

Our Ref: J000266:WAKS:SR  
Date: 30 March 2015

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman QLD 4873  
Attn: Jenny Elphinstone

DOUGLAS SHIRE COUNCIL Received	
File Name	MCUC 725 / 2015
Document No	
- 2 APR 2015	
Attention	NRB orig ✓
Information	

via: Express Post

Dear Jenny,

**RE: Development Application for Material Change of Use for 'Service Industry' on land off Owen Street, Craiglie, more particularly described as Lot 102 including Easements A, B & C on SP256262**

I refer to the above-described matter, and confirm that Gilvear Planning Pty Ltd has been engaged by Waks Developments Pty Ltd to lodge the following Development Application seeking a Development Permit for Material Change of Use for 'Service Industry' ('the Application'). The Application relates to land located within the Craiglie Business Park, Craiglie more particularly described as Lot 102 on SP256262 ('the site').

Please find enclosed the following:

- Cheque in the amount of \$2, 152.80 being Council's Application Fees (2014-2015 Fee Schedule, based on total shed size of 299m<sup>2</sup>);
- Well Made Development Application Checklist – please note given the simple nature of development proposed, and the information provided in support of this application, the Applicant is seeking to fast track the approval process;
- Title Searches (Annexure 1);
- Copy Cairns Regional Council Development Approval for Reconfiguration (2 into 5 Lots, including proposed Lot 102) CRC Ref: 8/13/1496 (2571528) (Annexure 2);
- Site Layout, and Building Design and Elevations (Annexure 3);
- Code Compliance Assessment (Annexure 4);
- Completed IDAS Forms (Annexure 5).

The following assessment of the site, its surrounds and planning considerations affecting same confirm that the proposed material change of use for 'Service Industry' is largely consistent with the future

intent for this area, and is not likely to detrimentally affect the amenity enjoyed by businesses in and around the site.

#### Site Description and Prior Approval

The site is located on the western side of Owen Street, Craiglie, and gains access via reciprocal access easement (Easements 1, B & C). The lots were created by an approval granted by Cairns Regional Council on 14 May 2010 for 5 lots. A copy of the titles and sealed Survey Plan; and 201 Approval for the site are included for reference as **Annexure 1** and **Annexure 2** respectively.

As a result of the recent subdivision, all infrastructure services are available to the site and the site is generally flat, with a slight fall towards the private road. The site is currently vacant.

#### Proposed Service Industry Use

It is proposed to construct two sheds of same size for the purposes of a 'Service Industry' use on the site. The proposed layout is illustrated on Site Layout and Design Drawings included for reference at **Annexure 3**.

At this stage, a 'Service Industry' use is applied for in order to permit this initial use to commence. If alternative and / or more intensive uses are proposed at a later stage on the site, it is noted that a further Development Approval may be required.

The Douglas Shire Planning Scheme defines 'Service Industry' as:

*"Means any premises used, or intended to be used for trades and services that cater to the tourist and marine activities in Port Douglas. This includes the manufacturing of goods on the premises, depots for receiving goods to be serviced and any administration and minor sales functions associated with the use, where these are carried out on the same Site and are ancillary to the Service Industry activity. Service Industry uses are limited to uses, which are allied to tourist and marine activities in Port Douglas.*

*The term may include but is not limited to the following activities:*

- .....
- Bulk storage and ancillary sales of:
  - Indoor / outdoor furniture;
  - Hardware supplies;
  - Raw materials;
  - Plants and landscaping supplies;

*Any off-Site effects do not cause any detriment to the amenity of the area. In particular, the noise levels generated, any dust, fumes, odours or other emissions produced from the Site, the appearance of the Site and any traffic generated by the activities on the Site must be managed so as not to cause detriment to the adjoining Sites.*

Key elements of the proposal are described below:

<b>Site Area:</b>	<b>1194m<sup>2</sup></b>
<b>Site Cover:</b>	25%
<b>Floor Area:</b>	299m <sup>2</sup> total (149m <sup>2</sup> each)
<b>Height:</b>	5.5m
<b>Landscaping:</b>	238m <sup>2</sup> (20%) minimum dimension of 1.25m
<b>Parking:</b>	4 spaces (2 dedicated per shed)
<b>Setbacks:</b>	6.5m to 9.8m (Front) 4.9m to 5.6m (Side Boundaries) 6.7m – 6.8m (rear)

## **Planning Considerations**

### ***Sustainable Planning Act 2009***

This section provides an overview of the legislative context of the application under the provisions of the *Sustainable Planning Act 2009*.

#### **Assessable Development**

The development proposed by this application includes development that is made assessable under the Douglas Shire Planning Scheme, in accordance with Section 88(2)(c) of the *Sustainable Planning Act 2009*.

#### **Assessment Manager**

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 6 of the *Sustainable Planning Regulations 2009*.

#### Level of Assessment

Based on our review of the provisions of the *Sustainable Planning Act 2009* it is considered that the application is subject to Code Assessment.

#### Statutory Considerations for Assessable Development

As the development is subject to Code Assessment the relevant considerations of the Assessment Manager in making the decision are outlined in Sections 313, 324 and 346 of the *Sustainable Planning Act 2009*. These are discussed further in section 6.0 and within the Code Compliance contained in **Annexure 4**.

#### Referral Agencies

No Referral Agencies are triggered by this proposal with reference to Schedule 7 of the *Sustainable Planning Regulations 2009*.

#### Public Notification

This application does not require public notification.

#### State Resources

The proposal does not involve any State Resources.

#### State Planning Regulatory Provisions

There are no State Planning Regulatory Provisions relevant to the proposed development.

#### Regional Plan

The site is within the urban footprint of Far North Queensland Regional Plan and the proposal includes development of sheds for industrial uses, consistent with the current zoning and planning scheme designations, therefore it does not require detailed assessment against the provisions contained in the policy or regulatory provisions.

#### State Development Assessment Provisions

As there are no referral agencies triggered for the development, accordingly, the State Development Assessment Provisions do not apply.

#### State Planning Policy

The site is mapped as being affected by:

- Flood Hazard Overlay – Level 1; and
- Stormwater management design objectives

Due to the minor nature of the proposal in terms of overall Gross Floor Area proposed; site area less than 2,500m<sup>2</sup>, consistency with the planning provisions and relatively recent approval of subdivision, it is anticipated that such issues have been previously resolved and hence, achieves the objectives sought by the relevant Policies. Accordingly, no detailed assessment of the proposal against the Interim Development Assessment Provisions is considered necessary.

### ***Douglas Shire Planning Scheme***

The relevant Planning Scheme is the Douglas Shire Planning Scheme. Within the Scheme, the site is included within the Port Douglas and Environs Locality, with the following designations:

- Industrial Planning Area;
- Service Industry designation;
- Potential or Actual Acid Sulfate Soil Overlay;
- Low Risk Bushfire Hazard.

Within the Douglas Shire Planning Scheme, the following intent is confirmed in regard to the Port Douglas and Environs Locality:

- *“consolidate Port Douglas as the major tourist accommodation and tourist service centre in the Shire;*
- *Ensure that tourist development and associated landscaping is of high quality which reflects and complements the image of Port Douglas as a tropical seaside resort town of international renown;*
- *Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the Shire;*
- *Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features;*
- *Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas;*
- *Protect existing and future residential areas from the intrusion of tourist accommodation and activity;*
- *Protect sensitive environments and attractive features which give Port Douglas its distinctive character and identity, in particular Four Mile Beach, Dicksons Inlet and Flagstaff Hill;*
- *Protect the surrounding rural and natural environments from intrusion by urban development;*
- *Maintain the distinctive rural hinterland, dominant natural environment of the western escarpment, and the existing vegetated hillside of Flagstaff Hill; and*

- *Protect primary functions of the port (marine and fishing activities) from incompatible land uses and acknowledge the industrial and commercial land uses associated with the maritime industry, whilst also providing secondary opportunities for recreational use by residents and tourists.”*

The proposed development will not undermine or inhibit the achievement of objectives for the Port Douglas and Environs Locality. Importantly, it will add to the diversity of industrial / service industrial development established within the Craiglie area.

The relevant Table of Assessment confirms the following codes are applicable:

- Port Douglas and Environs Locality Code;
- Industry Planning Area Code;
- Acid Sulfate Soil Overlay Code;
- Natural Hazards Overlay Code;
- Design and Siting of Advertising Devices Code;
- Filling and Excavation Code;
- Landscaping Code;
- Vehicle Parking and Access Code.

A detailed assessment of the proposed development as against these Codes is provided within **Annexure 4** to this Report. The assessment demonstrates that the proposal is consistent with the outcomes sought for the general area and proposed use.

Following an assessment of the site, surrounding land uses and planning considerations, it is submitted that the proposed material change of use for ‘Service Industry’ purposes is unlikely to have any major impact on the amenity of the area, nor to Council’s infrastructure networks. It is therefore commended to Council for approval, subject to reasonable and relevant conditions.

Should any additional information be required, please do not hesitate to contact the undersigned.

Kind regards,

**Kristy Gilvear**  
**Director**  
**Gilvear Planning Pty Ltd**

Encl: Cheque - \$2152.80 being Council's Application Fees  
Annexure 1 – Title Search  
Annexure 2 – CRC Approval (Subdivision)  
Annexure 3 – Site Location and Proposed Development Concept Plans  
Annexure 4 – Code Compliance Assessment  
Annexure 5 – Completed IDAS Forms

cc. Waks Developments Pty Ltd  
PO Box 563  
PORT DOUGLAS QLD 4877

## **ANNEXURE 1: Title Search**



# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 20628121

Search Date: 26/03/2015 09:25

Title Reference: 50902483

Date Created: 08/01/2013

Previous Title: 50681572

50703207

## REGISTERED OWNER

Dealing No: 714853412 20/12/2012

WAKS DEVELOPMENTS PTY LTD A.C.N. 116 396 573

## ESTATE AND LAND

Estate in Fee Simple

LOT 102 SURVEY PLAN 256262

County of SOLANDER

Parish of SALISBURY

Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. MORTGAGE No 710202063 20/12/2006 at 12:43  
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
3. EASEMENT No 714853434 20/12/2012 at 11:18  
benefiting the land over  
EASEMENT A ON SP256262
4. EASEMENT No 714853445 20/12/2012 at 11:19  
benefiting the land over  
EASEMENT B ON SP256262
5. EASEMENT No 714853448 20/12/2012 at 11:19  
burdening the land to  
LOTS 101, 103, 104 AND 105 ON SP256262  
OVER EASEMENT C ON SP256262

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

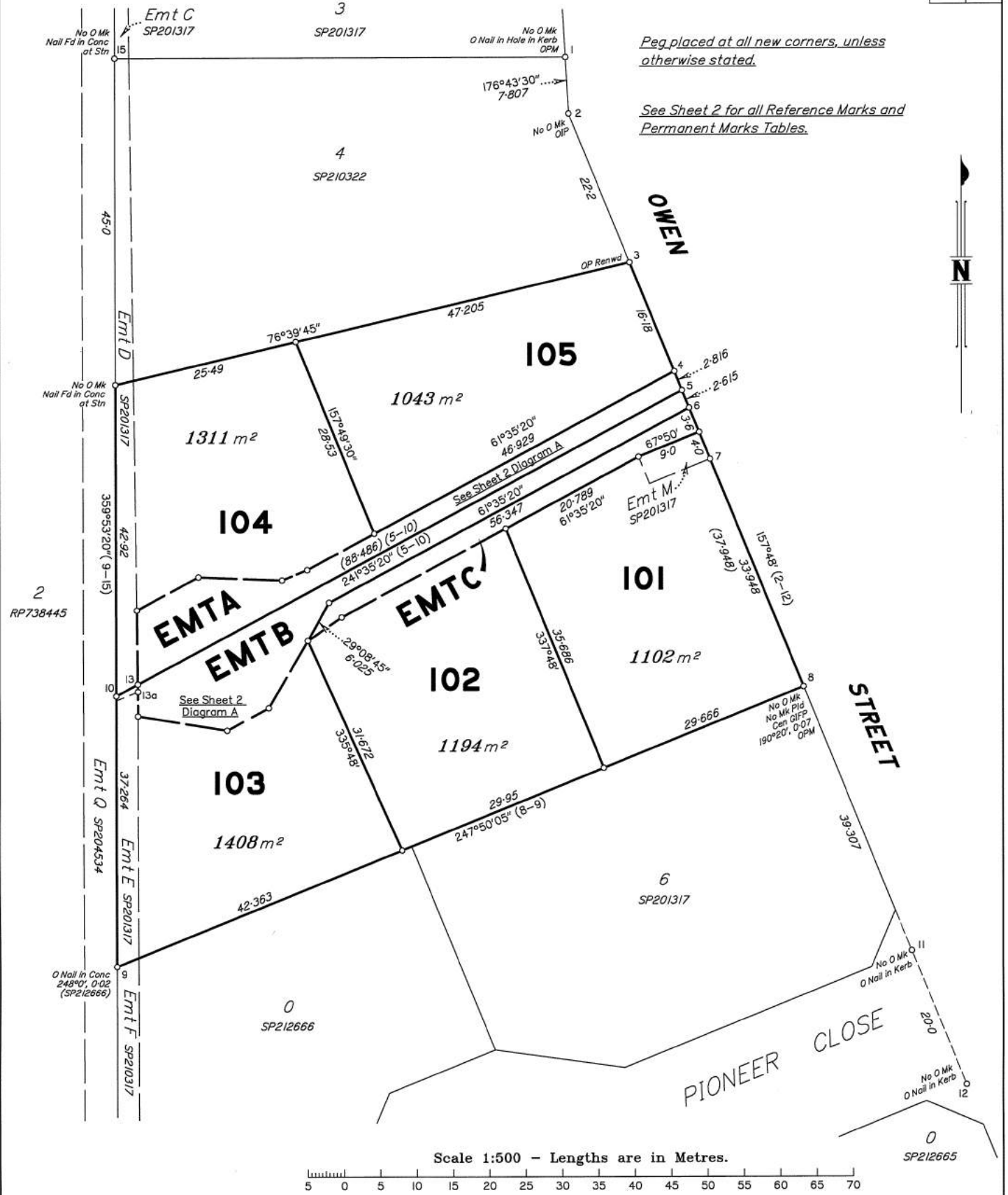
## CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2015]

Requested By: D APPLICATIONS CITEC CONFIRM



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Daniel Geoffrey PINKHAM, surveying graduate, for and on behalf of the corporation accepts responsibility, under the supervision of Ben Christopher SHEPHERD, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/10/2012.

*[Signature]*  
Authorised Delegate

20/11/12  
Date

*Plan of Lots 101-105 &  
Emt A in Lot 104, Emt B in Lot 103  
& Emt C in Lot 102*

*Cancelling Lot 98 on SP210322 & Lot 5 SP201317*

PARISH: **SALISBURY**

COUNTY: *Solander*

Meridian: *SP201317*

F/N's:	No
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Scale: **1:500**

Format: **STANDARD**

SP256262

Plan Status:

(Dealing No.)		<b>WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</b>					
		Registered			5. Lodged by  (Include address, phone number, reference, and Lodger Code)		

1. Certificate of Registered Owners or Lessees. t/we WAKS DEVELOPMENTS PTY LTD A.C.N. 116 396 573					6. Existing		Created				
					Title Reference	Description	New Lots	Road	Emts	Cov.	Profit & Prejudice
					50703207	Lot 98 on SP210322	101-105		A-C		
					50681572	Lot 5 on SP201317	101-103		B & C		

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
710202063	101-105	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
710964112 (Easement E)	103
710971309 (Easement M)	101
710964112 (Easement D)	103 & 104

* Rule out whichever is inapplicable		101-105	Lot 83 on CP SR724
		Lots	Orig

7. Portion Allocation :		12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. * Part of the building shown on this plan encroaches onto adjoining * lots and road _____ Cadastrol Surveyor/Director * Date <small>* delete words not required</small>
8. Map Reference : 7964-11131		
9. Locality : CRAIGLIE		
10. Local Government : CAIRNS REGIONAL		13. Lodgement Fees :
11. Passed & Endorsed :  By : RPS Australia East Pty Ltd Date : 20/11/12 Signed : <i>[Signature]</i> Designation : Cadastrol Surveyor		Survey Deposit \$ .....
		Lodgement \$ .....
		..... New Titles \$ .....
		Photocopy \$ .....
		Postage \$ .....
		TOTAL \$ .....

Dated this ..... day of .....		#	#
		#	#

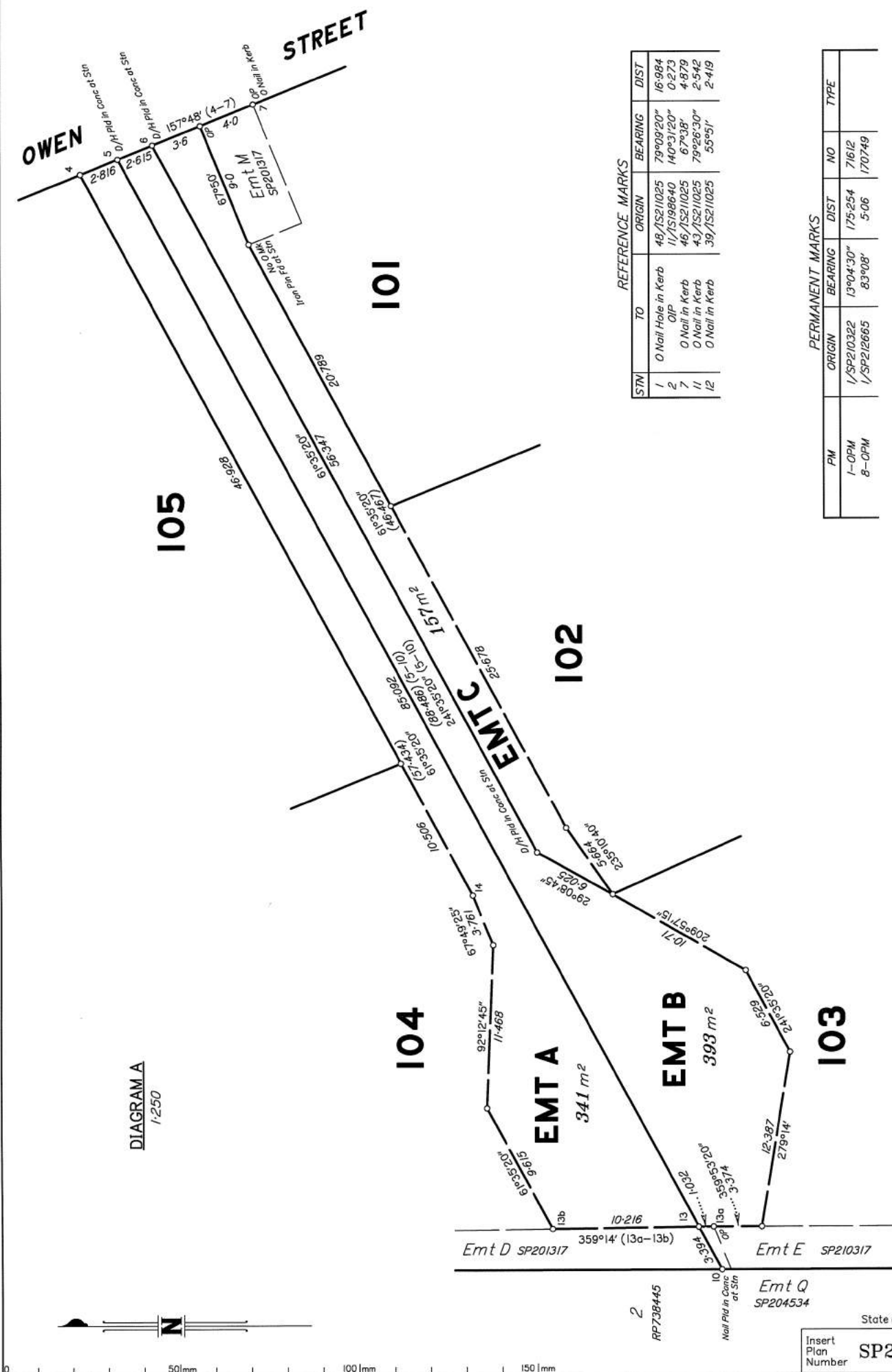
  

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :		4. References :	
CMS Number :		Dept File :	
Name :		Local Govt :	
		Surveyor :	PRI08905

14. Insert Plan Number	SP256262
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Peg placed at all new corners, unless otherwise stated.

Scale 1:250 - Lengths are in Metres.

Year 8

State copyright reserved.

Insert  
Plan  
Number **SP256262**

## **ANNEXURE 2: Cairns Regional Council Decision Notice - Subdivision**

14 May 2010

WAKS Developments Pty Ltd  
C/- Conics (Cairns) Pty Ltd  
PO Box 1949  
CAIRNS QLD 4870

Dear Sir/Madam

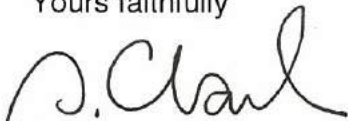
**AMENDED NEGOTIATED DECISION NOTICE FOR DEVELOPMENT  
APPLICATION FOR OWEN STREET, CRAIGLIE**

Reference is made to your request for a Negotiated Decision. Please find attached the relevant Amended Negotiated Decision Notice which was determined under Instrument of Delegation on 14 May 2010.

The notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquires in relation to this Negotiated Decision Notice, please contact Michelle Henderson of Council's Development Assessment team on telephone number (07) 4099 9457.

Yours faithfully



Simon Clarke  
**Manager Development Assessment**

Att

40.2009.3390  
1/7



**APPLICANT DETAILS**

WAKS Developments Pty Ltd  
C/- Conics  
PO Box 1949  
CAIRNS QLD 4870

**ADDRESS**

Owen Street, Craiglie

**REAL PROPERTY DESCRIPTION**

Lot 5 on SP201317 & Lot 98 on SP210322

**PROPOSAL**

Lot Reconfiguration (2 Lots into 5 Lots)

**DECISION**

Approved subject to conditions (refer to approval package below).

**DECISION DATE**

This Amended Negotiated Decision Notice dated 14 May 2010 replaces the Decision Notice dated 11 December 2009.

**TYPE**

Reconfiguration of a Lot (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Operational Work  
Development Permit for Plumbing Work

**CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT**

None

**DECISION NOTICE DETAILS**  
**(SECTION 3.5.15 SUSTAINABLE PLANNING ACT 2009)**

**DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)**

Not in conflict

**APPROVED DRAWING(S) AND/OR DOCUMENT(S)**

The term 'approved drawing(s) and/or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Proposed Reconfiguration	Drawing 8294-39-B Prepared by Conics ( <del>Council Ref No 2336004</del> ) <u>8294-39G</u> Prepared by Conics (Council Ref No <u>2467956</u> ) as amended by Conditions 11 and 12 herein.	<del>22 July 2009</del> <u>21 Jan 2010</u>

**ASSESSMENT MANAGER CONDITIONS**

1. The applicant/owner must at all times during development of the subject land carry out the development and construction of any building thereon and conduct the approved use(s) generally in accordance with:
  - a. The plans, specifications, facts and circumstances as set out in the application submitted to Council;
  - b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual; and

Except where modified by these conditions of approval.

**Timing of Effect**

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

**Water Supply and Sewerage Works Internal**

3. Undertake the following water supply and sewerage works internal to the subject land:-
  - a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;
  - b. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage;



**DECISION NOTICE DETAILS**  
**(SECTION 3.5.15 SUSTAINABLE PLANNING ACT 2009)**

- c. Provide easements having a nominal width of three (3) metres over sewers which are on a non-standard alignment;

All the above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to approval and dating of the Plan of Survey.

**Inspection of Sewers**

4. CCTV inspections of all constructed sewers and all existing sewers impacted by the works must be undertaken for all sewers that will become an asset of Council. An assessment of the CCTV records will be undertaken and any identified defects are to be rectified to the satisfaction of the Chief Executive Officer at no cost to Council.

**Damage to Infrastructure**

5. In the event that any part of Council's existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Cairns Water & Waste immediately of the affected infrastructure and have it repaired or replaced by Cairns Water & Waste, at the developer's cost, prior to the commencement of use.

**Sewer Easement/s**

6. Create an easement in favour of Council over sewers on non-standard alignments to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council. The approved easement document must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Environment and Resource Management in conjunction with the Plan of Survey.

**Lawful Point of Discharge**

7. All external stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.

### **Electricity and Telecommunications**

8. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to approval and dating of the Plan of Survey.

### **Details of Development Signage**

9. The development must provide clear and legible signage at the entry stating that the road is a private road for the benefit of the public.

### **External Works**

10. Undertake the following works external to the land at no cost to Council:
  - a. Provision of a concrete crossover and apron in accordance with FNQROC Development Manual Standard Drawing 1015;
  - b. Make good the kerb(s) at redundant crossover(s);
  - c. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.

### **Internal Road**

11. The applicant shall construct the common property road and cul-de-sac head shown in Conics Drawing No. 8294-39 B G in accordance with the ~~standards for Access Place as defined by the FNQROC Development Manual and in accordance with AS2890.2 – Off Street Commercial Vehicle Facilities, using Heavy Rigid Vehicle (HRV) as the design vehicle.~~ All associated infrastructure shall be to the relevant Council standard. This shall include - but not be limited to the construction of the pavement, Lighting, Linemarking, Stormwater, Sewer, Water and Utilities.

~~These works outlined above constitute Operational Works. Three (3) copies of Chief Executive Officer prior to the issue of a development permit for operational works.~~

~~Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Survey Plan or Building format plan, whichever occurs first.~~



**Internal Works**

12. Measures such as signage, road making and/or employment of a gate/device are to be implemented in order to delineate between the public road and the proposed internal road.

**Access Easement/s**

13. Create a reciprocal Access Easement to allow vehicle access and on-site manoeuvring, in accordance with the plan of approval. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Environment and Resource Management in conjunction with the Plan of Survey.

**ADVICE**

1. This approval, granted under the provisions of the *Integrated Planning Act 1997*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 3.5.21 of the *Integrated Planning Act 1997*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Integrated Planning Act 1997* log on to [www.ipa.qld.gov.au](http://www.ipa.qld.gov.au). To access Council's Development Manual, Local Laws and other applicable Policies log on to [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au).

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**RIGHTS OF APPEAL**

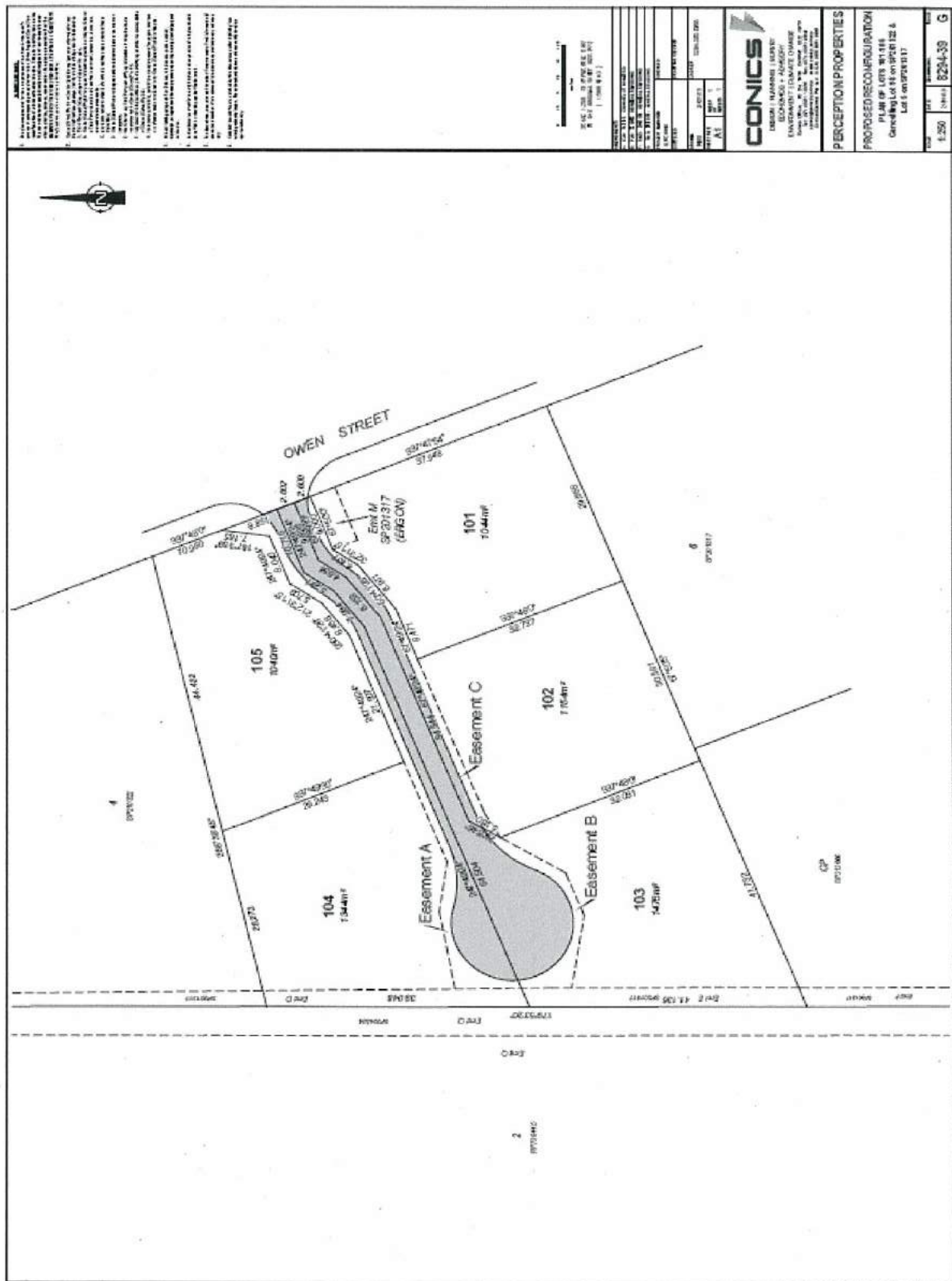
Attached

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**End of Decision Notice**

**DECISION NOTICE DETAILS  
(SECTION 3.5.15 SUSTAINABLE PLANNING ACT 2009)**

**APPENDIX 1 APPROVED PLAN OF RECONFIGURATION 8294-39G**



## **ANNEXURE 3: Site Location and Proposed Development Concept Plans**

LOT 102 --AREA 1194m<sup>2</sup>

LANDSCAPE AREA 20% 238m<sup>2</sup>

PAVED AREA 187m<sup>2</sup>

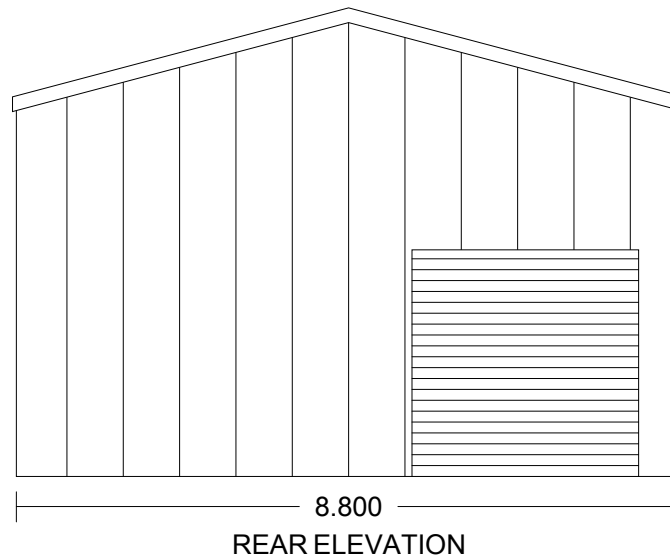
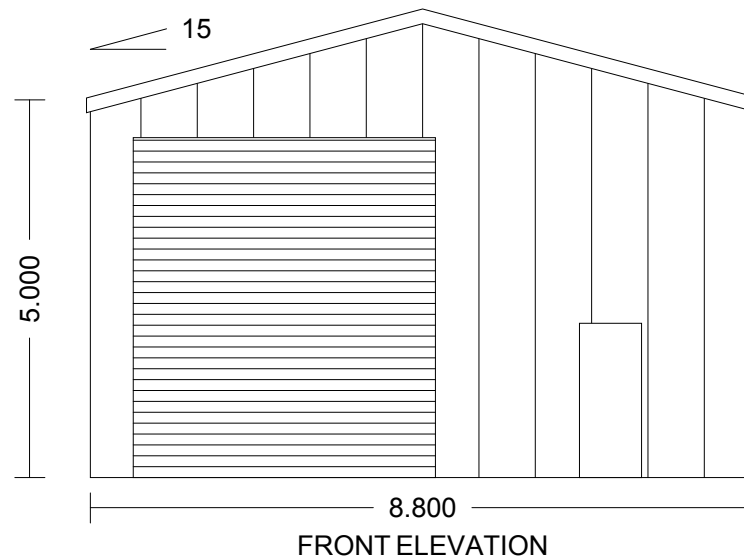
LOT 101

LOT 103

1

1. LOT 102  
1:200





#### Plans Drawn By

#### Sunsteel Buildings

37A Gordon Street, Bowen QLD 4805

Ph: 07 4786 6007 Fax: 07 47866300  
Email: sunsteelbuild@bigpond.com

#### For Customer

**Proposed Project:** Shed 10a 8.8x17 - 4.25 bays

**Client:** TVR Constructions Trevor Woodward

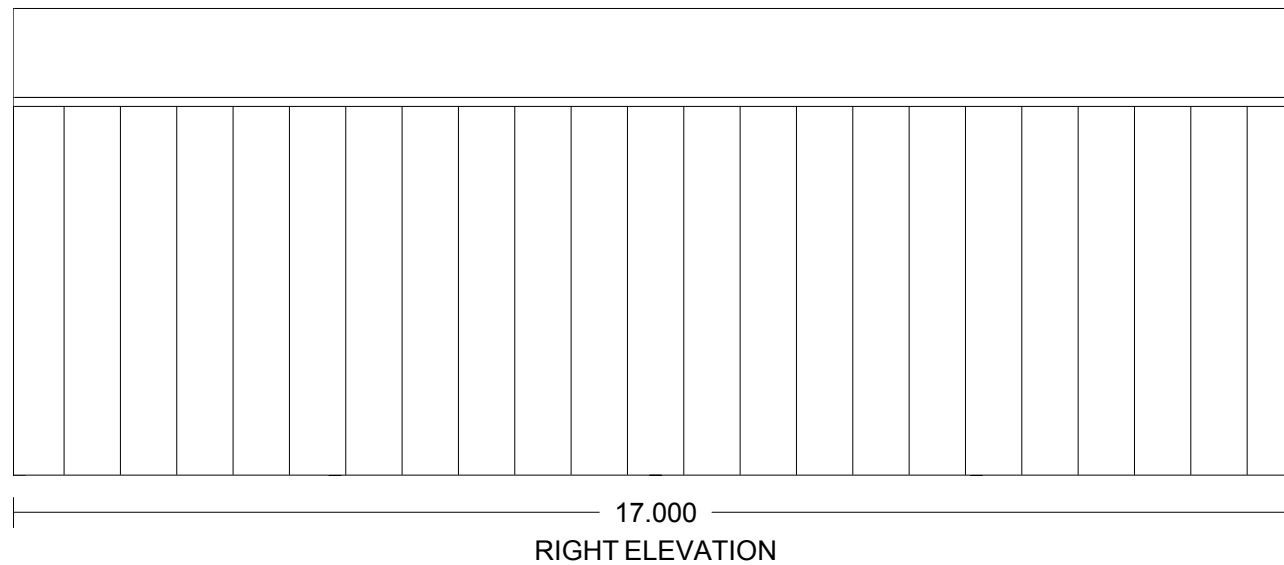
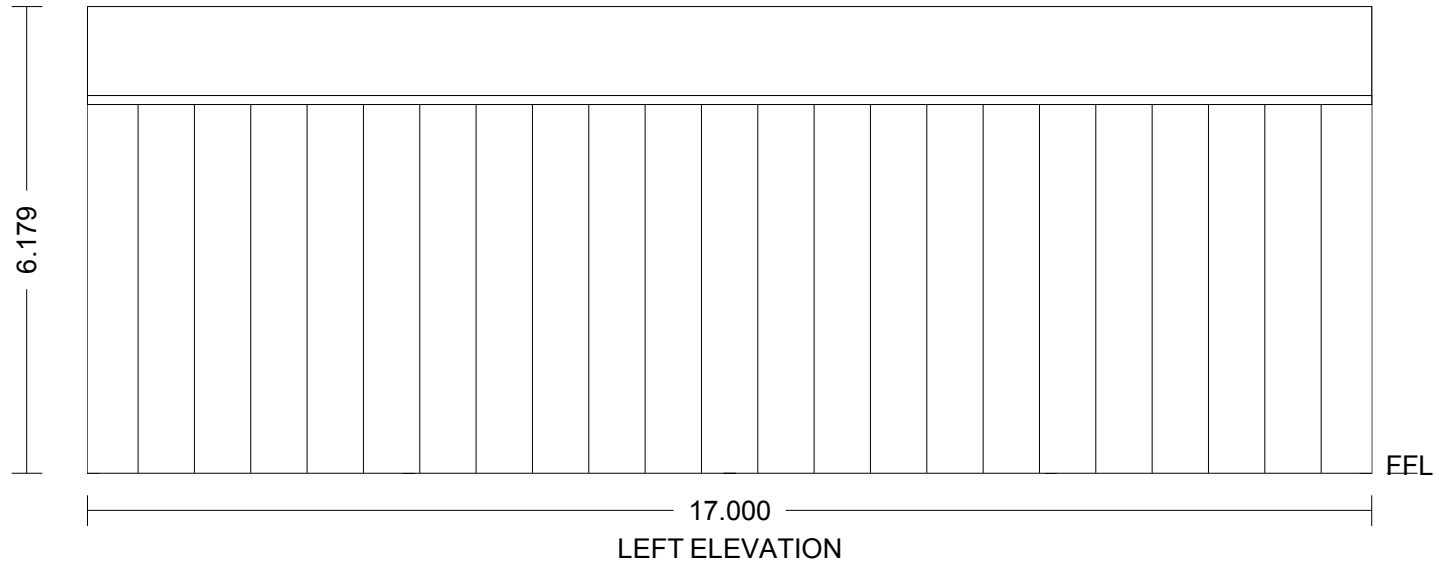
**Site:** PO Box 857 PORT DOUGLAS

All Work To Be In Accordance With Accompanying Engineers Details

#### Architectural Drawings

**Quote:** 00001826

**Drawing:** Draft



**Plans Drawn By**

**Sunsteel Buildings**

37A Gordon Street, Bowen QLD 4805

Ph: 07 4786 6007 Fax: 07 47866300  
Email: sunsteelbuild@bigpond.com

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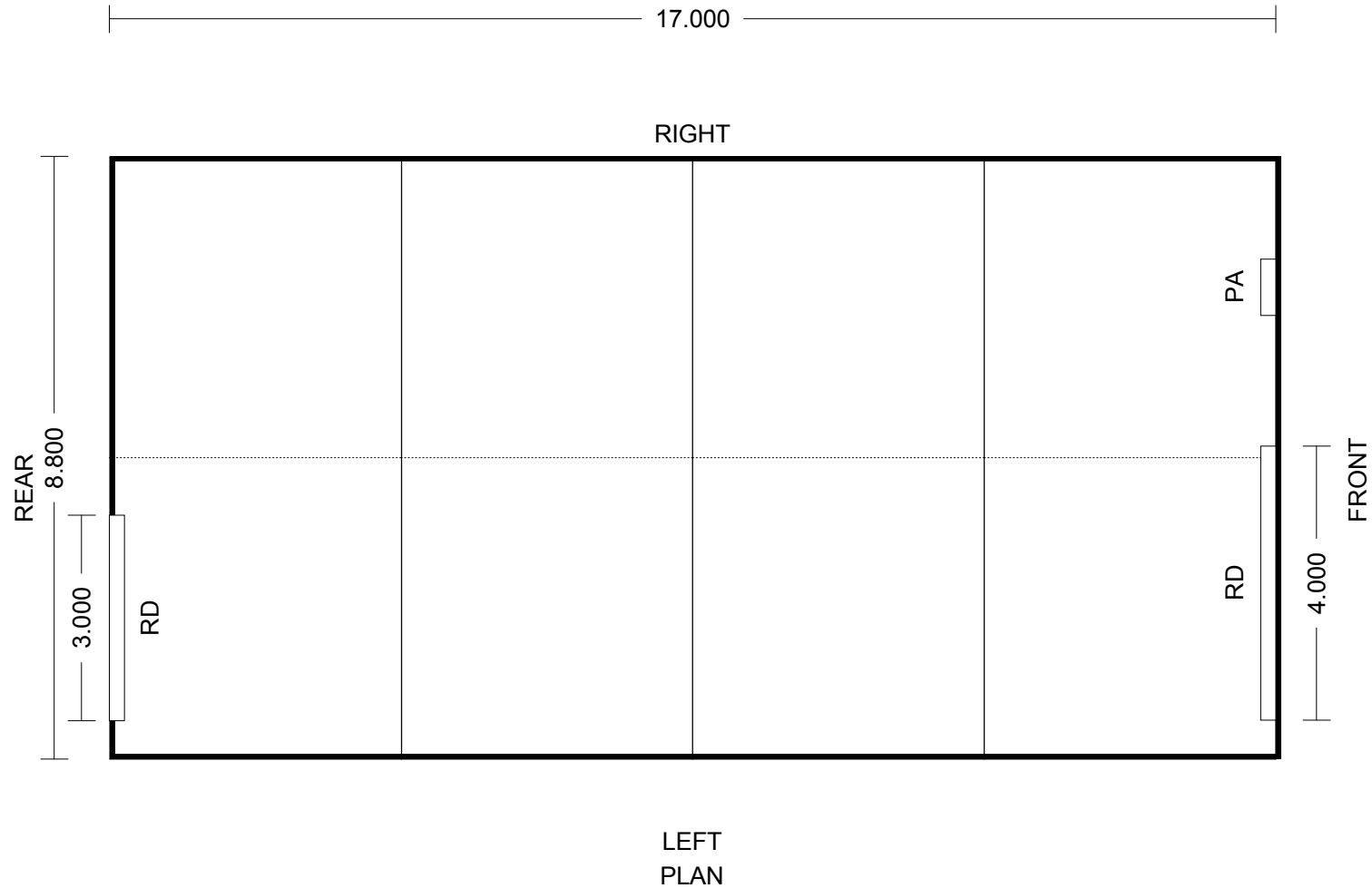
All Work To Be In Accordance With Accompanying Engineers Details

**Architectural Drawings**

**Quote:** 00001826

**Drawing:** Draft





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All Work To Be In Accordance With Accompanying Engineers Details

#### Architectural Drawings

**Quote:** 00001826

**Drawing:** Draft

## **ANNEXURE 4: Code Compliance Assessment**

## Industrial Planning Area Code

Performance Criteria		Acceptable Solutions	Comment / Compliance
<b>Consistent and Inconsistent Uses</b>			
P1	The establishment of uses is consistent with the outcomes sought for Industry Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Industry Planning Area.	<b>Complies:</b>  The proposed use for 'service industry' purposes is code assessable on the relevant Table of Assessment.
P2	A caretakers Residence is only established in association with an industrial use or activity operating as the primary use on the site.	A2.1 Only one Caretakers Residence is established on the parent site in association with an industrial use or activity located on one industrial allotment on a Standard Format Plan.	<b>Not applicable:</b>  No caretakers residence is proposed.
<b>Site Coverage</b>			
P3	The Site Coverage of Buildings ensures that there is sufficient area for the provision of services and Landscaping.	A3.1 The Site Coverage of all Buildings does not exceed 60% of the Site area.	<b>Complies:</b>  Site coverage is approximately 20%.
<b>Design and Siting</b>			
P4	The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses.	<p>A4.1 Buildings/structures on Sites with Frontage to a State-Controlled Road, are Setback 8 metres from the Road Frontage.</p> <p>In other cases,</p> <p>A4.2 Buildings/structures are Setback:</p> <ul style="list-style-type: none"> <li>6 metres from the Main Street Frontage; and</li> </ul>	<p><b>Not applicable:</b></p> <p>The site does not have frontage to a State Controlled Road.</p> <p><b>Complies:</b></p> <p>The proposed sheds are sited as follows:</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> <li>4 metres from any secondary street Frontage.</li> </ul> <p>A4.3 Where the site has a common boundary with land in an Industrial Planning Area, the Buildings/structure may be built to the side and rear boundaries where the Building Code requirements are satisfied.</p> <p>HOWEVER</p> <p>Where the Building Code requirements are not satisfied, Buildings are setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from side and rear boundaries.</p> <p>A4.4 Where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, the Building/structure is Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from the common boundary.</p> <p>A4.5 The Building/structure is sited to maximise energy conservation, natural cooling and shading from summer</p>	<ul style="list-style-type: none"> <li>6.5m – 9.8m from front internal boundary to private easement;</li> <li>4.9m -5.2m from side boundaries; and</li> <li>6.87m – 6.79m from rear boundary.</li> </ul> <p><b>Not Applicable:</b></p> <p>Whilst the site does adjoin property within the Industry Planning Area, development to boundaries is not proposed.</p> <p><b>Not Applicable</b></p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>sun, with the use of high quality materials and non-reflective roof materials.</p>	<p><b>Complies:</b></p> <p>Non - Reflective roofing material will be used, in addition to the use of insulation to the roof to provide comfort and energy conservation internally.</p>
<b>Loading and Unloading Facilities</b>		
<p>P5 The transport of goods and materials to and from industrial sites does not adversely affect the movement of traffic on the Roads adjacent to the Site.</p>	<p>A5.1 All delivery/pick up vehicles are contained wholly within the Site when being loaded/unloaded.</p> <p>A5.2 Sufficient manoeuvring area is provided on Site to allow a single unit truck to ingress and egress the Site in a forward gear.</p> <p>A5.3 Site Access is limited to one Access point for each street Frontage.</p> <p>OR</p> <p>If the site has Frontage to the Captain Cook Highway and another road, Access is limited to the secondary Road.</p> <p>A5.4 Where two Access points to the street Frontage are necessitated, to facilitate manoeuvrability of large industrial vehicles, the accesses are separated by a</p>	<p><b>Complies:</b></p> <p>There is sufficient maneuvering area on site to accommodate access as required for the intended future use.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		minimum distance of 10 metres.	
<b>Landscaping and Amenity</b>			
P6	Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.	<p>A6.1 A minimum of 20% of the area of the Site is landscaped.</p> <p>A6.2 Dense Planting along any Road Frontage is a minimum width of 3 metres.</p> <p>EXCEPT THAT</p> <p>Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.</p> <p>A6.3 Any setback areas from the side and rear boundaries where the site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, are landscaped with Dense Planting in accordance with all the relevant requirements of the Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A6.4 Areas use for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping</p>	<p><b>Complies:</b></p> <p>A minimum area of 20% will be landscaped on site.</p> <p>Compliance with this requirement may be confirmed via imposition of conditions on any approval issued.</p> <p>Landscaping will be of an appropriate standard given the nature of the use proposed, and will incorporate species permitted by Council Policy. Species selection will occur in consultation with Council Officers.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		and screen fencing.	
P7	Industrial areas are not characterized by a proliferation of advertising signs and/or the use of large advertising signs.	<p>A7.1 Signage complies with the Design and Siting of Advertising Devices Code.</p> <p>AND</p> <p>No wall signs are located on the walls of industrial Buildings facing the Captain Cook Highway or any other State-Controlled Road.</p>	<p><b>Complies:</b></p> <p>While no signage is proposed at this stage, any future signage will comply with the relevant Code.</p>

## Port Douglas and Environs Locality Code

Performance Criteria		Acceptable Solutions	Comment / Compliance
<b>General Requirements</b>			
P1	<p>Buildings and structures complement the Height of surrounding development,</p> <p>AND</p> <p>Buildings are limited to two Storeys;</p> <p>OR</p> <p>In the High Scale locations depicted on the Locality Plan, development of three Storeys is appropriate.</p>	<p>A1.1 In the Planning Areas (and parts thereof) listed below the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> <li>• Residential 1;</li> <li>• Industry;</li> <li>• Conservation;</li> <li>• Community and recreational Facilities;</li> <li>• Residential 2;</li> <li>• Tourist and Residential (Medium Scale);</li> <li>• Commercial – (Medium Scale, outside the Tourist Centre);</li> <li>• Commercial – (High Scale, outside the Tourist Centre); and</li> <li>• Commercial – (High Scale, within the Tourist Centre and</li> </ul>	<p><b>Complies:</b></p> <p>The total building height is 5m to the underside of the eaves, with a 15 degree pitched roof, as illustrated on Plans included within <b>Annexure 3</b> to this Submission.</p>



Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>on the high side of Macrossan Street) – in this instance there is no specified number of Storeys, however the maximum Height prevails.</p> <p>OR</p> <p>In the Planning Areas (parts thereof) listed below the maximum Height of Buildings/structures is 10 metres and 3 Storeys. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> <li>• Tourist and Residential – (High Scale); and</li> <li>• Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner Street).</li> </ul>	
<p>P2 Development is connected to available 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</p>	<p><b>Complies:</b></p> <p>Appropriate access to road networks, water supply and effluent disposal is available.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	
P3	Landscaping of development Sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.	A3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.	<b>Complies:</b>  Compliance can be achieved through imposition of reasonable and relevant conditions on any approval issued.
P4	Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	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 Development Manual.	<b>Complies:</b>  Compliance can be achieved through imposition of reasonable and relevant conditions on any approval issued.
Tourist Centre			
Not applicable			
Local Centres			
Not Applicable			
Residential Development Outside the Tourist Centre			
Not applicable			
Other Development			
Not applicable			

Performance Criteria		Acceptable Solutions	Comment / Compliance
Community Facilities			
Not applicable			
Protection of Scenic Amenity and Natural Values			
P21	The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.	A21.1 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.	<b>Not applicable:</b>  The site is not located adjacent to or nearby Four Mile Beach.
P22	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.	A22.1 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).	<b>Not applicable:</b>  The site is not located adjacent to or nearby environmentally sensitive areas.
Special Management Areas			
Special Management Area 1: Flagstaff Hill			
Not applicable			
Special Management Area 2: Residential Growth Area			
Not applicable			
Special Management Area 3: Service Industry Precincts (Craiglie)			

Performance Criteria		Acceptable Solutions	Comment / Compliance
P28	Development within the Craiglie Service Industry Precinct supports the tourism and marine industries within Port Douglas.	<p>A28.1 Only Service Industry uses are located in the Service Industry Precincts (Craiglie).</p> <p>AND</p> <p>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.</p>	<p><b>Complies:</b></p> <p>A 'service industry' use is proposed.</p>
P29	Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provides an attractive visual approach to Port Douglas with all buildings, structures and carparking areas setback a sufficient distance from the Frontage to enable landscaping to screen or soften the appearance of the development.	A29.1 Buildings and structures are setback 8 metres from the Captain Cook Highway Frontage, or no closer to the Captain Cook Highway Frontage than buildings and structures on adjoining Sites (averaged), which ever is the greater.	<p><b>Not applicable:</b></p> <p>The site is not located adjacent to the Captain Cook Highway.</p>
		A29.2 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.	<p><b>Not applicable:</b></p> <p>The site is not located adjacent to the Captain Cook Highway.</p>
		A29.3 Advertising signs are discreet in appearance with no large advertising signs including tenancy signs located on or near the Captain Cook Highway Frontage, or within any landscaped setback area adjacent to the highway.	<p><b>Not applicable:</b></p> <p>The site is not located adjacent to the Captain Cook Highway.</p>
		A29.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so	<p><b>Not applicable:</b></p> <p>The site is not located adjacent to the Captain Cook Highway.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	as not to be visually prominent from the Captain Cook Highway.	
<p>P30 The reconfiguration of Lot 83 on SR 724 for Industrial development proceeds in line with a demonstrated demand for industrial land at Craiglie.</p>	<p>A30.1 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 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><b>Not applicable:</b></p> <p>Development of the parent parcel has already been approved.</p>
	<p>A30.2 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><b>Not applicable:</b></p> <p>Development of the parent parcel has already been approved.</p>
	<p>A30.3 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><b>Not applicable:</b></p> <p>Development of the parent parcel has already been approved.</p>
<p>P31 The parkland contribution associated with the reconfiguration of Lot 83 on SR 724 provides for the expansion of Teamster Park.</p>	<p>A31.1 Provision shall be made for a park contribution associated with the reconfiguration of Lot 83 on SR 724. Should the park contribution be provided in stages, the total contribution of land must be identified in one area in</p>	<p><b>Not applicable:</b></p> <p>Development of the parent parcel has already been approved, and parkland contribution arrangements have already been confirmed.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		association with Stage 1 of any reconfiguration application.	
P32	Development on the western side of Owen Street provides for a range of Service Industry uses, which may incorporate a minor, ancillary and necessarily associated retail component.	A32.1 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.	<b>Complies:</b>  The Service Industry use proposed does not include any retail component.
P33	The potential for conflict between Industrial development and any residential development is minimised.	A33.1 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.  AND  New Road alignments are generally sited in accordance with the Access points identified on the relevant Locality Plan.	<b>Not applicable:</b>  Residential development is not proposed.
Special Management Area 4: Service Industry Precincts (Mahogany Street)			
Not applicable			
Special Management Area 5: Waterfront Investigation Precinct			
Not applicable			

## Acid Sulfate Soils Overlay Code

Performance Criteria		Acceptable Solutions	Comment / Compliance
<b>Disturbance of Acid Sulfate Soils</b>			
P1	The release of acid and associated metal contaminants into the environment are avoided either by: <ul style="list-style-type: none"> <li>• not disturbing Acid Sulfate Soils; or by</li> <li>• preventing the potential impacts of any disturbance through appropriate Site planning, treatment and ongoing management.</li> </ul>	A1.1 The disturbance of Acid Sulfate Soils is avoided by: <ul style="list-style-type: none"> <li>• not excavating or removing more than 100 m3 of material identified as containing or potentially containing Acid Sulfate Soils;</li> <li>• not permanently or temporarily extracting groundwater that results in the aeration of previously saturated Acid Sulfate Soils; and</li> <li>• demonstrating that any filling in excess of 500 m3 of material to depths greater than an average depth of 0.5 metres will not result in ground water extrusion from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils.</li> </ul>	<b>Complies:</b>  Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
		A1.2 Site planning, treatment and ongoing management are undertaken so that: <ul style="list-style-type: none"> <li>• acid and metal contaminants are not generated and acidity is neutralised;</li> <li>• untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and</li> </ul>	<b>Complies:</b>  Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		<ul style="list-style-type: none"> <li>• surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment.</li> </ul>	
<b>Identification and Management of Acid Sulfate Soils</b>			
P2	The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.	A2.1 No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 9 – Reports and Information the Council May Request, for code and impact assessable development).	<b>Complies:</b>  Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.



## Natural Hazards Code

Performance Criteria		Acceptable Solutions	Comment / Compliance
<b>Bushfire</b>			
P1	Development does not compromise the safety of people or property from bushfire.	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p>AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>	<p><b>Not applicable:</b></p> <p>The site is not located within a High Risk Hazard zone.</p>
P2	<p>Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> <li>• avoiding areas of High or Medium Risk Hazard; or</li> <li>• mitigating the risk through: <ul style="list-style-type: none"> <li>- lot design and the siting of Buildings; and</li> <li>- including firebreaks that provide adequate: <ul style="list-style-type: none"> <li><input type="checkbox"/> Setbacks between Building/structures and hazardous vegetation, and</li> <li><input type="checkbox"/> Access for fire fighting/other emergency vehicles;</li> </ul> </li> <li>- providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and</li> </ul> </li> </ul>	<p>A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard.</p> <p>OR</p> <p>For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500 m2:</p> <ul style="list-style-type: none"> <li>• are sited in locations of lowest hazard within the lot; and</li> <li>• achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the</li> </ul>	<p><b>Not applicable:</b></p> <p>The site is not located within a High or Medium Risk Hazard zone.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
- providing an adequate and accessible water supply for fire-fighting purposes	<p>greater; and</p> <ul style="list-style-type: none"> <li>• 10 metres from any retained vegetation strips or small areas of vegetation; and</li> <li>• are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.</li> </ul> <p>Building and structures on lots less than or equal to 2500 m<sup>2</sup>, maximize Setbacks from hazardous vegetation.</p> <p>AND</p> <p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m<sup>2</sup> each lot has:</p> <ul style="list-style-type: none"> <li>• a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or</li> <li>• an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool).</li> </ul>	
	<p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p>	<p><b>Not applicable:</b></p> <p>Site is not within Medium or High Hazard.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> <li>• efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and</li> <li>• Setbacks and Building siting in accordance with 2.1 (a) above.</li> </ul> <p>AND</p> <p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> <li>• a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> <li>- a minimum cleared width of 20 metres; and</li> <li>- a constructed Road width and all-weather standard complying with Council standards.</li> </ul> </li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails:</li> </ul>	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> <li>- have a minimum cleared width of 6 metres; and</li> <li>- have a formed width and gradient, and erosion control devices to Council standards; and</li> <li>- have vehicular Access at each end; and</li> <li>- provide passing bays and turning areas for fire fighting applicants; and</li> <li>- are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS).</li> </ul> <p>AND</p> <p>sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response.</p> <p>AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> <li>• have a maximum gradient of 12.5%; and</li> <li>• exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or</li> </ul>	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads.	
P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A3.1 Development complies with a Bushfire Management Plan prepared for the site.	<b>Complies:</b>  Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.

## Design and Siting of Advertising Devices Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement	Comment
Ensure that Advertising Devices do not adversely impact on the streetscape or detract from the amenity of the locality	<p>Advertising signage is to incorporate business detail, contact information and potentially directional signage; it will be designed and erected in a manner consistent with the amenity of the area.</p> <p>Compliance with reasonable and relevant requirements may also be confirmed via the imposition of conditions on any approval issued.</p>
Ensure that Advertising Devices are appropriate to the scale of surrounding Buildings and the locality	
Ensure that any Advertising Devices which are incorporated in the Site design of a development or the architecture of a Building, complement the Building or development	
Limit the number of Advertising Devices to avoid excessive signage throughout the Shire	
Ensure that Advertising Devices do not dominate the surrounding vegetation, Landscaping or natural features of the environment and scenic amenity of the Shire	

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
<b>Signage Type</b>		
P1 Advertising Devices are subservient in scale to the primary use of the Site and relate to the use/s carried out on the	A1.1 Where a Balloon, Blimp, Kite, Bunting, Flag, Banner or similar: <ul style="list-style-type: none"> <li>• safely tethered to the ground,</li> </ul>	Not applicable – a balloon, blimp, kite, bunting, flag or similar is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
Site.	Building or structure; <ul style="list-style-type: none"> <li>• maximum one per business;</li> <li>• displayed for one calendar month;</li> <li>• not located over or attached to the ground of a Council controlled Road or a State-Controlled Road (SCR).</li> </ul>	
	A1.2 Where a Below Awning Sign: <ul style="list-style-type: none"> <li>• maximum one per business, or one per Frontage;</li> <li>• maximum Height of 0.6 metres</li> <li>• ground clearance not less than 2.6 metres</li> <li>• maximum width of 0.3 metres;</li> <li>• maximum length of 2.5 metres</li> </ul> and does not project beyond the awning.	Not applicable: a below awning sign is not proposed.
	A1.3 Where a Chalk Board or A Frame Sign: <ul style="list-style-type: none"> <li>• maximum of one Chalk Board or A Frame Sign per business, or Frontage;</li> <li>• maximum Height of 1 metre;</li> <li>• maximum width of 0.6 metre;</li> <li>• able to be readily</li> </ul>	Not applicable: A chalk board or A frame sign is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>relocatable on a daily basis, if located within a Road reserve;</p> <ul style="list-style-type: none"> <li>• do not rotate or spin in the wind;</li> <li>• only allowable within a Statecontrolled Road reserve where the speed limit is 60 km/hr or less;</li> <li>• if located within the Road reserve, located a minimum of 1 metre from the kerb;</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• where no kerb, a minimum of 10 metres from the edge of the Road carriageway.</li> </ul>	
	<p>A1.4 Where a Directional Sign:</p> <ul style="list-style-type: none"> <li>• if attached to a street sign, has the same dimensions as the street sign, unilluminated and advertising the name and distance/direction to the business;</li> <li>• maximum of one directional sign per business attached to any street sign;</li> <li>• if attached to a property boundary fence or gate, maximum area of 0.3 m<sup>2</sup>, unilluminated and advertising only the name and</li> </ul>	<p><b>Complies:</b></p> <p>Compliance with reasonable and relevant requirements in this respect may be confirmed via the imposition of a condition on any approval issued.</p>



Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>distance/direction to the business which is carried out on the property;</p> <ul style="list-style-type: none"> <li>• maximum of one directional sign to any property boundary fence or gate for each Road Frontage.</li> </ul>	
	<p>A1.5 Where a Fascia Sign located on the fascia of an awning:</p> <ul style="list-style-type: none"> <li>• maximum of one fascia sign per business or one per Frontage;</li> <li>• maximum Height above Ground Level of 2.5 metres;</li> <li>• does not project above or below the fascia of the Building;</li> <li>• does not project within 0.45 metre Setback from the face of the kerb or where no kerb exists, 0.30 metre from the fascia.</li> </ul>	Not applicable: a fascia sign is not proposed.
	<p>A1.6 Where a Home Activity or Home Based Business Sign:</p> <ul style="list-style-type: none"> <li>• maximum of one sign per business;</li> <li>• maximum area of 0.3 m<sup>2</sup>;</li> <li>• located on the same premises as the Home Activity/ Home Based</li> </ul>	Not applicable: the use proposed is not for 'home activity'.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	Business; <ul style="list-style-type: none"> <li>• not illuminated;</li> <li>• advertises only the name and occupation of the operator of the business.</li> </ul>	
	A1.7 Where a Projecting Wall Sign: <ul style="list-style-type: none"> <li>• maximum of one projecting wall sign on any building facade or boundary wall;</li> <li>• does not project further than 0.75 metres from the building line;</li> <li>• minimum vertical clearance of 2.6 metres from the ground;</li> <li>• not located above any awning and located at ground floor level;</li> <li>• maximum surface area of 1 m<sup>2</sup>;</li> <li>• maximum depth of 0.3 metres;</li> <li>• does not project above the roof, parapet, or Building or wall line.</li> </ul>	Not applicable: a projecting wall sign is not proposed.
	A1.8 Where a Symbol, being any ornamental design or device not otherwise described, whether or not a message is included in the design or	Not applicable: a symbol is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	device: <ul style="list-style-type: none"> <li>• maximum area of 1 m<sup>2</sup>.</li> </ul>	
	A1.9 Where a Tenancy Sign: <ul style="list-style-type: none"> <li>• maximum of one tenancy sign per Site or development;</li> <li>• maximum Height of 5 metres;</li> <li>• maximum width of 1.5 metres;</li> <li>• maximum depth of 0.3 metres;</li> <li>• limited to one double sided sign with one advertising panel on each side of the sign, each advertising panel with a maximum area of 4 m<sup>2</sup>;</li> <li>• located on the boundary of a Site or fixed to a wall on the boundary of a Site to a Road Frontage.</li> </ul>	<b>Complies:</b>  Compliance with reasonable and relevant requirements in regard to signage may be confirmed via the imposition of conditions on any approval issued.
	A1.10 Where a Wall Sign: <ul style="list-style-type: none"> <li>• maximum of one wall sign on any building facade or boundary wall;</li> <li>• maximum area of 4 m<sup>2</sup>;</li> <li>• maximum length of 3 metres;</li> <li>• maximum Height of 2 metres and sited at ground floor level of a Building or boundary wall;</li> <li>• does not project further than 0.10</li> </ul>	Not applicable: a Wall Sign is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	metres from the face of the wall.	
	<p>A1.11 Where a Window Sign:</p> <ul style="list-style-type: none"> <li>• limited to windows on ground floor level only of any Building, or ground floor level and one level above if the Building is of a commercial nature;</li> <li>• maximum area of 1.2 m<sup>2</sup>;</li> <li>• maximum Height of 1 metre;</li> <li>• maximum length of 2.4 metres.</li> </ul>	Not applicable: a Window Sign is not proposed.
	<p>A1.12 Where an Indirectly Illuminated Sign:</p> <ul style="list-style-type: none"> <li>• artificial light limited to illuminating the face of the sign;</li> <li>• does not cause light spillage from the source of external illumination;</li> <li>• complies with other relevant requirements for the particular type of Advertising Device, which are specified in this Code;</li> <li>• not located within a State-Controlled Road or on a Council Road.</li> </ul>	Not applicable: an indirectly illuminated sign is not proposed.
<b>Signage Location</b>		

Performance Criteria		Acceptable Solutions	Comment / Compliance
P2	Advertising Devices are located in appropriate areas, relative to the land uses in the area and the amenity and character of the area <sup>46</sup> .	<p>A2.1 Particular types of Advertising Devices are considered appropriate in the following locations:</p> <ul style="list-style-type: none"> <li>• Residential, Rural and Rural Settlement Areas: <ul style="list-style-type: none"> <li>- Home Activity/Home Based Business Sign; and</li> <li>- Directional Sign</li> </ul> </li> <li>• Tourist and Residential Areas: <ul style="list-style-type: none"> <li>- Directional Sign;</li> <li>- Projecting Wall Sign;</li> <li>- Symbol;</li> <li>- Wall Sign; and</li> <li>- Indirectly Illuminated Sign.</li> </ul> </li> <li>• Commercial and Tourist Commercial Areas: <ul style="list-style-type: none"> <li>- Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary);</li> <li>- Below Awning Sign;</li> <li>- Chalk Board or A Frame Sign;</li> <li>- Directional Sign;</li> <li>- Fascia Sign;</li> <li>- Projecting Wall Sign;</li> <li>- Symbol;</li> <li>- Tenancy Sign;</li> <li>- Wall Sign;</li> <li>- Window Sign; and</li> <li>- Indirectly Illuminated Sign.</li> </ul> </li> <li>• Industrial Areas: <ul style="list-style-type: none"> <li>- Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary);</li> <li>- Tenancy Sign;</li> <li>- Wall Sign;</li> </ul> </li> </ul>	<p><b>Complies:</b></p> <p>Compliance with reasonable and relevant requirements in regard to signage may be confirmed via the imposition of conditions on any approval issued.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"><li>- Window Sign; and</li><li>- Indirectly Illuminated Sign.</li></ul>	

## Filling and Excavation Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement: to ensure that filling and excavation do not:	Comment
Affect visual/scenic amenity values of the Shire	Filling and / or excavation on the site is likely to be minimal, if any. Compliance with reasonable and relevant requirements may be confirmed through imposition of conditions on any approval issued.
Cause flooding and drainage problems	
Impact upon the environment of an area	
Cause land instability	
Adversely impact upon utility services	

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
<b>Filling and Excavation – General</b>		
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.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any,

Performance Criteria	Acceptable Solutions	Comment / Compliance
	capable of supporting mature vegetation.	compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	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.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	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.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of



Performance Criteria		Acceptable Solutions	Comment / Compliance
			conditions on any approval issued.
<b>Visual Impact and Site Stability</b>			
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 <sup>2</sup> whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
		A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
<b>Flooding and Drainage</b>			
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.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
		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.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of

Performance Criteria	Acceptable Solutions	Comment / Compliance
		conditions on any approval issued.
	A3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
<b>Water Quality</b>		
P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	<b>Complies:</b>  Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.

## Landscaping Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement:	Comment
Ensure that new Landscaping incorporates plants which encourage Biodiversity	<p>Landscaping for the site will be compliant with requirements within the Landscape Code. Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
Maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works	
Create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees	
Ensure that native species incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas	
Ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment	
Ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping	
Ensure that Landscaping screens buildings to reduce their bulk and to enhance the landscape character of the Shire	

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria		Acceptable Solutions	Comment / Compliance
<b>Landscape Design</b>			
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. AND Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	<b>Performance Based Assessment:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
<b>Landscape – Character and Planting</b>			
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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		No. 7 – Landscaping.	
		A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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 <sup>47</sup> .	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	<b>Complies:</b>  No existing native vegetation remains on site.
		A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		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	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any

Performance Criteria		Acceptable Solutions	Comment / Compliance
		Planning Scheme Policy No 7 – Landscaping.	approval issued.
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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		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	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and

Performance Criteria		Acceptable Solutions	Comment / Compliance
		0.8 metre.	relevant conditions on any approval issued.
<b>Screening</b>			
P6	Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P7	Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A7.2 Tree species provide 30% shade over the area within 5 years.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A7.3 A minimum of 50% of the Landscaping and recreational Area is landscaped, with trees,	<b>Complies:</b>  Compliance with this requirement may be confirmed via the



Performance Criteria		Acceptable Solutions	Comment / Compliance
		shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	imposition of reasonable and relevant conditions on any approval issued.
		A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P8	Undesirable features are screened with Landscaping.	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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P9	The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
<b>Streetscape and Site Amenity</b>			
P10	Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1 Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> <li>• landscape screening of</li> </ul>	<b>Not applicable:</b> residential development is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground.	
	A10.2 Dense Planting to the rear of the Site incorporates: • 1 shade tree for an average of every 75 m <sup>2</sup> , 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.	<b>Not applicable:</b> Residential development is not proposed.
	A10.3 Dense Planting to the side boundaries incorporates: • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground.	<b>Not applicable:</b> Residential development is not proposed.
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates: • 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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<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"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup> growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	<p><b>Complies:</b></p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<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"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	<p><b>Complies:</b></p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<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><b>Performance Based Assessment:</b></p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
			approval issued.
<b>Maintenance and Drainage</b>			
P12	Landscaped areas are designed in order to be maintained in an efficient manner.	A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		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.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A12.3 Turf areas are accessible by standard lawn maintenance equipment.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		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.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
P13	Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	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	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		lined Watercourses and stormwater connections.	
		A13.2 Overland flow paths are not to be restricted by Landscaping works.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		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.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
<b>Safety</b>			
P14	Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
P15	The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		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).	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A15.4 Lighting for bicycle paths is provided in accordance with	<b>Not applicable:</b> Bicycle paths are

Performance Criteria	Acceptable Solutions	Comment / Compliance
	the relevant Australian Standards	not proposed.
<b>Utilities and Services</b>		
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.2 All underground services are to be located under pathways and below the eaves of the Building.	<b>Not applicable:</b> no additional services are proposed
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	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: • in an electric line shadow;	<b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>or</p> <ul style="list-style-type: none"> <li>• within 5.0 metres of an electric line shadow; or</li> <li>within 5.0 metres of a substation boundary.</li> </ul>	
	<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><b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</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. 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><b>Complies:</b> Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</p>



## Vehicle Parking and Access Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement:	Comment
Sufficient vehicle parking is provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short-term delivery vehicles	Sufficient vehicle parking for both trucks and cars will be provided on site, and compliance with these requirements may be confirmed via imposition of reasonable and relevant conditions.
Sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff	
On-Site parking is provided so as to be accessible and convenient, particularly for any short term use	
The provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located	
New vehicle access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements	Vehicular movements onto and off site may be undertaken in a manner that is safe, efficient, and is unlikely to impact negatively on the surrounding road network.

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
<b>Vehicle Parking Numbers</b>		
P1 Sufficient parking spaces are provided on the Site to accommodate the	A1.1 The minimum number of vehicle parking spaces provided on the Site is	<b>Complies:</b> Four (4) car parking spaces are

Performance Criteria		Acceptable Solutions	Comment / Compliance
<p>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"> <li>• the desired character of the area in which the Site is located;</li> <li>• the nature of the particular use and its specific characteristics and scale;</li> <li>• the number of employees and the likely number of visitors to the Site;</li> <li>• the level of local accessibility;</li> <li>• the nature and frequency of any public transport serving the area;</li> <li>• whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building;</li> <li>• whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and</li> <li>• whether or not the use involves the retention of significant vegetation.</li> </ul>		<p>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>provided in accordance with Code requirements. A total of 3.3 spaces are required based on a total NLA of 299m<sup>2</sup>.</p>
<b>Parking for People with Disabilities</b>			
P2	<p>Parking spaces are provided to meet the needs of vehicle occupants with</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible</p>	<p><b>Complies:</b></p> <p>Compliance with this requirement may be confirmed via the</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
disabilities <sup>49</sup> .	spaces are provided as follows: <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li> <li>• All other uses – 1 space.</li> </ul>	imposition of reasonable and relevant conditions on any approval issued.
	A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows: <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required;</li> <li>• All other uses – 2% (to the closest whole number) of the total number of spaces required.</li> </ul>	<b>Not applicable:</b>  Less than 50 parking spaces are to be provided on site.
<b>Motor Cycles</b>		
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: <ul style="list-style-type: none"> <li>• ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to</li> </ul>	A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies with other elements of this Code.	<b>Complies:</b>  Motor cycle parking may be provided on site in a manner that is both safe and appropriate given the nature of the use. It is proposed that this parking be provide in an informal manner.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>capacity constraints; and,</p> <ul style="list-style-type: none"> <li>• it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,</li> <li>• it is not a reflection of the lower cost of providing motorcycle parking.</li> </ul>		
<b>Compact Vehicles</b>		
<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"> <li>• compact vehicles spaces are not available to non-compact vehicles; and,</li> <li>• it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and,</li> <li>• 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,</li> </ul>	<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"> <li>• compact vehicle parking does not exceed 10% of total vehicle parking required; and,</li> <li>• the parking location is proximate to the entry locations for parking users; and,</li> <li>• the parking provided complies with other elements of this Code.</li> </ul>	<p><b>Not applicable:</b></p> <p>Parking areas do not exceed the 100 or 50 parking spaces thresholds.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> <li>the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces.</li> </ul>			
<b>Bicycles Parking</b>			
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.	<b>Complies:</b>  Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued. Given the nature of the use, it is unlikely that bicycle parking will be required, and it is proposed that it be provided in a safe, but more informal manner than traditionally provided.
<b>Vehicular Access to the Site</b>			
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"> <li>the amount and type of vehicular traffic;</li> <li>the type of use (eg long-stay, short-stay, regular, casual);</li> <li>Frontage Road traffic conditions;</li> <li>the nature and extent of future street or intersection improvements;</li> </ul>	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street.	<b>Complies:</b>  Site access will be provided in a manner that is compliant with relevant Australian Standards, and is efficient and safe.  Compliance may also be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> <li>• current and future on-street parking arrangements;</li> <li>• the capacity of the adjacent street system; and</li> <li>• the available sight distance.</li> </ul>		
	A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.	<b>Complies:</b>  Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	<b>Complies:</b>  Only one access to the site is proposed.
Accessibility and Amenity for Users		
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.	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. AND 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	<b>Complies:</b>  Parking spaces will be informally located to ensure appropriate access to the shed proposed is provided.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		accessible location on the premises, so as to be convenient to use for customers and other visitors.	
P8	The layout of parking areas provides a high degree of amenity and accessibility for different users.	A8.1 The layout of the parking area provides for the accessibility and amenity of the following: <ul style="list-style-type: none"> <li>• People with Disabilities</li> <li>• Cyclists</li> <li>• Motorcyclists</li> <li>• Compact Vehicles</li> <li>• Ordinary Vehicles</li> <li>• Service Delivery Vehicles.</li> </ul>	<b>Complies:</b>  Parking will be informally provided in a manner to enable ease of access for all users as required.
		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.	<b>Complies:</b>  Shaded parking for loading is provided in the building.
<b>Access Driveways</b>			
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.	<b>Alternative Compliance:</b>  Given the low key nature of the use proposed (storage associated with service industry), it is submitted that a low key access arrangement is acceptable. It is not anticipated that high traffic volumes will be generated by the use as proposed.
P10	The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the	<b>Complies:</b>  Surface finish is likely to be low key but hard wearing. Concrete finish within the shed is proposed, whilst a gravel / informal grassed finish is



Performance Criteria		Acceptable Solutions	Comment / Compliance
location of the driveway.		surface construction materials of any adjacent footpath.	proposed in the yard area. It is submitted this is appropriate given the nature of use proposed.
<b>Access for People with Disabilities</b>			
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.	<b>Complies:</b>  Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
<b>Access for Pedestrians</b>			
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.	<b>Complies:</b>  Line marked pedestrian pathways may be provided to ensure safety for vehicles and pedestrians accessing the site. Compliance may be confirmed via the imposition of conditions on any approval issued.
<b>Access for Cyclists</b>			
P13	Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	<b>Not applicable:</b>  Cyclist pathways and the like are not required for this form of development, given the nature of the use and its location.
<b>Dimensions of Parking Spaces</b>			
P14	Parking spaces must have adequate areas and dimensions to meet user	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the	<b>Complies:</b>  Compliance may be confirmed via the imposition of reasonable and

Performance Criteria	Acceptable Solutions	Comment / Compliance
requirements.	<p>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"> <li>• width: 4 metres</li> <li>• length: 20 metres</li> <li>• clear Height: 4 metres.</li> </ul> <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,</li> <li>• 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.</li> </ul> <p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring</p>	relevant conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	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.	
	A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	<b>Complies:</b>  Internal bicycle parking (within the shed) may be provided, but is not anticipated to be required given the 'storage' nature of the use proposed.
<b>On-Site Driveways, Maneuvering Areas and Parking / Standing Areas</b>		
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: <ul style="list-style-type: none"> <li>• are at gradients suitable for intended vehicle use;</li> <li>• consider the shared movements of pedestrians and cyclists;</li> <li>• are effectively drained and surfaced; and</li> <li>• are available at all times they are required.</li> </ul>	A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas: <ul style="list-style-type: none"> <li>• are sealed in urban areas:</li> </ul> AND upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; <ul style="list-style-type: none"> <li>• have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and</li> <li>• drain adequately and in such a way that adjoining and downstream land is not adversely affected.</li> </ul>	<b>Complies:</b>  Internal parking areas are proposed to be sealed (concrete). External 'informal' parking areas will be completed with a gravel / informal grass finish, which is appropriate given the nature of use proposed.
	A15.2 Parking areas are kept and used exclusively for parking	<b>Complies:</b>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	and are maintained in a suitable condition for parking.	Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
<b>Vehicle Circulation, Queuing and Set Down Areas</b>		
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.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	<b>Complies:</b>  Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued, although it is noted that a low key use is proposed at this stage, unlikely to generate major parking, vehicle movement, turning or access requirements.
P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	<b>Complies:</b>  Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	<b>Complies:</b>  Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

## **ANNEXURE 5: IDAS Forms**

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

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](http://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)

Waks Developments Pty Ltd C/ - Gilvear Planning Pty Ltd

For companies, contact name

Sera Rohan

Postal address

PO Box 228

Suburb BABINDA

State QLD

Postcode

4861

Country

Contact phone number

Mobile number (non-mandatory requirement)

0418 843 949

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

sera

@gilvearplanning.com.au

Applicant's reference number (non-mandatory requirement)

J000266

**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.)

Service Industry

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)			Owen Street, Craiglie		102 (including Easement C)	SP256262	Douglas
ii)			Owen Street, Craiglie		Easement a within Lot 104	SP256262	Douglas
iii)			Owen Street, Craiglie		Easement b within lot 103	SP256262	Douglas

**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)	Port Douglas and Environs – Industry Planning Area	Special Management - Service Industry Precinct Craiglie	Acid Sulfate; Bushfire (Low Risk)
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)

1194sq.m plus easements of 891sq.m

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

Vacant industrial lots



**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)
8/13/1496	14 May 2010	N/A – has been effected

**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	Waks Developments Pty Ltd
<input checked="" 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)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (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
Gilvear Planning Report	Mail

**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 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://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

Development, Infrastructure and Planning  
IDAS form 1—Application details  
Version 4.1—4 July 2014

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.

Company owner's consent to the making of a development application  
under the *Sustainable Planning Act 2009*

I, STEPHEN CHARLES THOMAS, Director of WAKS DEVELOPMENTS PTY LTD as owner of premises described as Lot 102 on SP256262 including Easement A in Lot 104; Easement B in Lot 103 and Easement C in Lot 102 on SP256262, consent to the making of a Development Application under the Sustainable Planning Act 2009 by WAKS DEVELOPMENTS PTY LTD on the premises described above for the purposes of

 . Director

signed on the 26<sup>th</sup> day of March 2015

# 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](http://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)
Service Industry	Service Industry	299sq.m	Various	N/A

- 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)
8/13/1496	10 May 2010	N/A – approval has taken effect

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

The reuse of existing buildings on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
New building work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
The reuse of existing operational work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
New operational work on the premises	<input type="checkbox"/>	No	<input checked="" 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
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>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)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>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</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<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"> <li>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)</li> <li>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).</li> </ul>	<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	
<b>When the application involves the reuse of existing buildings</b>		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new building work (including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" 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 checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves reuse of other existing work</b>		
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	
<b>When the application involves new operational work</b>		
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 checked="" 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.



