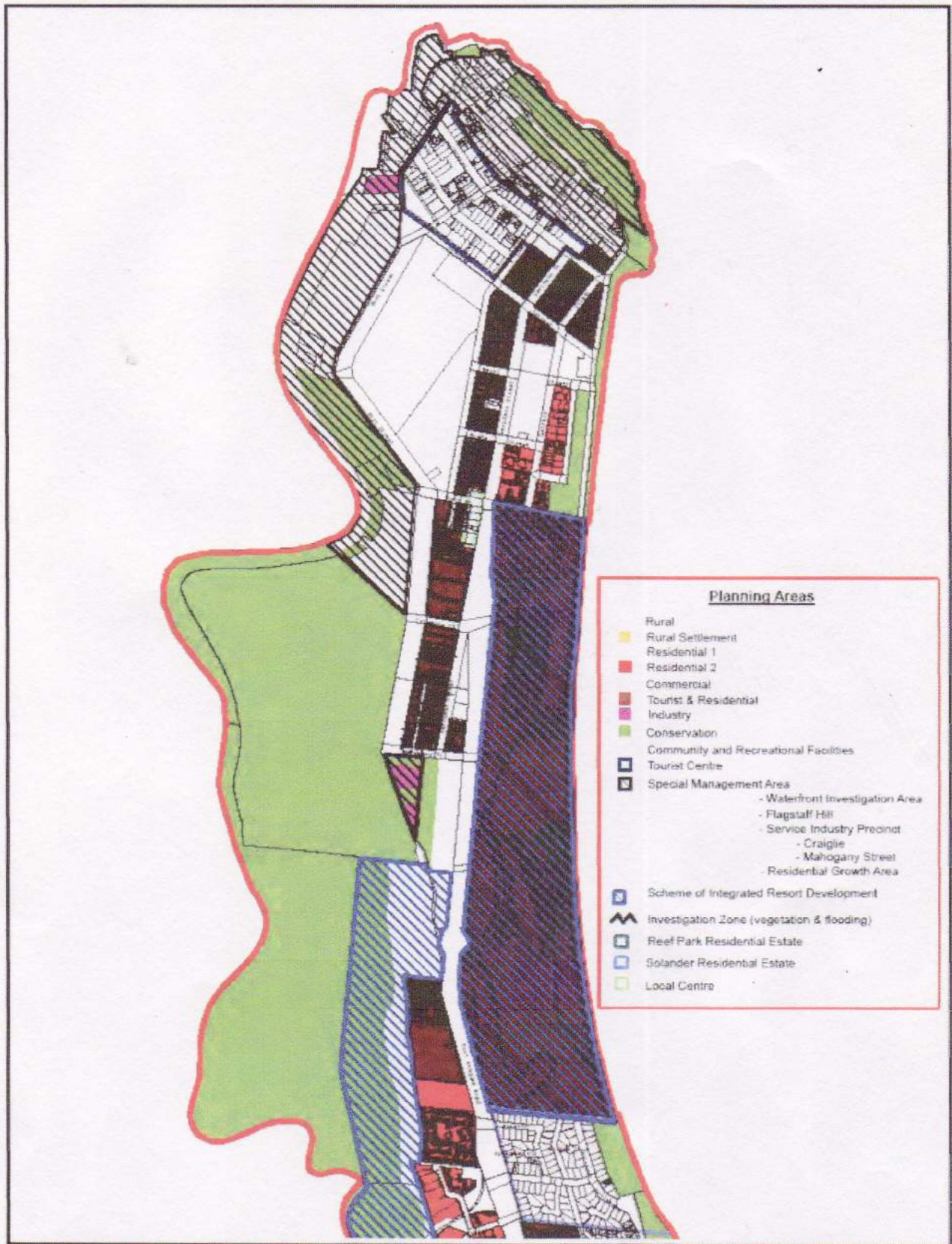
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P14 Parking spaces must have adequate areas and dimensions to meet user requirements.</p>	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p style="text-align: center;">AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p style="text-align: center;">AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. <p style="text-align: center;">AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	<p>Complies</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> • are sealed in urban areas: <p style="text-align: center;">AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. 	Complies
	<p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	Complies

Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.</p>	<p>A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.</p>	Complies
<p>P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.</p>	<p>A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.</p>	Not Applicable
<p>P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.</p>	<p>A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.</p>	Not Applicable



- Planning Areas**
- Rural
 - Rural Settlement
 - Residential 1
 - Residential 2
 - Commercial
 - Tourist & Residential
 - Industry
 - Conservation
 - Community and Recreational Facilities
 - Tourist Centre
 - Special Management Area
 - Waterfront Investigation Area
 - Flagstaff Hill
 - Service Industry Precinct
 - Craigie
 - Mahogany Street
 - Residential Growth Area
 - Scheme of Integrated Resort Development
 - Investigation Zone (vegetation & flooding)
 - Reef Park Residential Estate
 - Solander Residential Estate
 - Local Centre

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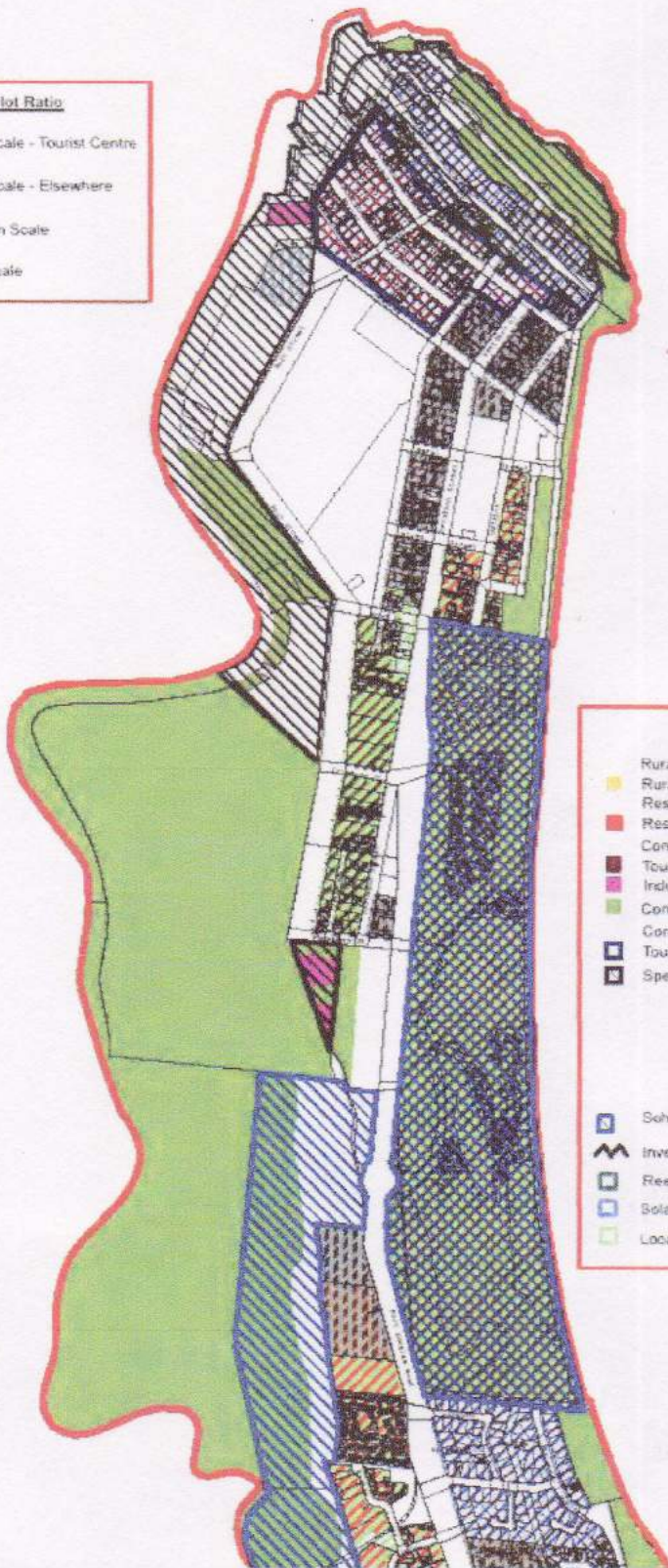
Port Douglas & Environs Locality
Planning Areas
 Port Douglas & Environs Locality - Sheet 1



Date: August 2006
 Author: GCK
 Map No. **P1 (a)**

Plot Ratio

-  High Scale - Tourist Centre
-  High Scale - Elsewhere
-  Medium Scale
-  Low Scale



Planning Areas

-  Rural
-  Rural Settlement
-  Residential 1
-  Residential 2
-  Commercial
-  Tourist & Residential
-  Industry
-  Conservation
-  Community and Recreational Facilities
-  Tourist Centre
-  Special Management Area
 - Waterfront Investigation Area
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-  Reef Park Residential Estate
-  Bolander Residential Estate
-  Local Centre

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Port Douglas & Environs
Planning Areas
 Port Douglas & Environs Locality - Sheet 1



Date: August 2006
 Author: GCM
 Map No.

P2(a)



CAIRNS REGIONAL COUNCIL

PO Box 359, Cairns, Q 4870

Phone: (07) 4044 3583 Fax: (07) 4044 3840

SITING DISPENSATION

FRONT BOUNDARY

APPLICATION

CHECKLIST

- ◆ IDAS Form 1 application form (attached)
- ◆ The Performance Criteria P1 (a) – (d) are to be addressed in the spaces provided on the attached sheet. The criteria **must** be addressed and the application will not be assessed if all of the specific criteria are not addressed, clear explanations are to be given on how the proposed structure meets the criteria.
- ◆ 2 copies of a Site Plan showing the whole allotment, where all existing structures are on the allotment (if any) and where the proposed structure is to be located with the distances from the boundaries.
- ◆ 2 copies of Elevation plans showing the front, side and rear elevations of the proposed structure.
- ◆ Photographs are optional, but can assist with the application. If photos are provided they must clearly explain what the photo is of and why the photo is relevant to the application. Photos are to be provided on A4 paper (either printed on or stuck to) with the explanation of the photo written or printed below the photo.
- ◆ Application fees of \$308

Note – If your allotment is under 450m² a different criteria is used for determining siting requirements.

Note : Applications for siting dispensation have an assessment period of 10 business days

Criteria to be addressed for Front boundary setback dispensation

(Please note - Criteria is to be addressed in the spaces provided, if there is not enough space provided complete on a blank piece of paper and attach)

If structures are to be constructed closer than 6metres to the front boundary line of a property (note - this is the front boundary line of the allotment NOT the kerb and channel or gutter or road reserve) then the following Criteria are to be addressed outlining how the proposed structure in the proposed location when constructed will not have any affect on the following areas.

The questions are a guide to the information that is to be given for each of the criteria, they are not designed to be yes, no answers. If all information is not provided it will delay the processing of your application.

How far is the proposed structure to be constructed from the front boundary line of the allotment? Measurement is from the outermost projections of the structure (i.e. edge of eaves) to the front boundary line. REFER BUILDING AREA AND SETBACK DIMENSIONS ANALYSIS

EAVES PART A 800mm + 1100mm. PART B 3300 PART C 7350mm PART D 11200mm PART A 6000
WALLS 2000mm. 3300. 7350mm 11200mm 6000

BUILDING LOCATION ON SITE RESULT OF TOPOGRAPHY - TO AVOID BUILDING ON STEEP SLOPES

PERFORMANCE CRITERIA AS STATED IN QUEENSLAND DEVELOPMENT CODE - MP 1.2

IF THE CRITERIA IS ADDRESSES UDING YES, NO ANSWERS THE APPLICATION WILL BE RETURNED TO YOU TO BE COMPLETED CORRECTLY

P1 The location of a building or structure facilitated an acceptable streetscape, appropriate for -

a) The bulk of the building or structure: and

i.e. how much of the structure is encroaching into the front boundary setback, is it the majority of the structure or only a small portion.

MAJORITY OF BUILDING WITHIN 6M SETBACK 60% PLUS 16.3% IN AREA SETBACK GREATER THAN 6M. THE REMAINDER 23.6% IS WITHIN 6M SETBACK.

REFER BUILDING AREA AND SETBACK DIMENSIONS ANALYSIS PLAN.

b) The road boundary set backs of the neighbouring buildings or structure: and

i.e. the proposed encroachment will not be out of character with the neighbouring buildings or structures. Why?

note: the road boundary is the front boundary line of the allotment NOT the road

THE ADJOINING BUILDINGS ARE WELL WITHIN THE FRONT BOUNDARY 6M SETBACK

REFER SITE PLAN

c) The outlook and views of neighbouring residents: and

i.e. explain why the proposed encroachment will not affect the outlook and views on neighbouring allotments.

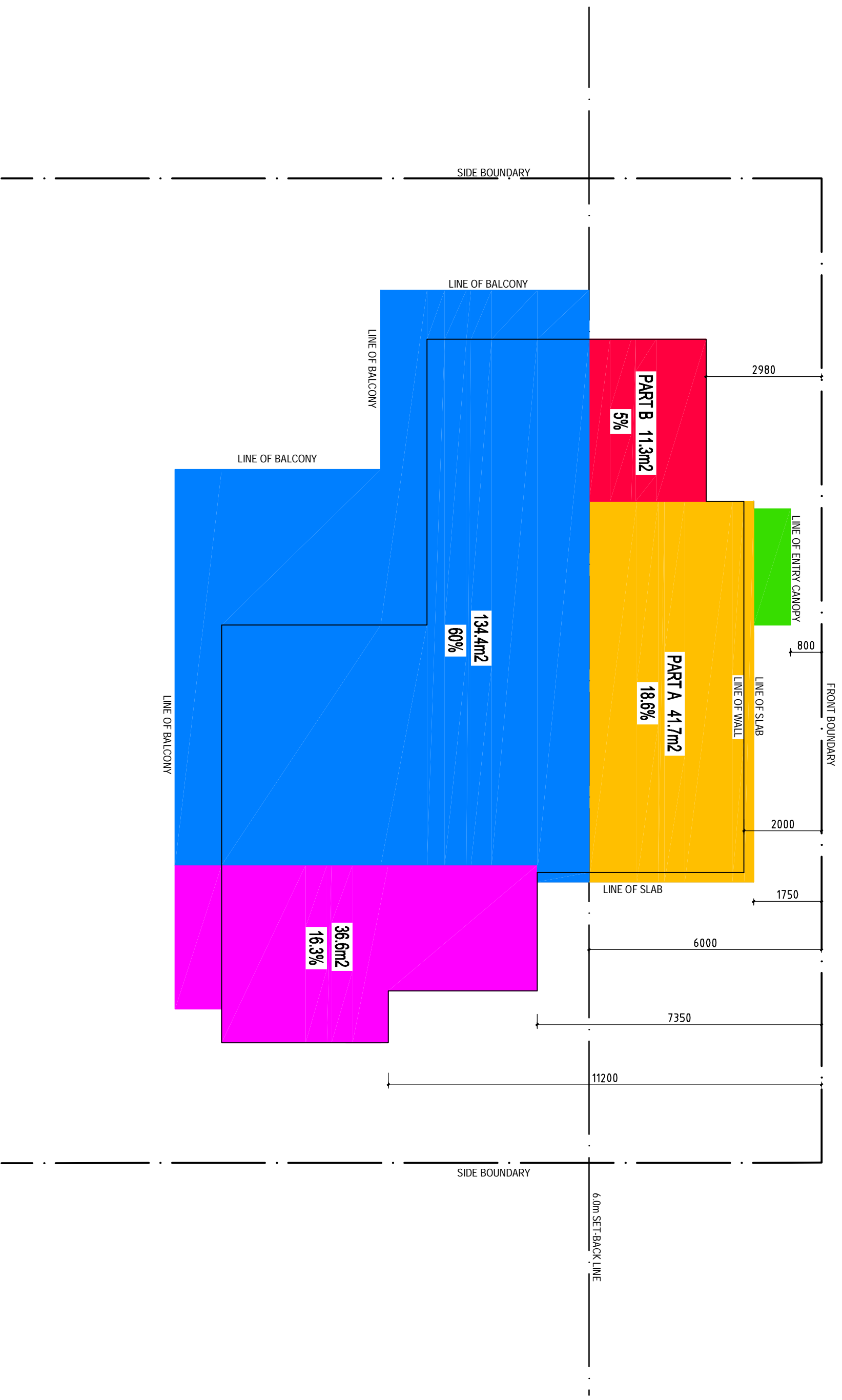
THE ENCROACHMENT DOES NOT IMPACT ON NEIGHBOURING PROPERTIES VIEWS. PROPERTY ON NORTH WESTERN BOUNDARY LOWER THAN THIS SITE AND HAS NO VIEWS IN THIS DIRECTION. PROPERTY ON NORTH EASTERN BOUNDARY HAS OUTLOOK AND VIEW TO ADJACENT HILLSIDE

d) Nuisance and safety to the public.

i.e. will the structure block or restrict the visibility of vehicles, pedestrians etc from those vehicles backing out of carports or garages.

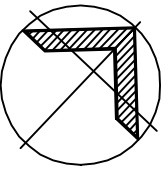
NO IMPACT ON ANY ADJOINING PROPERTIES. OR THE STREET GENERALLY. BECAUSE OF TOPOGRAPHY AND DRIVEWAY LOCATION

BUILDING AREA & SET-BACK DIMENSION ANALYSIS



RUNCIMEN HOUSE

1 MURPHY STREET
LOT 2 RP742318 PORT DOUGLAS



BUILDING AREA & SET-BACK DIMENSION ANALYSIS

SCALE: 1:100 @ A3
DATE: 01.10.13
DRAWING NO: SA-101
ISSUE: A



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