

# 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)

NQ Sheds & Patios Pty Ltd

For companies, contact name

Luke Jager

Postal address

C/- P.O. Box 831

Suburb

PORT DOUGLAS

State

Qld

Postcode

4877

Country

Contact phone number

4038 3900

Mobile number (non-mandatory requirement)

0417 710 994

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

enquiries

@nqsheds.com.au

Applicant's reference number (non-mandatory requirement)

85223

**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.)

Domestic carport

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, Calms)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Vixies Rd, Wonga	4873	32	SP126925	Douglas
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	RURAL & RURAL	RURAL SETTLEMENT	ACID SULFATE
ii)	SETTLEMENT PLANNING		BUSHFIRE HAZARD
iii)	AREA		

**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)**

563,300m2

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

Rural settlement land

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

☒ No ☐ Yes—provide details below

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

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

☐ No

☒ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	VITTORIO G. SCOMAZZON
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	V. G. Scomazzon
Date	

**Table G**

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

**Table H**

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

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

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ 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

### 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

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

**Table J**

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

**Table K**

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

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

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

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

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

☒ No—go to question 12 ☐ Yes

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

☐ No

☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

**Table L**

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

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

☒ No

☐ Yes—please provide details below

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

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

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

**14. Applicant's declaration**

- ☒ By making this application, I declare that all information in this application is true and correct (Note: It is unlawful to provide false or misleading information)

**Notes for completing this form**

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

**Applicant details**

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

**Question 1**

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

**Question 6**

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 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*.





**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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
New operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

**Mandatory supporting information**

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> <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 type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> <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 type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<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 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 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 type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<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 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 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.

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Queensland's leaders in Building Certification Services*

## PORT DOUGLAS

P: 07 4098 5150 F: 07 4098 5180 E: adminpd@gmacert.com.au  
Craiglie Business Park, Owen Street, Craiglie  
P.O. Box 831, Port Douglas Qld 4877



40-2015-905-1

25 June 2015

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN Q 4877

Attention: Development Services

Dear Sir,

Re: Material Change of Use Application - Shed  
Lot 32 SP126925 South Arm Drive, Wonga

DOUGLAS SHIRE COUNCIL Received	
File Name	mcuc905/2015
Document No	
26 JUN 2015	
Attention	TV orig ✓
Information	

Rec # 82746

GMA Certification Group has been engaged to assess an application for the construction of a carport on the abovementioned allotment as illustrated on the attached plans. The owner intends to construct the carport so as to provide weather protection for machinery and materials used on the property.

The property is located within a Rural Areas and Rural Settlements Locality.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. IDAS Forms 1 & 5
2. 1 x copy of plans
3. Report assessing compliance with Douglas Shire Planning Scheme

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email [jevans@gmacert.com.au](mailto:jevans@gmacert.com.au)

King Regards,

GMA Certification Group  
Encl.

**GOLD COAST**  
39-47 Lawrence Drive  
Nerang Q 4211  
P.O. Box 2760,  
Nerang Q 4211  
T. 07 5578 1622  
F. 07 5596 1294  
E. [admin@gmacert.com.au](mailto:admin@gmacert.com.au)

**PORT DOUGLAS**  
Craiglie Business  
Park Owen Street  
Craiglie Q 4877  
T. 07 4098 5150  
F. 07 4098 5180  
E. [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

**ATHERTON**  
Suite 2, 7 Herberton Road  
Atherton Q 4883  
PO Box 2760  
Nerang Q 4211  
T. 07 4091 4196  
F. 07 4091 7962  
E. [adminfn@gmacert.com.au](mailto:adminfn@gmacert.com.au)

**TOWNSVILLE**  
23 Mackley Street  
Garbutt Q 4814  
PO Box 2760  
Nerang Q 4211  
T. 07 4725 2063  
F. 07 4779 1657  
E. [adminsv@gmacert.com.au](mailto:adminsv@gmacert.com.au)

**MT ISA**  
23a West Street,  
Mt Isa City Qld 4825  
PO Box 2760  
Nerang Q 4211  
T. 07 4743 1511  
F. 07 4743 1611  
E. [adminmi@gmacert.com.au](mailto:adminmi@gmacert.com.au)

**MACKAY**  
95 Sydney Street  
Mackay Qld 4740  
PO Box 2760  
Nerang Q 4211  
T. 07 4951 4011  
F. 07 4951 4677  
E. [admin@gmacert.com.au](mailto:admin@gmacert.com.au)

**CHILDERS**  
4 Randall St  
Childers Q 4660  
PO Box 181  
Childers Q 4660  
T. 07 4126 3069  
F. 07 4126 3950  
E. [adminwb@gmacert.com.au](mailto:adminwb@gmacert.com.au)

**CABOOLTURE**  
1/7 East St  
Caboolture Qld 4510  
PO Box 2760  
Nerang Q 4211  
T. 07 5432 3222  
F. 07 5432 3322  
E. [adminsc@gmacert.com.au](mailto:adminsc@gmacert.com.au)

**CHINCHILLA**  
Unit 3, 50 Middle Street  
Chinchilla Q 4413  
PO Box 2760  
Nerang Q 4211  
T. 07 4669 1166  
F. 07 4669 1165  
E. [adminsw@gmacert.com.au](mailto:adminsw@gmacert.com.au)

**Table 1. Application Details**

Applicant	NQ Sheds & Patios P/L
Registered Owner of Land	Vittorio Scomazzon
Contact	Jeff Evans GMA Certification Group PO BOX 831 PORT DOUGLAS Q 4877. P- 07 4098 5150 E- Jevans@gmacert.com.au
Real Property Description	Lot 32 SP126925
Location	South Arm Drive, Wonga
Tenure	Freehold
Total Area	Approx. 56.33 Hectares
Present Use	Vacant
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	Nil
Proposal	Development Permit for a Material Change of Use for a Carport
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Rural Settlement
Overlays	Natural Hazards - Bushfire Acid Sulfate



Locality Plan

**Table 2. Assessment against the Douglas Shire Planning Scheme Codes**

## Rural Settlement Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
<b>P1</b> The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	<b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	The carport is a consistent use according to the assessment table.

### Site Coverage

Performance Criteria	Acceptable Solutions	Comments
<b>P2</b> The built form is subservient to the natural environment or the rural character of the area.	<b>A2.1</b> The maximum site coverage for all Buildings (including Outbuildings) contained on an allotment is 450m <sup>2</sup> .  <b>A2.2</b> An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in 2.1 above.	Site coverage is approximately 150m <sup>2</sup> or 0.28%.  The owner intends to construct the carport so as to provide weather protection machinery and materials used on the property. The shed will not include amenities.

### Building Setbacks

Performance Criteria	Acceptable Solutions	Comments
<b>P3</b> Buildings/structures are Setback to:  Maintain the natural or rural character of the area; and Achieve separation from neighboring Buildings and from Road frontages.	<b>A3.1</b> Buildings and Structures are setback not less than:  40 metres from the property boundary adjoining a State-Controlled road; or  25 metres from the property boundary adjoining the Cape Tribulation Road; or  20 metres from the property boundary fronting any other Road; and 6 metres from the side and rear property boundaries of the site.	The proposed setbacks are illustrated on the attached site plan and comply with the Acceptable Solutions of the Code.
<b>P4</b> Buildings and structures are screened from any adjacent Road to maintain the natural or rural character of the area.	<b>A4.1</b> At the time that a site is developed for any purpose, the road frontage setback areas are landscaped so that 10m of the setback area immediately adjacent to any road frontage, where the minimum total setback required is 20m or greater, is landscaped with Dense Planting.	See landscape Code assessment.

### Scenic Amenity

Performance Criteria	Acceptable Solutions	Comments
<b>P5</b> Buildings/structures are designed to maintain the low density rural settlement character of the area and sited to minimize impacts on the environment and Scenic Amenity values of the area.	<b>A5.1</b> White and shining metallic finishes are avoided on external surfaces in prominent view.	External colours include:  Roof- Colorbond Paperbark  Walls- No walls
<b>P6</b> Buildings/structures are sited to achieve the retention of native trees and protect existing watercourses, riparian vegetation and wildlife corridors.	<b>A6.1</b> 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).	N/A

## Sloping Sites

<p><b>P7</b> Building and structures are designed and sited to be responsive to the constraints of sloping sites.</p>	<p><b>A7.1</b> Building and structures are erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the site can be stabilized.</p> <p>AND</p> <p>Any buildings/structures proposed to be erected on land with a maximum slope above 15% are accompanied by a qualified engineer at the building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>The slope of the land is less than 15%.</p>
<p><b>P8</b> The building style and construction methods used for development on sloping sites are responsive to the site constraints.</p>	<p><b>A8.1</b> A split level form is utilized.</p> <p><b>A8.2</b> A single plane concrete slab is not utilized.</p> <p><b>A8.3</b> Any voids between the floor of the building and ground level, or between outdoor decks and ground level, are screened from view by using lattice/batten screening and/or landscaping.</p>	<p>N/A</p>
<p><b>P9</b> Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p><b>A9.1</b> Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>N/A</p>
<p><b>P10</b> Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other sites.</p>	<p><b>A10.1</b> All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>Stormwater to be managed on-site. There is sufficient area on-site to dispose of roof waste water without affecting neighbouring properties.</p>

## House Code

## General

General		
<b>P1</b> Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	<b>A1.1</b> A lot contains no more than one house.  <b>A1.2</b> Ancillary buildings have a maximum site coverage of 10% of the balance area of the site not otherwise taken up by the house.	The allotment is vacant at present.  See A2.2 in Rural Settlements Locality Code.
<b>P2</b> The house is used for residential purposes.	<b>A2.1</b> The house is used by one Household.	N/A
<b>P3</b> Resident's vehicles are accommodated on Site and are sited to minimize the dominance of car accommodation on the street	<b>A3.1</b> A minimum of 2 vehicles spaces are provided on-site and may be provided in tandem.  <b>A3.2</b> At least one garage, carport or designated car space must be located at least 6 metres from the Main Street frontage.	Vehicle parking is adequate.

### General Codes

**Filling and Excavation Code**

## Filling and Excavation – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> 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.	<b>A1.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	The land is level so no cut and fill is required.
	<p style="text-align: center;">AND</p> 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>A1.2</b> Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	N/A
	<b>A1.3</b> Cuts are screened from view by the siting of the Building/structure, wherever possible.	N/A
	<b>A1.4</b> Topsoil from the Site is retained from cuttings and reused on benches/terraces.	N/A
	<b>A1.5</b> 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.	N/A
	<b>A1.6</b> 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.	N/A



## Visual Impact and Site Stability

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P2</b> 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.	<b>A2.1</b> The extent of filling or excavation does not exceed 40% of the Site area or 500 m <sup>2</sup> whichever is the lesser.  <b>EXCEPT THAT</b>  <b>A2.1</b> does not apply to reconfiguration of 5 lots or more.  <b>A2.2</b> Filling and excavation does not occur within 2 metres of the Site boundary.	Complies          N/A

## Flooding and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P3</b> 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.	<b>A3.1</b> Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.  <b>A3.2</b> 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>A3.3</b> 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>A3.4</b> Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies          Complies          Complies          Complies

## Water Quality

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

## Landscaping Code

### Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Landscape design satisfies the purpose and the detailed requirements of this Code.	<b>A1.1</b> 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.  <b>AND</b>  Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	There is sufficient vegetation existing on-site to effectively screen the carport from neighbouring properties.

## Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P2</b> Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p>	<p><b>A2.1</b> A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p><b>A2.2</b> The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p style="text-align: center;"><b>OR</b></p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p><b>A2.3</b> Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	<p>Not sure what is meant by this statement?</p> <p>There existing native vegetation will satisfy the Code requirements.</p> <p>Already existing.</p>
<p><b>P3</b> Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.</p>	<p><b>A3.1</b> Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p><b>A3.2</b> Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p><b>A3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p><b>A3.4</b> Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>All existing vegetation is to be retained. No vegetation is proposed to be removed.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><b>P4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p><b>A4.1</b> Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>No additional landscaping is proposed.</p>
<p><b>P5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.</p>	<p><b>A5.1</b> 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.</p> <p><b>A5.2</b> A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p><b>A5.3</b> Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p><b>A5.4</b> Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	<p>N/A</p> <p>N/A</p> <p>N/A.</p> <p>N/A</p>

## Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> Fences along street Frontages are articulated with appropriate Landscaping.	<b>A6.1</b> Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.  <b>A6.2</b> Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	Fencing is not proposed at this time.  N/A
<b>P7</b> Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<b>A7.1</b> One shade tree is provided for each private open space or private Recreation Area.  <b>A7.2</b> Tree species provide 30% shade over the area within 5 years.  <b>A7.3</b> A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.  <b>A7.4</b> Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	N/A  N/A  N/A  N/A
<b>P8</b> Undesirable features are screened with Landscaping.	<b>A8.1</b> 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.	N/A
<b>P9</b> The environmental values of the Site and adjacent land are enhanced.	<b>A9.1</b> Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	N/A

## Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P10</b> Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<b>A10.1</b> 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 blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <b>A10.2</b> Dense Planting to the rear of the Site incorporates: <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m2, 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> <b>A10.3</b> Dense Planting to the side boundaries incorporates: <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	Existing landscaping screens the proposed carport.

<p><b>P11</b> Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p><b>A11.1</b> Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.2</b> 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>A11.3</b> 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>A11.4</b> 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>N/A</p>
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## Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P12</b> Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p><b>A12.1</b> A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p><b>A12.2</b> A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p><b>A12.3</b> Turf areas are accessible by standard lawn maintenance equipment.</p> <p><b>A12.4</b> Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p><b>A12.5</b> Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>N/A</p> <p>N/A</p> <p>Yes!</p> <p>N/A</p> <p>N/A</p>

<b>P13</b> Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	<b>A13.1</b> Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	Will comply.
	<b>A13.2</b> Overland flow paths are not to be restricted by Landscaping works.	Will comply.
	<b>A13.3</b> 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.	Will comply.

## Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P14</b> Tree species and their location accommodate vehicle and pedestrian sight lines.	<b>A14.1</b> Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	N/A
<b>P15</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>A15.1</b> Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	N/A
	<b>A15.2</b> Hard surfaces are stable, non-slippery and useable in all weathers.	N/A
	<b>A15.3</b> 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).	N/A
	<b>A15.4</b> Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	N/A

## Vehicle Parking and Access

### Vehicle Parking and Access Code

#### Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: <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</li> </ul>	<b>A1.1</b> The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	There is sufficient area on the lot to accommodate adequate vehicle parking.

<p>public transport serving the area;</p> <ul style="list-style-type: none"> <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>		
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## Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P2</b> Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p><b>A2.1</b> For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li> <li>• All other uses – 1 space.</li> </ul> <p><b>A2.2</b> For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <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>	N/A

## Motor Cycles

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

## Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P4</b> 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</li> </ul>	<p><b>A4.1</b> 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> </ul>	N/A

<p>available to non-compact vehicles; and,</p> <ul style="list-style-type: none"> <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> <li>• the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces</li> </ul>	<ul style="list-style-type: none"> <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>	
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## Bicycles Parking

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

## Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P6</b> The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> <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> <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>	<p><b>A6.1</b> The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p><b>A6.2</b> All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p><b>A6.3</b> Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	N/A

## Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P7</b> On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p><b>A7.1</b> Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p style="text-align: center;">AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	N/A

<p><b>P8</b> The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p><b>A8.1</b> The layout of the parking area provides for the accessibility and amenity of the following:</p> <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> <p><b>A8.2</b> Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	<p>N/A</p>
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## Access Driveways

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

## Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P11</b> Access for people with disabilities is provided to the Building from the parking area and from the street.</p>	<p><b>A11.1</b> Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.</p>	<p>N/A</p>

## Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P12</b> Access for pedestrians is provided to the Building from the parking area and from the street.</p>	<p><b>A12.1</b> Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.</p>	<p>N/A</p>

## Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P13</b> Access for cyclists is provided to the Building or to bicycle parking area from the street.</p>	<p><b>A13.1</b> Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.</p>	<p>N/A</p>



## Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P14</b> Parking spaces must have adequate areas and dimensions to meet user requirements.	<p><b>A14.1</b> Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> <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 characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p><b>A14.2</b> Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P15</b> 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>	<p><b>A15.1</b> On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> <li>• are sealed in urban areas:</li> </ul> <p>AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> <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> <p><b>A15.2</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	N/A

## Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P16</b> 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.	<b>A16.1</b> Circulation and turning areas comply with the provisions of the relevant Australian Standards.	N/A
<b>P17</b> An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	<b>A17.1</b> Circulation driveways comply with the provisions of the relevant Australian Standards.	N/A
<b>P18</b> 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.	<b>A18.1</b> Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	N/A

## Natural Areas and Scenic Amenity Code

### Natural Areas and Scenic Amenity Code

#### Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	<p><b>A1.1</b> Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p><b>A1.2</b> Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Construction will occur in an existing cleared area.</p> <p>N/A</p>
<b>P2</b> Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	<p><b>A2.1</b> Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>• adjacent to existing development;</li> <li>• within an existing cleared area;</li> <li>• within a disturbed area with little potential for rehabilitation;</li> <li>• within an area close to an Access Road;</li> <li>• removed from an identified area of important habitat.</li> </ul> <p><b>A2.2</b> Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p><b>A2.3</b> No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p>	<p>As above.</p> <p>Complies.</p> <p>Fencing is not proposed at this time.</p>

	<p><b>A2.4</b> Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p><b>A2.5</b> Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p><b>A2.6</b> Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p><b>A2.7</b> Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p><b>A2.8</b> There is no fragmentation or alienation of any Remnant Vegetation.</p> <p><b>A2.9</b> Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	<p>None proposed.</p> <p>N/A</p> <p>N/A</p> <p>Complies.</p> <p>Complies.</p> <p>Complies.</p>
<p><b>P3</b> Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.</p>	<p><b>A3.1</b> No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>N/A</p>

## Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P4</b> Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p><b>A4.1</b> For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p><b>A4.2</b> Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p><b>A4.3</b> The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 30 metres</li> <li>• Category 2 – Perennial Watercourse – 20 metres</li> <li>• Category 3 – Minor Perennial – 10 metres,</li> </ul> <p style="text-align: center;">AND</p>	<p>N/A</p> <p>See landscape Code assessment.</p> <p>N/A</p>

	<p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p style="text-align: center;">OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 10 metres</li> <li>• Category 2 – Perennial Watercourse – 5 metres</li> <li>• Category 3 – Minor Perennial – 2.5 metres,</li> </ul> <p style="text-align: center;">AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p><b>A4.4</b> Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	
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## Use of Setback Areas/Riparian Corridors

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

## Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<p><b>A6.1</b> Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p><b>A6.2</b> Any development remains unobtrusive and sited below the tree line and ridge line.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A

## Overlay Codes

### Acid Sulfate Soils Code

Not applicable as excavation is not proposed.

### Cultural Heritage and Valuable Sites

Overlay is not applicable.

### Natural Hazards

The property is located in an area designated as Medium Bushfire Risk Hazard. The building will be assessed under AS3959 during the building approval process.

## Conclusion

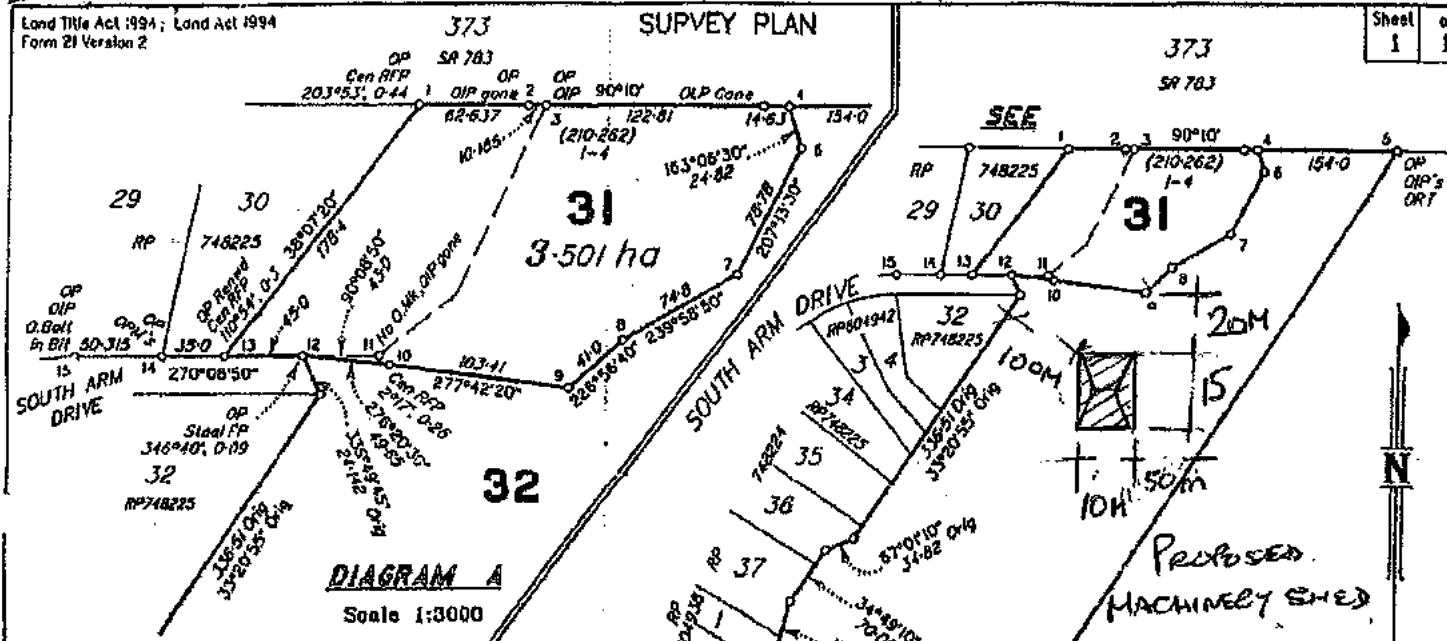
The development application seeks a Development Permit for Material Change of Use for the purpose of a carport on land described as Lot 32 SP126925 South Arm Drive, Wonga.

The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

Land Title Act 1994; Land Act 1994  
Form 21 Version 2

Sheet 1 of 1

# SURVEY PLAN



## REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	OP gone	RP 748225	90°10'	1.182
3	OP	RP 850459	270°10'	1.08
4	Pin		100°46'40"	2.31
5	OP	SR 665	0°03'	1.0
6	OP	SR 665	90°08'	1.0
7	ORT	SR 665	8°57'	12.23
8	Pin		167°29'30"	2.885
9	Pin		342°25'	1.225
10	Pin		282°49'	2.135
15	OP	RP 748225	180°08'50"	1.945
16	0.8m in BH	RP 748225	180°08'50"	11.0
17	OP gone	RP 850459	240°22'	1.35

## PERMANENT MARKS

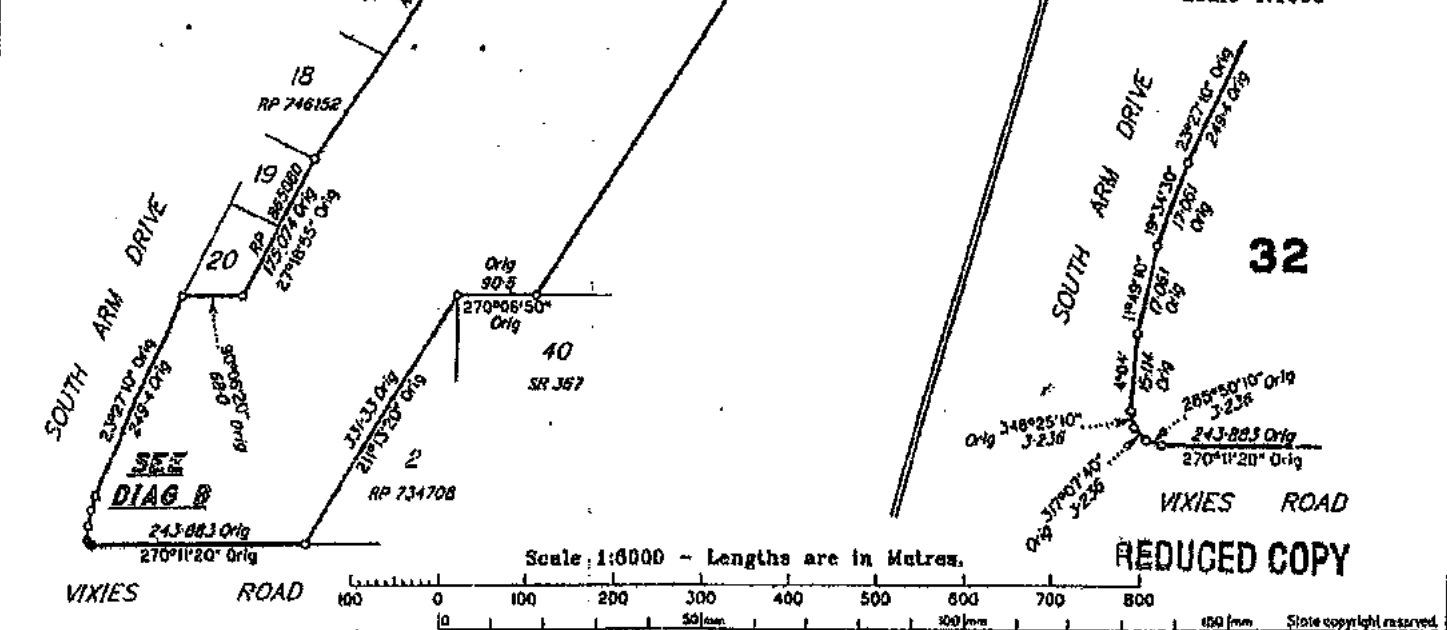
PM	ORIGIN	BEARING	DIST	NO
14-OPM	RP 748225	249°53'	1.524	95392
16-OPM	RP 748224	224°22'12"	30.5-216	95391

New Cone

Branded Peg placed at all new corners unless otherwise stated.  
No Mark placed at station 10.  
Original information compiled from RP850459 in the Department of Natural Resources.

## Diagram B

Scale 1:1000



Scale 1:6000 - Lengths are in Metres.

C & B CONSULTANTS PTY LTD ACN 055 931 096  
I hereby certify that the Company has surveyed the land comprised in this plan by DAVID ALLAN KERRICH, Licensed Surveyor and Mark Gregory KERRICH, Surveying Associate for whom work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Survey Act 1972, and the Surveyors Regulation 1973 and that the said survey was completed on 28/3/90



Plan of

Lots 31 & 32

Cancelling Lots 2 & 31 on RP 850459

PARISH: WHYANDEEL

COUNTY: Solander

Meridian: RP 850459

F/N's: No

Scale: 1:6000

Format: STANDARD

SP126925

Plan Status:



## NQ Sheds and Patios

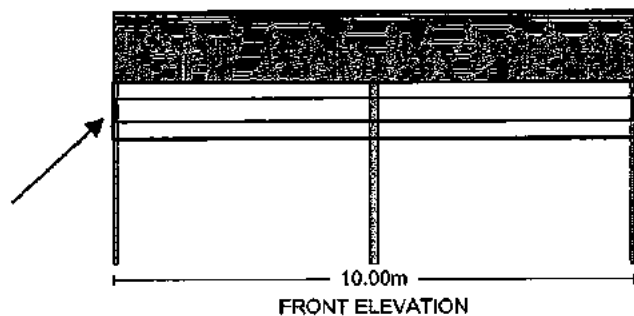
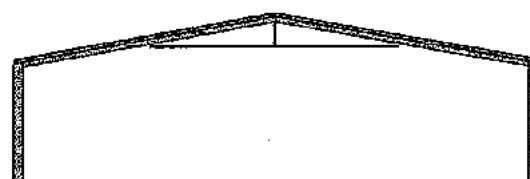
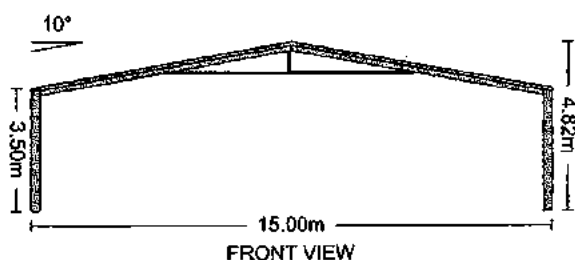
ABN: 79 142 579 619  
 Address: Shop 34 / 5 Faculty Close  
 Smithfield QLD 4878  
 Email: brian@nqsheds.com.au  
 Web: www.nqsheds.com.au

Phone: 0411088580  
 Fax: 07 4027 9613  
 Lic No: QBSA-1201601

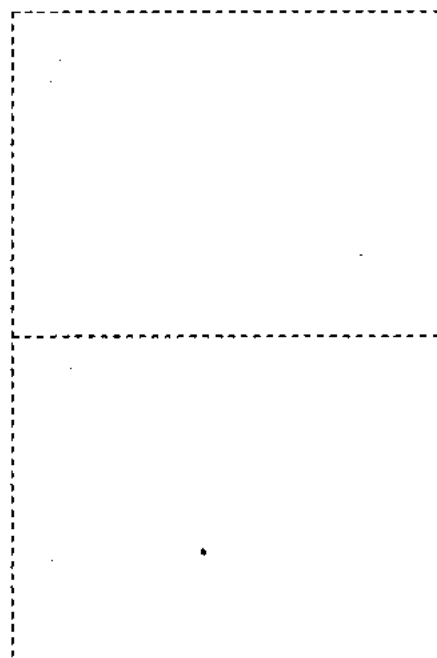
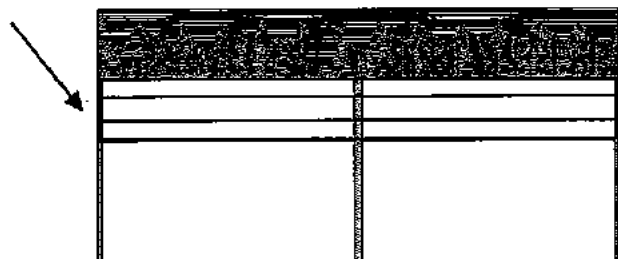
## Quotation

No: 87228  
 Date: 25/05/2015  
 Valid: 7 Days

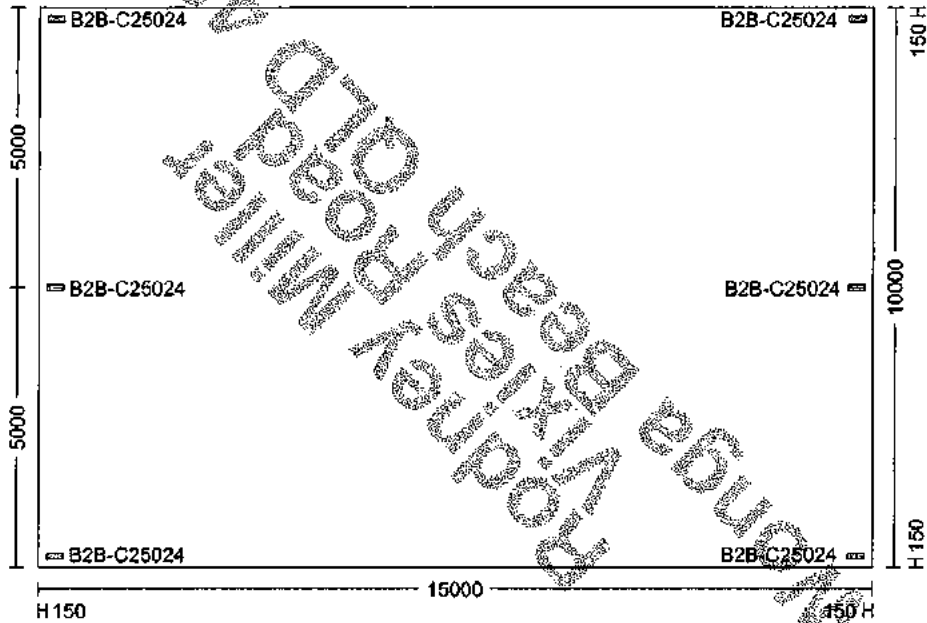
Note: C20019 Collar Ties with King Post



Side Wall Sheets Added 1.0mtr from the gutter on both sides.



*John Towler*  
 John L. Towler



*John L. Towler*  
John L. Towler

#### Site Details

Rodney Miller  
Milletia Solutions Pty Ltd  
Vixies Road  
Wonga Beach  
QLD 4873  
M: 0427 781 105

#### Shed Sold By

NQ Sheds and Patios  
ABN: 79 142 579 619  
Shop 34 / 5 Faculty Close  
Smithfield QLD 4878  
P: 0411088580  
F: 07 4027 9613  
W: www.nqsheds.com.au  
E: brian@nqsheds.com.au

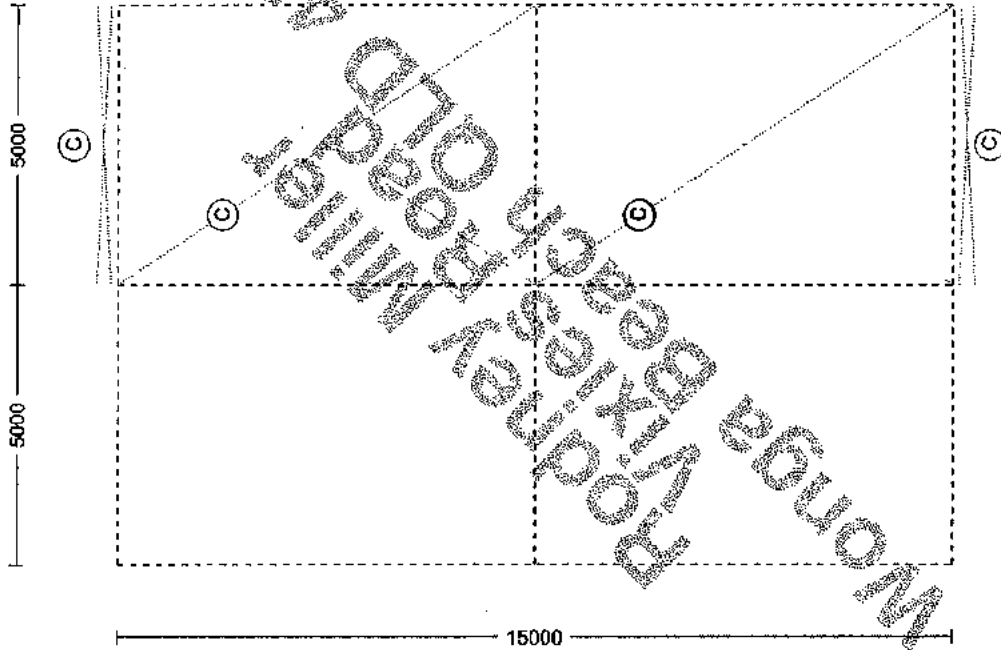
#### Specifics

Shed Order Number: 85223  
Shed Type: Portal Shed

1. This drawing is not to scale (NTS) and all dimensions are in millimetres unless noted.
2. This drawing should be used in conjunction with the relevant engineering diagrams and hold down brackets specified in the order.

**ShedTech**





10000

NB. Side wall and gable end bracing may be moved to other bays of the same size than those displayed here.

*John Towler*  
 John L. Towler May 26, 2015  
 Individual NT Reg. No. 24642ES

**Site Details**

Rodney Miller  
 Millettia Solutions Pty Ltd  
 Vixies Road  
 Wongah Beach  
 QLD 4873  
 M: 0427 781 105

**Shed Sold By**

NQ Sheds and Patios  
 ABN: 79 142 579 619  
 Shop 34 / 5 Faculty Close  
 Smithfield QLD 4878  
 P: 0411088580  
 F: 07 4027 9613  
 W: www.nqsheds.com.au  
 E: brtan@nqsheds.com.au

**Bracing Specifics**

Shed Order Number: 85223  
 — (A) 30mm x 1.0m Strap (Minimum)  
 — (B) 12mm Rod  
 — (C) 16mm Rod  
 — (D) 20mm Rod

