

IDAS form 1

(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.dsdlp.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)

MY ALCHEMIST.

For companies, contact name

MOIRA SMEDLEY

Postal address

2 T. TREE St,

Suburb

Port Douglas

State

QLD

Postcode

4877

Country

Aust.

Contact phone number

0413 431 865

Mobile number (non-mandatory requirement)

AS ABOVE

Fax number (non-mandatory requirement)

code MC 0.
accessible.
land use
have wheel bus



Email address (non-mandatory requirement)

maisy 73
@ hot mail . com

Applicant's reference number (non-mandatory requirement)

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.)
- 3 bed, 1 bath, single storey, SLUG, brick dwelling w/ 5 car space's
- 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.)
-
- 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)		2	Ti Tree St, Pt D	4847			Logan Shire
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)

6 - 10 sq m.

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

house

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	Monica Stevano
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
- Cover Letter	
- IDAS FORM 5	in person
- letter of approval from owners	
- plans for use of existing space	
- copy of my pre-lodgement eng.	
- a assessment against all applicable codes of the scheme	

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

(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.dsdiip.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)
manufacturing products (small) using essential oils, perfumes, salts, massage oils.	home based business.	1 x house	Mon - Sat 8am - 6pm	Sole trader.
massage treatments				

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

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 <i>N/A</i>	
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 checked="" 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 checked="" 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 checked="" 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

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To Whom It May Concern

5th May 2015

I the owner Monica Stievano of 2 Ti Tree Street, agrees for Miora Smedley to operate her business enterprise from the property

Kind regards

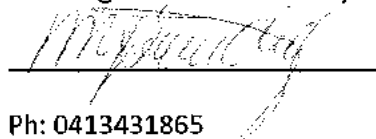

Monica Stievano

2/6/14

To Whom it May Concern,

My name is Moira Smedley and I am a single mother of 2 teenage boys. I am a fully qualified Remedial Massage Therapist with extensive knowledge in Aromatherapy. I have created a product line using the essential oils and after completing my market research I have a few shops in Port Douglas interested in stocking my products. I applied and was accepted into the NEIS program which is a government run program which helps people with a new business ideas and I am currently completing a Certificate 4 in Small Business Management. The business I would like to start is a small venture which will provide enough income so that I can become independent from centerlink payments. My business will include massage and spa treatments but due to the physical nature of the job I will be seeing no more than 10 clients per week. The main side of the business will be the product line in which I will be making perfumes, massage oils, bath salts and mud masks. As the business does not require a lot of space this venture will be easily run from my home and the owner of my rented property at 2 Ti Tree St Port Douglas has given me permission and I have attached a copy of the approval letter to my application. I will be using my garage with minimal space required as the massage table can be folded up and the curtain can be drawn back so I can still park my car in the garage over night and I have marked in red on the plan the placing of the furniture I will need and I will be able to use our existing home office. All deliveries that will be made to my home will be done by courier as the deliveries are small and infrequent. My clients will be able to park in my driveway as I have an existing driveway that will comfortably fit 5 cars and as I will only be having one client at a time my business will not impede on the neighbourhood in any way. I have read and completed a report assessment on the council codes that apply to my business and have attached a copy to my application. I do not need to make any structural changes to the house and I will not be using any machinery or dangerous material and the business will not create any excess noise or waste. Please consider this application as I will be finished My course on the 19/6/14 and hope to have this application approved by that date as it is a requirement from the government for me to proceed with NEIS next over the next 12 months.

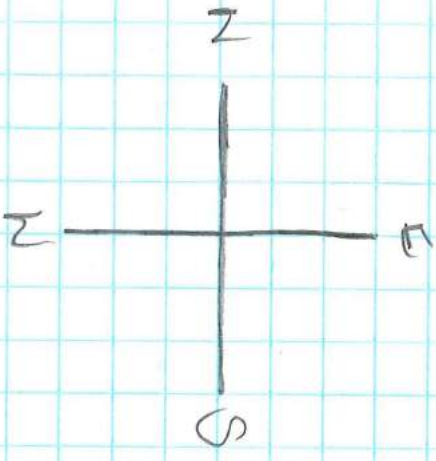
Kind Regards Moira Smedley



Ph: 0413431865

SCALE

1m



UNITS

* access from
Little Davidson St.

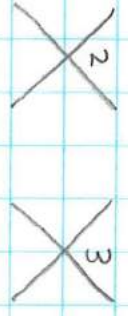
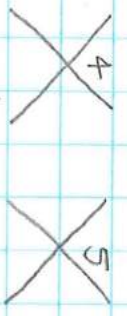
* 2A Ti Tree.

Ti Tree Street

Existing Home
Office

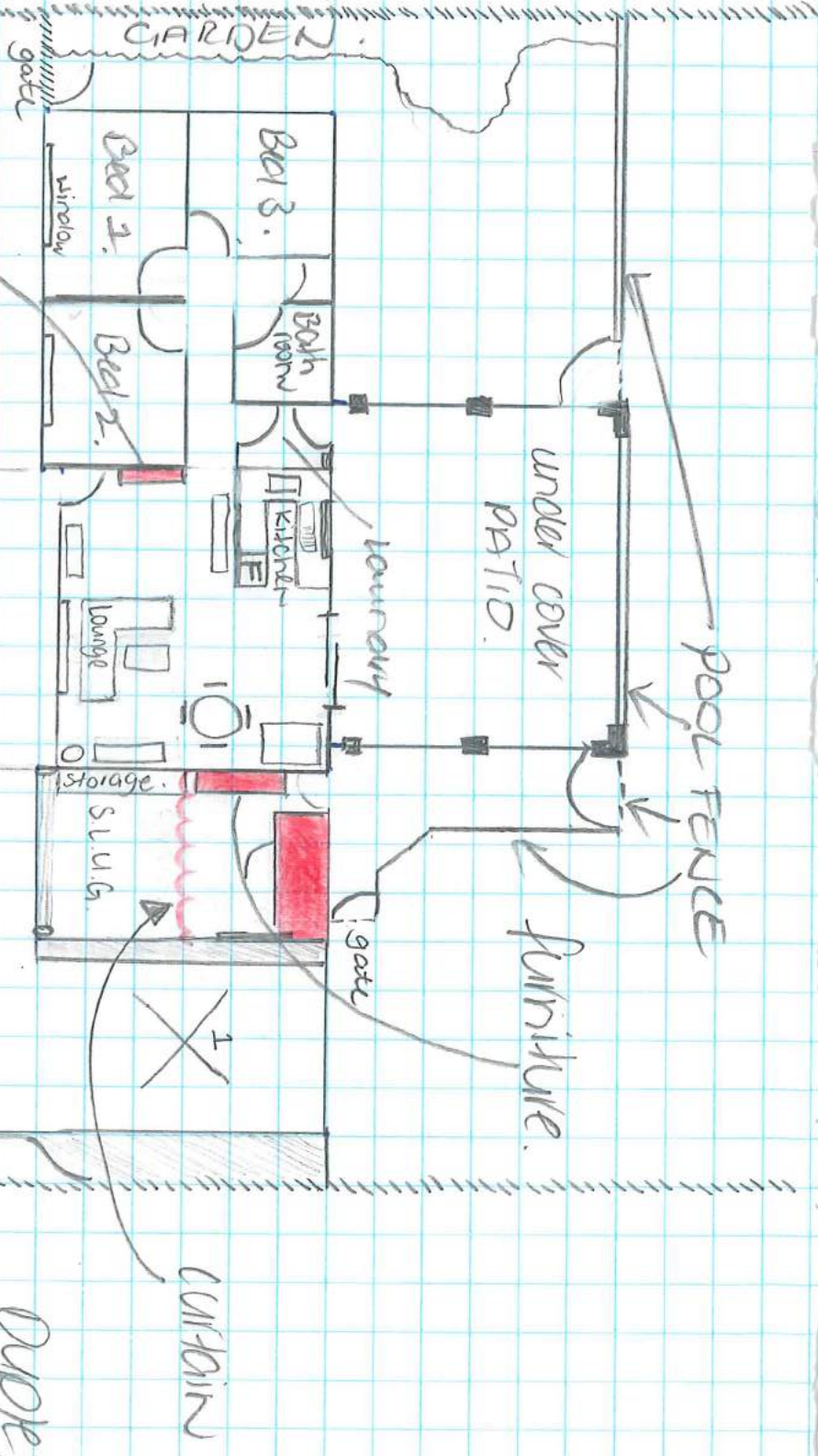
#2

Existing driveway
5 car parks.



DUPLEX
#4 Ti Tree.

Barbarian
Fence



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>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 using existing build.</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>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>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>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>✓</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>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>	N/A
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.	
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>	
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>AND</p> <p>To achieve the maximum Plot Ratio specified above a</p>	

	<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>	<p>N/A</p>
<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>spaces held in a common pool for public use.</p> <p>A9.3 Car parking and Access is minimised in Macrossan Street, Wharf Street, Grant Street and Owen Street to facilitate pedestrian connectivity.</p> <p>AND</p> <p>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.</p>	N/A
P10 The use of on Site public car parking in the Tourist Centre is maximised.	<p>A10.1 On Site car parking available for public use in the Tourist Centre is clearly signposted at the Site Frontage.</p> <p>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.</p> <p>A10.3 Boom gates, pay machines or other regulatory devices to control Access to public car parking areas are not constructed/erected.</p>	
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.	<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>	
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.	

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.	<p>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.</p> <p>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.</p> <p>A13.3 Any new Local Centre is located at a "gateway" location to a residential area, which best serves the surrounding residential area.</p>	N/A

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.	N/A.

<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>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>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>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 • 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>N/A.</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>	

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. 	N/A
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.	

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) 	N/A

Community Facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P19 Community facilities are provided to service the local community and visitors in convenient and accessible locations.	<p>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.</p> <p>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.</p>	N/A

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.	N/A
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>	

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.	N/A

<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>N/A</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>	

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.)	N/A
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.	
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.	

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.	N/A
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.	
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	

	<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>	
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>	
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.	
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>AND</p> <p>New Road alignments are generally sited in accordance with the Access points identified on the relevant Locality Plan.</p>	

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 provides written evidence to Council that it supports/services the marine industries in Port Douglas.</p>	
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.	N/A
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.	

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.)	N/A.

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.	using existing building.

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.	N/A.

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.	using existing building.

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 front fence on property.

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>property is already landscaped.</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>N/A.</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>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>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>	N/A.
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Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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>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>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>	N/A

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>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>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>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>	N/A.

	(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.)	N/A.
P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>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.</p>	
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.	
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.	

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.	<p>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.</p> <p>(The 800m2 area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	N/A.
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.	
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.	
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.	

Home Based Business Code

Siting and Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The Home Based Business is compatible with adjacent uses and is small scale and secondary to the primary residential use.	<p>A1.1 The Home Based Business is conducted by residents of the House and no more than 2 persons, who are not residents of the House, employed in association with the business.</p> <p>A1.2 The Home Based Business is located within the House and is limited to a designated area of the House which is less than one third of the entire roofed area of the House.</p> <p>OR</p> <p>If the Home Based Business (other than Bed & Breakfast, Forest Stay and Host Farm Accommodation) is located separate to the House, it is located in only one Building which has a maximum area of 30m²; and is located within 20 metres of the House.</p>	<p>I am a sole trader.</p> <p>the business will take approximately 6-10 sq. mtr.</p>
P2 The Home Based Business provides adequate car parking on Site for the traffic generated by the use in association with car parking for the residents.	A2.1 Car parking is located to provide easy Access to the premises from which the Home Based Business will operate.	we existing driveway.
P3 Any new Building/s to be Erected in association with a Home Based Business complement existing Buildings on Site and create no significant visual impacts from adjoining public Roads.	<p>A3.1 Buildings are small scale and low key and are designed to be in character with the predominant built character and streetscape of the area.</p> <p>AND</p> <p>The exterior building materials and colours are consistent with any existing Buildings on Site and complement the surrounding natural landscape.</p>	<p>N/A.</p> <p>we existing building.</p>
P4 The Home Based Business does not adversely affect the amenity of the locality containing the Site.	<p>A4.1 The Home Based Business does not produce any odour, dust, vibration or electrical interference which is detectable at the boundary of the Site.</p> <p>A4.2 The Home Based Business does not produce any noise which exceeds the background noise level plus 5dB(A) (8.00 am to 6.00 pm).</p> <p>A4.3 No more than one commercial vehicle, not exceeding 4.49 tonnes gross vehicle mass is associated with the Home Based Business and is garaged/parked on the Site.</p> <p>A4.4 No vehicle or machinery is fuelled, serviced or repaired on the Site.</p> <p>A4.5 No sign other than a sign not exceeding 0.3 m² and having only the name and occupation of the operator/operation is displayed.</p>	<p>my business will comply with ALL of the codes & will not impede on the neighbourhood or the environment in any way.</p>

	<p>A4.6 The Home Based Business (other than Bed and Breakfast, Forest Stay and Host Farm Accommodation) is conducted between the hours of 8.00 am to 6.00 pm Monday to Friday and 8.00 am to 6.00 pm Saturday.</p> <p>The Home Based Business is not conducted at all on Sundays or on Public Holidays.</p>	<p>my business will operate with-in these allocated hours.</p>
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Bed and Breakfast Accommodation – Additional Provisions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 In the case of Bed and Breakfast Accommodation, the accommodation remains ancillary to the primary residential use.</p>	<p>A5.1 In Urban Areas no more than 2 bedrooms (a maximum of 4 Bed Spaces) and optional ensuite within a House are used for Bed and Breakfast Accommodation for the traveling public.</p> <p>A5.2 In Urban Areas no kitchen or cooking facilities, with the exception of those located within the existing House on the Site, are provided in association with the Bed and Breakfast Accommodation.</p> <p>A5.3 In Other Areas, no more than 4 bedrooms (a maximum of 8 Bed Spaces) and optional ensuite are used for Bed and Breakfast Accommodation for the travelling public.</p> <p>A5.4 In Other Areas, Bed and Breakfast Accommodation can be located in a maximum of 4 separate Building/s to the existing House, provided that each Building is a maximum of 50m² (inclusive of verandahs, patios etc) and located within 20 metres of the existing House and on the same lot.</p> <p>A5.5 In Other Areas, no kitchen or cooking facilities, with the exception of those located within the existing House on the Site, are provided in association with the Bed and Breakfast Accommodation.</p> <p>A5.6 In the Settlement Areas North of the Daintree River Locality the maximum number of bedrooms, (Bed Spaces), is as set out in the Locality Code and with all other relevant provisions for Other Areas set out above, in A5.4 and A5.5, being applicable.</p>	<p>N/A.</p>

Forest Stay Accommodation – Additional Provisions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Forest Stay Accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by lack of urban services and facilities.	A6.1 Forest Stay Accommodation only establishes in the Settlement Areas North of the Daintree River Locality and the World Heritage Areas and Environs Locality.	N/A
P7 In the case of Forest Stay Accommodation, the accommodation remains ancillary to the primary residential use and the significant natural values of the land and the use is compatible with the surrounding amenity of the locality.	<p>A7.1 The number of bedrooms (Bed Spaces) used for Forest Stay Accommodation and the number of staff accommodation (Bed Spaces) required to be provided are specified in the Locality Code.</p> <p>AND</p> <p>None of the accommodation, whether for guests or staff, is self contained as the use operates only in association with an existing House on the Site.</p> <p>AND</p> <p>Forest Stay Accommodation is located on a site which has an existing cleared area.</p> <p>A7.2 The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.</p> <p>A7.3 If Forest Stay Accommodation is provided in Building/s which are separated from the House:</p> <ul style="list-style-type: none"> • The maximum number of separate Building/s is determined based on each building containing a minimum of 2 Bed Spaces each, provided that each Building has a maximum area of 50 m2 (inclusive of verandahs, patios etc); <p>OR</p> <ul style="list-style-type: none"> • A maximum of one communal bunk house is provided with a maximum area of 150 m2 to accommodate 10 guests (10 Bed Spaces) (inclusive of verandahs, patios etc); <p>OR</p> <ul style="list-style-type: none"> • A maximum of two communal bunk houses are provided with a maximum area of 150 m2 each to accommodate a maximum of 20 guests (20 Bed Spaces) (inclusive of verandahs, patios etc); <p>AND</p> <ul style="list-style-type: none"> • The Building/s is/are located within 50 metres of the existing House and on the same lot. <p>A7.4 No kitchen or cooking facilities, with the exception of those located within the existing House on the Site, are provided in association with the Forest Stay Accommodation.</p>	

Host Farm Accommodation – Additional Provisions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P8 Host Farm Accommodation establish in areas where existing rural practices are not in conflict with the natural areas and not in areas of high environmental value.	A8.1 Host Farm Accommodation only establishes in the Rural Areas and Rural Settlements Locality and no further Host Farm Accommodation establishes in the Settlement Areas North of the Daintree River Locality or the World Heritage Areas and Environs Locality.	N/A.
P9 In the case of Host Farm Accommodation, the accommodation remains ancillary to the primary rural use of the land and is compatible with the agricultural amenity of the locality.	<p>A9.1 No more than 5 bedrooms (a maximum of 10 Bed Spaces) and optional ensuite, or a communal bunkhouse comprising 10 Bed Spaces and ablution facilities are used for Host Farm Accommodation for the traveling public.</p> <p>A9.2 There is no loss of GQAL as a result of the Host Farm Accommodation.</p> <p>A9.3 The productive rural use remains as the predominant use of the land.</p> <p>A9.4 If Host Farm Accommodation is provided in Building/s which are separated from the House:</p> <ul style="list-style-type: none"> • A maximum of 5 separate Building/s (containing 2 Bed Spaces each) provided that each Building has a maximum area of 50m² (inclusive of verandahs, patios etc); or • A maximum of one communal bunkhouse (containing 10 Bed Spaces) with a maximum area of 150m² (inclusive of verandahs, patios etc). <p style="text-align: center;">AND</p> <p>The Building/s is/are located within 50 metres of the existing House and on the same lot.</p> <p>A9.5 No kitchen or cooking facilities, with the exception of those located within the existing House on the Site, are provided in association with the Host Farm Accommodation.</p>	

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>The existing driveway comfortably accommodates 5 vehicles. See plan.</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>N/A.</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>	
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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. 	

Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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.	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.	

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <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>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>	Will use existing drive way from Street.

Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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>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>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>	N/A. only booked client will come to my property.
P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	<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 	use of existing drive way will accommodate all clients,

	<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>	N/A.
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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.	use of existing drive way.
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.	pavers & concrete

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.	N/A

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.	use existing pathway.

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>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>	use existing drive way.

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>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>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>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>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>N/A.</p> <p>NO buses or trucks will need to be on my property.</p> <p>All deliveries will be done by courier van as they will be small & infrequent.</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. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	N/A

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>	N/A
<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>	
<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>	