

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

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.

## 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)

Mark Reay

For companies, contact name

Postal address

39 Aranda Drive

Suburb Davidson

State NSW

Postcode 2085

Country Australia

Contact phone number

0294519404

Mobile number (non-mandatory requirement)

0413438454

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

mjreay@gmail.com

@

Applicant's reference number (non-mandatory requirement)

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

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

a) What is the nature of the development? (Please only tick one box.)

- Material change of use     Reconfiguring a lot     Building work     Operational work

b) What is the approval type? (Please only tick one box.)

- Preliminary approval under s241 of SPA     Preliminary approval under s241 and s242 of SPA     Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Addition of Garage \ Shed to Vacant land.

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)		Lot 8	Cape Tribulation Road, Thornton Beach	4873	8	T9721	Douglas Shire Council, Cairns Regional Council
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)	Conservation	Rainforest Residential Precinct	Refer attached assessment
ii)	Settlement Areas North of Daintree		
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)

Garage proposed to occupy 63sqm garage of total 1012sqm

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

Vacant land

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

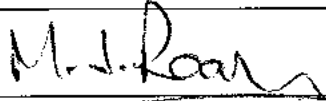
No  Yes—provide details below

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	Mark Reay
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	11/05/2016

**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

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)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
Forms	Electronic
Assessment Report	Electronic
Plans	Electronic

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

**OFFICE USE ONLY**

Date received  Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

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

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

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

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

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

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

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

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.

## 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)
Erection of a 3 bay shed for storage purposes	House	Not applicable	Not applicable	Not Applicable

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

No  Yes—provide details below

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



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

The reuse of existing buildings on the premises	<input 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>		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following: <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	Electronic
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	Electronic
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	Electronic
Information that states: <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	Electronic

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	Electronic
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	Electronic
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	Electronic
<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	Electronic
<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	Electronic

**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 Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Reference REAY 11/05/2016-001a

Cairns Regional Council  
PO Box  
Cairns, QLD, 4870  
Attention City Assessment

Dear Sir / Madam,

Enclosed is an application for a Material Change of Use (Code Assessable) for a Storage Shed \ Garage at Lot 8 Cape Tribulation Road, Thornton beach, Qld 4873 (lot plan 8/T9721) for the use of the owner Mark Reay

The subject land is in the Conservation Zone – Rainforest Residential Precinct

Of the 13 small residential lots at Thornton Beach, most have already been developed for dwelling houses and outbuildings and the proposal is entirely consistent both with the Town Planning scheme and the character / amenity of the area.

The outbuilding has been designed by NQ Sheds for the site and environmental condition. Bearing in mind the councils objectives of ensuring that buildings are largely unseen from nearby roads the positioning is as far from Cape Tribulation road as possible and additional vegetation planting is proposed to entirely screen.

The site is already cleared so no further clearing will be required. Native plants will be randomly planted on the front boundary to offer screening and privacy

Whilst the objective of the proposed outbuilding is for vehicle storage purposes No residential habitation is intended as the owner resides in NSW.

It is considered the application complies with the Council's planning intent and the relevant code provisions. Further details are providing in the attached planning report.

Yours Faithfully

**Mark Reay**

Enclosed

- **IDAS forms 1 & 5**
- **Planning Assesment report (This doc)**
- **Design Drawings**
- **Fees**

Material Change of Use  
Storage Shed \ Carport  
Lot 8, Cape Tribulation Road,  
Thornton Beach  
for Mark Reay

Planning Report

May 2016

**Document Control Sheet**

**Project**

**Material Change of Use**

**Lot 8 Cape Tribulation Road, Thornton Beach**

**Lot plan 8/T9721**

**For Mark Reay**

**PLANNING REPORT**

<b>Revision</b>	<b>Date Issued</b>	<b>Author</b>	<b>Approved by</b>	<b>Date Approved</b>	<b>Revision</b>
<b>1.0a</b>	<b>29/02/2016</b>	<b>MR</b>	<b>MR</b>	<b>29/02/2016</b>	<b>Released</b>

# 1 APPLICATION DETAILS

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Applicant	Mark Reay
Registered Owner of Land	Mark Reay
Contact	Mark Reay ( <a href="mailto:mjreay@gmail.com">mjreay@gmail.com</a> 0413438454) 39 Aranda Drive, Davidson, NSW, 2085
Real Property Description	<b>lot plan 8/T9721</b>
Location	Lot 8 Cape Tribulation Road, Thornton Beach, QLD 4873
Tenure	Freehold
Total Area	1012 sqm
Present use	Vacant Land
Contaminated Lands or Environmental Management Registers	Nil
Easements & Encumbrances	None
Proposal	Development permit for Material Change of use for a shed \ garage \
Planning Scheme	Douglas Shire Planning scheme
Planning Area	Conservation Rainforest Residential

# 2 SITE CONTEXT

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## 2.1 THE LOCALITY

Thornton Beach is a small residential enclave located 500 metres North of Cooper creek in the heart of Daintree Rainforest. It consists primarily of 13 small residential blocks of land, beach picnic areas and a beach front Café (Café on Sea) all adjacent to Cape Tribulation Road.

The area & lot are within the Conservation : Rainforest Residential planning area

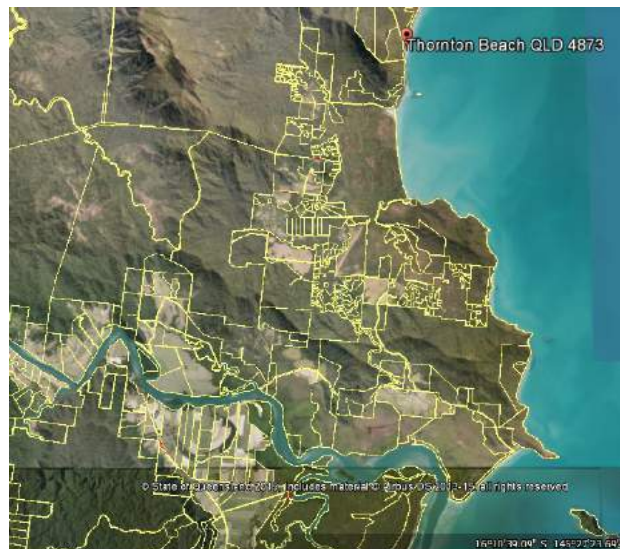


Figure : Thornton Beach, Relative to Daintree River



Figure : Lot 8 Cape Tribulation road, Thornton Beach, relative to Cooper Creek



Figure : Lot 8 Cape Tribulation road, Thornton Beach, relative other existing nearby residential development

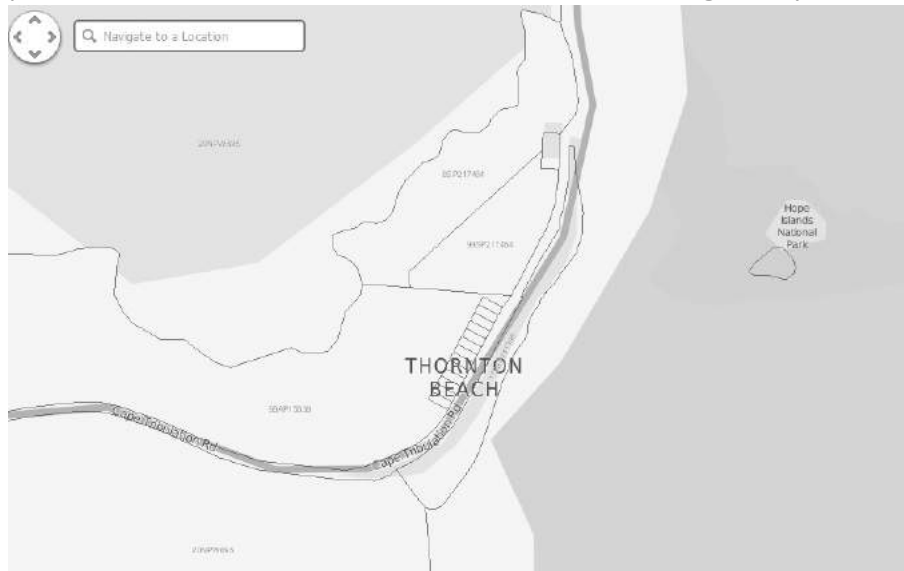
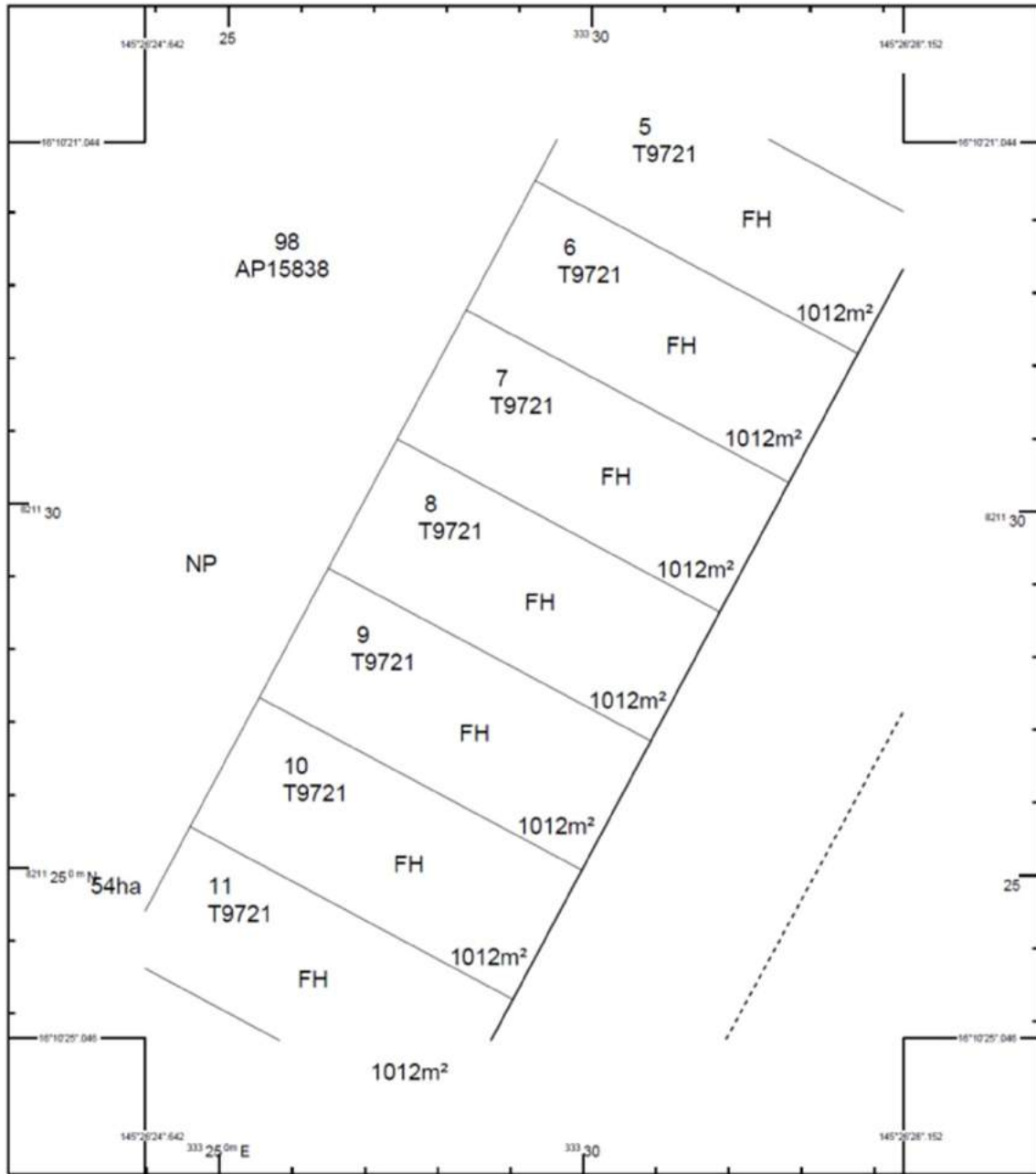


Figure : Thornton Beach Land division



STANDARD MAP NUMBER  
7965-12133



**SUBJECT PARCEL DESCRIPTION**

DCDB	8/T9721
Lot/Plan	1012m²
Area/Volume	FREEDHOLD
Tenure	DOUGLAS SHIRE
Local Government	THORNTON BEACH
Locality	8441/17
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED (ddmmyyyy) 13/05/2016

DCDB: 11/05/2016

Users of the information recorded in this document (the information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the information.

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**SmartMap**

An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base



(c) The State of Queensland,  
(Department of Natural  
Resources and Mines) 2016.



Figure : Qld Smartmap 8/T9721



## 2.2 THE SITE

The site is level and cleared and adjoining Cape Tribulation Road. The applicant Mark Reay is the registered owner of the land. The site is a rectangular shape and encompasses a land area of 1012sqm. The site is level with vehicle access over a drainage culvert. No existing structure exist on the land. The lot is lightly vegetated , mostly well maintained grass. The land is not encumbered by any easements

Whilst currently open and unscreened at the road frontage it is proposed to vegetate the road boundary for screening purposes. Existing vegetation includes Schefflera, palms, ornamental ginger native trees.

Boundaries are fenced in fine wire mesh with native vegetation planted on all boundaries except the Eastern road front frontage. Rear boundary is thick native rainforest. Adjacent on both Lot 7 and Lot 9 are residential dwellings with permanent residents. No clearing of vegetation is proposed.

Section 7 of this document details the site plan showing the location of the intended structure in relation to boundaries and adjacent residential structures. The position of the proposed structure is designed to be screened and position from both neighboring properties as well as Cape Tribulation Road. Setback from Cape Tribulation Road is approximately 38 metres.



Image : Site view from East.



Image : Site view from West, Cape Tribulation Road visible, adjacent house visible

### 3 THE PROPOSAL

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Approval of the application will authorize development of a Material change of use for the construction of a three bay storage shed \ garage on Lot 8 Cape Tribulation road. Details of shed \ garage are included in Attachment A nqsheds\_121808\_Reay\_Revision 3. The design allows for storage of a vehicle, boat and miscellaneous items for the owner who lives interstate but regularly visits the wider Cape York Region

The proposed building is not intended for habitation. No plumbing or wastewater will be installed other than downpipes terminating into water tank for stormwater detention.

No Mains power supply is available at Thornton beach.

All aspects of the proposal are considered compliant and consistent with the area with the exception of one item noted in section 4 Assessment against Planning Scheme. 4.3.9 Conservation Planning Code, Building Structure Setbacks A3.1 **{10 metres from the side and rear boundaries. }** This partial compliance has been addressed with appropriate positioning as well as additional vegetation screening.

### 4 ASSESSMENT AGAINST PLANNING SCHEME

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#### 4.1 INTRODUCTION

The proposed development is for a non residential building, Class Xa building under the Building Code of Australia. It is considered an 'assessable development' under the Douglas Shire Planning Scheme and

As defined in the Sustainable Planning Act,2009[SPA].

Under the provisions of the SPA and the Douglas Shire Planning Scheme, the following level of

Assessment is applicable, in accordance with the IDAS process:

- 'Code Assessable"- Material Change of Use for the purpose of a house within the Conservation Planning area

Douglas Shire Council Planning Scheme		Code Applicability	Compliance
Locality Code	Settlement Areas North of the Daintree	Y	
Planning Area Codes	Conservation Planning Codes	Y	
Land Use Code	House	Y	
Overlay Codes	Acid Sulfate Soils	Y	
	Cultural Heritage & Valuable sites	N	
	Natural Hazards	Y	
General Codes	Design & Siting of Advertising Devices	N	
	Filling & Excavation	Y	
	Landscaping	Y	
	Natural Areas & Scenic Amenity	Y	
	Reconfiguring a lot code	N	
	Vehicle Parking & Access	Y	
	Sustainable Development	Y	
	Vegetation Management Code	Y	

## 4.2 ASSESSMENT AGAINST : LOCALITY : SETTLEMENT AREAS NORTH OF THE DAINTREE

### 4.2.1 General Requirements – All Development in this Locality

Performance Criteria	Acceptable Solutions	Comments
P1 The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	Compliant
P2 Development is connected to sustainable on Site infrastructure services.	A2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive.  Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.  A2.2 On any roof exceeding 100 m <sup>2</sup> , gutters are installed and the flow diverted to	Compliant,  Screened Water Tanks included for Stormwater detention.  No onsite plumbing or wastewater proposed.

	<p>a storage tank.</p> <p>A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	
<p>P3 Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Not Applicable
<p>P4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> <li>• Not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and not located within 100 metres of another bore.</li> </ul> <p>A4.2 Surface water is to be used for domestic purposes only.</p>	Compliant
<p>P5 Development does not adversely on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Compliant
<p>P6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to</p>	<p>A 6.1 The exterior finishes and colours of Buildings are non-reflective and complement the colours of the</p>	Compliant

<p>be energy efficient and functional in a humid tropical rainforest environment.</p>	<p>surrounding vegetation and viewshed.</p> <p>A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p> <p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	
<p>P7 Landscaping of development Sites ensures the native landscape character of the Locality is dominant.</p>	<p>Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.</p>	<p>Compliant</p>
<p>P8 Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p>Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use</p>	<p>Compliant</p>

	<p>of Roads by through-traffic.</p> <p style="text-align: center;">AND</p> <p>Where existing Roads/tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>	
<p>P9 The onsite impacts on natural flow regimes and erosion and sedimentation are</p>	<p>A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management: P1 : maintains natural flow regimes P2 : minimises impervious surfaces P3 : avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).</p>	Compliant
<p>P10 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p>A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>	Compliant

#### 4.2.2 General Requirements – House

Performance Criteria	Acceptable Solutions	Comments
P11 Development minimises the loss of	A11.1 The elements of development and	Complaint

<p>vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site<sup>1</sup>.</p>	<p>Access to the site are included in a Designated Development Area (DDA).</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p>A11.3 Any new Clearing is limited to a maximum area of 700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse. (The 700m<sup>2</sup> area of new Clearing does not include an access driveway).</p>	
<p>P12 All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Compliant</p>
<p>P13 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.</p>	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers</p>	<p>Compliant</p>
<p>P14 House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.</p>	<p>A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p>	<p>Compliant</p>

	<p>A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>A14.3 Vehicular Access is constructed prior to the construction of the House</p>	
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4.2.3 Specific Provisions for the Settlement Area of Daintree Lowlands , Northern Management Area – Cape Tribulation to Thornton Beach,

4.2.3.1 Rainforest Residential Precinct

Performance Criteria	Acceptable Solutions	Comments
<p>P24 Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.</p>	<p>A24.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p>A24.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed. AND Is limited to existing cleared areas on the land confirmed by Council’s Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site. EXCEPT THAT Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s</p> <p>A24.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria:</p>	<p>Compliant</p>



	<p>a) a maximum of 4 bedrooms (8 Bed Spaces) where a site has a minimum area of 4 hectares;</p> <p>b) a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares;</p> <p>c) a maximum of 2 bedrooms (4 Bed Spaces) where a site has a minimum area of 2 hectares; and</p> <p>d) a maximum of 1 bedroom (2 Bed Spaces) where a site has a minimum area of 1 hectare.</p> <p>A24.4 Development on any site in the Rainforest Residential Precinct with frontage to the Esplanade is setback from the Esplanade 250 metres, EXCEPT THAT Lots 2 and 3 on RP 726706 have a minimum development setback from the Esplanade of 100 metres. UNLESS An existing clearing exists on site and is confirmed by Council's Environmental Officer as a preferred location for development, in order to protect the integrity of existing vegetation on the site.</p>	
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Performance Criteria	Acceptable Solutions	Comments
<p>P28 Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the</p>	<p>A28.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p>A28.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed</p>	<p>Compliant</p>

<p>Site and the surrounding area</p>	<p style="text-align: center;">AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p> <p>A28.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares.</p>	
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### 4.3 ASSESSMENT AGAINST PLANNING AREAS CODES : CONSERVATION PLANNING CODE

#### 4.3.1 Consistent and Inconsistent Uses – General

Performance Criteria	Acceptable Solutions	Comments
<p>P1 The establishment of uses is consistent with the outcomes sought for the Conservation Planning Area.</p>	<p>A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the:</p> <ul style="list-style-type: none"> <li>• Conservation Planning Area.</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>• In the four Precincts included in the Conservation Planning Area in the Settlement Areas North of the Daintree River Locality</li> </ul>	<p>Compliant</p>

#### 4.3.2 Site Coverage

Performance Criteria	Acceptable Solutions	Comments
<p>P2 The Site Coverage of all Buildings does not have an adverse effect on the conservation or Scenic Amenity values of the Site and Buildings are subservient to the natural environment.</p>	<p>A2.1 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued. Any Clearing is limited to a maximum area of 700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse.</p> <p>(The 700 m<sup>2</sup> area of new Clearing does not include an access driveway.)</p>	<p>Compliant</p>

#### 4.3.3 Building/Structure Setbacks

Performance Criteria	Acceptable Solutions	Comments
<p>P3 Buildings/structures are Setback from the boundaries of the Site so they are screened from view from the boundaries of adjoining properties and adjoining Roads and so that the Scenic Amenity values of the area are not adversely affected.</p>	<p>A3.1 Buildings are Setback not less than:</p> <ul style="list-style-type: none"> <li>a minimum of 40 metres from the Frontage of a State-Controlled Road; or</li> <li>a minimum of 25 metres from Cape Tribulation Road Frontage; or</li> <li>20 metres from the Frontage to any other Road; and</li> <li>10 metres from the side and rear boundaries.</li> </ul>	<p>* Setbacks from Cape Tribulation Road have been met however due to a maximum block width of 20metres the side and rear boundaries are unable to be fully compliant.</p> <p>Positioning of the structure to the rear of residential lot provides maximum distance and screening from Cape Tribulation road.</p> <p>To enhance privacy from adjacent side and rear boundaries additional native vegetation will be planted as defined in the site plan.</p> <p>positioning aligns with adjacent structure positioning and is sympathetic to other development in the area.</p>
<p>P4 Buildings/structures are Setback from Watercourses and other sensitive areas to ensure the environmental values of the area are not adversely affected.</p>	<p>No Acceptable Solution</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Compliant</p>

#### 4.3.4 Residential Density

Performance Criteria	Acceptable Solutions	Comments
P5 Residential density of any development is very low to ensure that the conservation and Scenic Amenity values of the Site and the surrounding area are not adversely affected.	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).	Compliant

#### 4.3.5 Landscaping

Performance Criteria	Acceptable Solutions	Comments
P6 Landscaping incorporates endemic/native vegetation, is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development	A6.1 For any development, the balance area of the Site not built upon must be landscaped/revegetated, predominantly with native vegetation and in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.  A6.2 Landscaping must be informal in character.  A6.3 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped/revegetated so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.	Compliant

#### 4.3.6 Environmental Values – General

Performance Criteria	Acceptable Solutions	Comments
P7	No Acceptable Solution	Compliant

Development does not adversely impact on the natural environment, natural vegetation or Watercourses.	(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).	
P8 Development is complementary to the surrounding environment.	<p>A8.1 Development harmonises with the surrounding environment, for example, through suspended, light weight construction on sloping Sites, which requires minimal excavation and fill.</p> <p>A8.2 A Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes.</p> <p>A8.3 park is constructed and maintained to:</p> <ul style="list-style-type: none"> <li>• minimise erosion, particularly in the wet season; and</li> <li>• minimise cut and fill;</li> <li>• follow the natural contours of the Site; and</li> </ul> <p>minimise vegetation Clearing</p>	Compliant

#### 4.3.7 Sloping Sites

Performance Criteria	Acceptable Solutions	Comments
P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application</p>	Compliant

	<p>stage.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p style="text-align: center;">AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at 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>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	
<p>P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground</p>	<p>Compliant</p>

	Level, are screened from view by using lattice/batten screening and/or Landscaping.	
P11 Development on sloping land minimises any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Compliant
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites	All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties	Compliant

#### 4.3.8 Sustainable Siting and Design of Houses on Sloping Sites

Performance Criteria	Acceptable Solutions	Comments
P13 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing	A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 700 m <sup>2</sup> and is sited clear of the High Bank of any Watercourse.  (The 700 m <sup>2</sup> area of Clearing does not include an access driveway.)  A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	Compliant
P14 A House sited on hillside land is sited so that it is not clearly visible from any public Road.	A House is Setback a minimum of 25 metres from Cape Tribulation Road or 20 metres from any other Road Frontage.	Compliant
P15 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A15.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	Compliant

<p>P16 The exterior finishes of a House complements the surrounding natural environment.</p>	<p>A16.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p>	<p>Compliant – Structure is Woodland Grey. Colours chosen to blend into thick background foliage</p>
<p>P17 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.</p>	<p>A17.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>	<p>Compliant</p>

#### 4.4 ASSESSMENT AGAINST : LAND USE : HOUSE CODE

#### 4.5 OVERLAY CODES :

##### 4.5.1 Acid Sulfate Soils

##### 4.5.1.1 *Disturbance of Acid Sulfate Soils*

Performance Criteria	Acceptable Solutions	Comments
<p>P1 The release of acid and associated metal contaminants into the environment are avoided either by:</p> <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>	<p>A1.1 The disturbance of Acid Sulfate Soils is avoided by:</p> <ul style="list-style-type: none"> <li>• not excavating or removing more than 100 m<sup>3</sup> 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 m<sup>3</sup> 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</li> </ul>	<p>Compliant</p>



	<p>saturated Acid Sulfate Soils from the compaction or movement of those soils.</p> <p>A1.2 Site planning, treatment and ongoing management are undertaken so that:</p> <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> <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>	
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#### 4.5.1.2 Identification and Management of Acid Sulfate Soils

Performance Criteria	Acceptable Solutions	Comments
<p>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.</p>	<p>A2.1 No Acceptable Solution</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 9 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Compliant

#### 4.5.2 Cultural Heritage & Valuable sites

##### 4.5.2.1 Cultural Heritage Features

Performance Criteria	Acceptable Solutions	Comments
<p>P1 Cultural Heritage Features of National and State Cultural Heritage Significance are protected and</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is</p>	Compliant

enhanced.	outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	
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**4.5.2.2 Valuable Conservation Features and Valuable Sites – Identified in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites**

Performance Criteria	Acceptable Solutions	Comments
<p>P2 Valuable Conservation Features and Valuable Sites identified on a Cultural Heritage and Valuable Sites Overlay on any Locality Map are identified, recognised, recorded and retained, wherever possible and the form, appearance and integrity of Valuable Conservation Features and Valuable Sites is not adversely affected by new development.</p>	<p>A2.1 Buildings, structures, places or Sites containing Valuable Conservation Features and Valuable Sites, which are to be demolished, removed or altered are recorded prior to demolition, removal or alteration by means of photographs, maps and Site records with the material submitted to Council in accordance with Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites.</p> <p>A2.2 Where a Building, structure, place or Site containing Valuable Conservation Features and Valuable Sites is to be redeveloped and it is proposed to retain the Valuable Cultural Features and Valuable Sites, various provisions of the relevant Land Use Code, Planning Area Code or Locality Code may be relaxed to accommodate the retention of the Valuable Conservation Features and Valuable Sites.</p> <p style="text-align: center;">PROVIDED</p> <p>Development/redevelopment is in accordance with the requirements of <i>The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance</i>, detailed in Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites.</p>	<p>Compliant</p>

**4.5.2.3 Valuable Conservation Features and Valuable Sites not Identified Precisely in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites**

Performance Criteria	Acceptable Solutions	Comments
<p>P3 The cultural significance of Valuable Conservation Features and Valuable Sites, the precise locations of which have not been specifically identified, is not adversely affected by development</p>	<p>A3.1 Operational works are not undertaken within areas listed in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites and identified as – “Address/Property Description – Non Specific”, until Site investigations confirm there are no features, items or elements of cultural heritage significance within the designated development Site.</p> <p>Should features, items or elements of cultural heritage significance be identified then Acceptable Solutions A2.1 and A2.2 above apply.</p> <p>A3.2 Where representations are made to the Council prior to development, identifying a Site of Indigenous or European cultural heritage significance not listed in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites, no Operational Works are undertaken until Site investigations confirm there are no features, items or elements of cultural heritage significance within the designated development Site.</p> <p>Should features, items or elements of cultural heritage significance be identified then Acceptable Solutions A2.1 and A2.2 above apply and Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites is amended, if applicable, to include details of the Site.</p>	<p>Compliant</p>
<p>P4 The management of Sites identified on a Cultural Heritage Overlay on any Locality Map and Sites of potential cultural heritage significance ensures they are not disturbed before their significance has been evaluated.</p>	<p>Before any disturbance of a place identified in Acceptable Solutions A2.1, A2.2, A3.1 and A3.2 above, where it is known or may be expected that features, items or elements of cultural heritage significance exist, the significance of that Site is established and should features, items or elements of</p>	<p>Compliant</p>

	<p>significance be identified, then:</p> <ul style="list-style-type: none"> <li>• disturbance of below ground relics is minimised;</li> <li>• the contribution of all periods to the cultural significance of a Site is respected;</li> <li>• design and location of new works do not negatively impact on the inherent significance of the Site;</li> <li>• a feature, item or element of cultural heritage significance is not moved unless it has a previous history of being moved, and does not have a strong association with its current Site. Any structure that is moved is recorded as described above in A2.1 and the details submitted to Council in accordance with Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites.</li> </ul>	
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#### 4.5.3 Natural Hazards

##### 4.5.3.1 Bushfire

Performance Criteria	Acceptable Solutions	Comments
<p>P1 Development does not compromise the safety of people or property from bushfire.</p>	<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 style="text-align: center;">AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Compliant</p>
<p>P2 Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> <li>• avoiding areas of High or</li> </ul>	<p>A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard.</p>	<p>Compliant</p>

<p>Medium Risk Hazard; or</p> <ul style="list-style-type: none"> <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>▪ Setbacks between Building/structures and hazardous vegetation, and</li> <li>▪ 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> <li>– providing an adequate and accessible water supply for firefighting purposes</li> </ul> </li> </ul>	<p style="text-align: center;">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 m<sup>2</sup>:</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 greater; and</li> <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>, maximise Setbacks from hazardous vegetation.</p> <p style="text-align: center;">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>	
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Residential lots are designed so that their size and shape allow for:

- efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and
- Setbacks and Building siting in accordance with 2.1 (a) above.

AND

Firebreaks are provided by:

- a perimeter Road that separates lots from areas of bushfire hazard and that Road has:
  - a minimum cleared width of 20 metres; and
  - a constructed Road width and all-weather standard complying with Council standards

OR

- 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:
  - have a minimum cleared width of 6 metres; and
  - have a formed width and gradient, and erosion control devices to Council standards; and
  - have vehicular Access at each end; and
  - provide passing bays and turning areas for fire fighting applicants; and
  - are either located on public land, or within an Access easement that is

	<p>granted in favour of the Council and Queensland Fire Rescue Service (QFRS).</p> <p>AND</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <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 exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads.</li> </ul>	
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Complaint</p>

#### 4.6 ASSESSMENT AGAINST GENERAL CODES

## 4.6.1 Filling & Excavation

### 4.6.1.1 Filling & Excavation General

Performance Criteria	Acceptable Solutions	Comments
<p>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.</p>	<p>A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p style="text-align: center;">AND</p> <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.</p> <p>A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.</p> <p>A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> <p>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.</p> <p>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.</p>	<p>Compliant</p>



#### 4.6.1.2 Visual Impact and Site Stability

Performance Criteria	Acceptable Solutions	Comments
<p>P2</p> <p>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.</p>	<p>A2.1</p> <p>The extent of filling or excavation does not exceed 40% of the Site area or 500 m<sup>2</sup> whichever is the lesser.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>A2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>A2.2</p> <p>Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>Compliant</p>

#### 4.6.1.3 Flooding & Drainage

Performance Criteria	Acceptable Solutions	Comments
<p>P3</p> <p>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.</p>	<p>A3.1</p> <p>Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>A3.2</p> <p>Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>A3.3</p> <p>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.</p> <p>A3.4</p> <p>Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Compliant</p>

#### 4.6.1.4 Water Quality

Performance Criteria	Acceptable Solutions	Comments
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<p>P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>A3.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Compliant</p>
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#### 4.6.2 Landscaping

##### Landscape Design

Performance Criteria	Acceptable Solutions	Comments
<p>P1  Landscape design satisfies the purpose and the detailed requirements of this Code.</p>	<p>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.</p> <p style="text-align: center;">AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	<p>Compliant</p>

##### Landscape Character & Planting

Performance Criteria	Acceptable Solutions	Comments
<p>P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p>	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p style="text-align: center;">OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p>	<p>Compliant</p>

	<p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	
<p>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</p>	<p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p>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.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	Compliant
<p>P4 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>A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	Compliant
<p>P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.</p>	<p>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.</p> <p>A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway</p>	Compliant

	<p>A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p>A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	
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### Screening

Performance Criteria	Acceptable Solutions	Comments
<p>P6 Fences along street Frontages are articulated with appropriate Landscaping.</p>	<p>A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code</p> <p>A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	Compliant
<p>P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.</p>	<p>A7.1 One shade tree is provided for each private open space or private Recreation Area.</p> <p>A7.2 Tree species provide 30% shade over the area within 5 years.</p> <p>A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p> <p>A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun</p>	Compliant
<p>P8 Undesirable features are screened with Landscaping</p>	<p>P8.1 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</p>	Compliant

	and other utility structures with appropriate trees, shrubs and groundcovers.	
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.	Compliant

Streetscape and Site Amenity

Performance Criteria	Acceptable Solutions	Comments
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development	<p>A10.1 Dense Planting along the front of the Site 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;</li> <li>landscape screening of blank walls;</li> </ul> <p>low shrubs, groundcovers and mulch to completely cover unsealed ground.</p> <p>A10.2 Dense Planting to the rear of the Site 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; low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p>A10.3 Dense Planting to the side boundaries 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>low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	Compliant
P11	A11.1	Compliant

<p>Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>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; <ul style="list-style-type: none"> <li>• landscape screening of blank walls;</li> </ul> </li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <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>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>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas</p>	
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	of Landscaping growing to the Building eave Height within 5 years.	
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Maintenance & Drainage

Performance Criteria	Acceptable Solutions	Comments
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where onSite management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>Compliant</p>
<p>P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works</p> <p>A13.3 Water runoff is re-used through</p>	<p>Compliant</p>

	draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	
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#### Safety

Performance Criteria	Acceptable Solutions	Comments
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.	Compliant
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.  A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.  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).  A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	Compliant

#### Utilities and Services

Performance Criteria	Acceptable Solutions	Comments
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  A16.2 All underground services are to be located under pathways and below	Compliant



the eaves of the Building.

A16.3

Irrigation control devices are located in the common Landscaping and Recreation Area.

A16.4

Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.

A16.5

Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas

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; or
- within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary.

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.

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.

### 4.6.3 Natural Areas & Scenic Amenity

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

Performance Criteria	Acceptable Solutions	Comments
<p>P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Compliant</p>
<p>P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <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; removed from an identified area of important habitat.</li> </ul>	<p>Compliant</p>

A2.2

Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.

A2.3

No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified

A2.4

Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.

A2.5

Internal Roads associated with the development are designed and constructed to achieve a low speed environment.

A2.6

Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.

A2.7

Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;

AND

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.

A2.8

There is no fragmentation or alienation of any Remnant Vegetation.

A2.9

	Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.	
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	No Acceptable Solution.  (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).	Compliant

#### Setback Areas/Riparian Corridors

Performance Criteria	Acceptable Solutions	Comments
P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p>	Compliant

	<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>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 – 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>A4.4 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
P5 Any use of a Setback area/riparian	A5.1 Only low key, passive, low impact	Compliant

<p>corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p>recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	
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#### Retaining and Protecting Highly Visible Areas

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

#### 4.6.4 Vehicle Parking & Access

##### Vehicle Parking Numbers

Performance Criteria	Acceptable Solutions	Comments
<p>P1 Sufficient parking spaces are provided on the Site to</p>	<p>A1.1 The minimum number of vehicle</p>	<p>Compliant</p>

<p>accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> <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>parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	
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#### Parking for People with Disabilities

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

	<p>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; All other uses – 2% (to the closest whole number) of the total number of spaces required.</li> </ul>	
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### Motor Cycles

Performance Criteria	Acceptable Solutions	Comments
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p style="text-align: center;">AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	Compliant

### Compact Vehicles

Performance Criteria	Acceptable Solutions	Comments
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> <li>• compact vehicles spaces are not available to non-compact</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> </ul>	Compliant



<ul style="list-style-type: none"> <li>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> <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>P4</p> <p>Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	<p>A5.1</p> <p>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>	<p>Compliant</p>

#### Vehicular Access to the Site

Performance Criteria	Acceptable Solutions	Comments
<p>P6</p> <p>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</li> </ul>	<p>A6.1</p> <p>The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p>A6.2</p> <p>All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3</p>	<p>Compliant</p>

<ul style="list-style-type: none"> <li>parking arrangements;</li> <li>the capacity of the adjacent street system; and</li> <li>the available sight distance.</li> </ul>	<p>Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	
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Accessibility and Amenity for Users

Performance Criteria	Acceptable Solutions	Comments
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p style="text-align: center;">AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	<p>Compliant</p>
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> <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>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	<p>Compliant</p>

## Access Driveways

Performance Criteria	Acceptable Solutions	Comments
<p>P9</p> <p>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>A9.1</p> <p>Access driveways are designed in accordance with the provisions of the relevant Australian Standards.</p>	Compliant
<p>P10</p> <p>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>A10.1</p> <p>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>	Compliant

## Access for People with Disabilities

Performance Criteria	Acceptable Solutions	Comments
<p>P11</p> <p>Access for people with disabilities is provided to the Building from the parking area and from the street.</p>	<p>A11.1</p> <p>Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.</p>	Compliant

## Access for Pedestrians

Performance Criteria	Acceptable Solutions	Comments
<p>P12</p> <p>Access for pedestrians is provided to the Building from the parking area and from the street.</p>	<p>A12.1</p> <p>Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.</p>	Compliant

## Access for Cyclists

Performance Criteria	Acceptable Solutions	Comments
<p>P13</p> <p>Access for cyclists is provided to the Building or to bicycle parking area from the street.</p>	<p>A13.1</p> <p>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</p>	Compliant

	by signage and linemarking.	
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## Dimensions of Parking Spaces

Performance Criteria	Acceptable Solutions	Comments
<p>P14 Parking spaces have adequate areas and dimensions to meet user requirements.</p>	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> <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</p>	<p>Compliant</p>

	<p>provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	
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#### On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

Performance Criteria	Acceptable Solutions	Comments
<p>P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <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>A15.1 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 style="text-align: center;">AND</p> <ul style="list-style-type: none"> <li>• upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</li> <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>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>Compliant</p>

#### Vehicle Circulation, Queuing and Set Down Areas

Performance Criteria	Acceptable Solutions	Comments
P16	A16.1	Compliant

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.	Circulation and turning areas comply with the provisions of the relevant Australian Standards.	
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.	Compliant
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 AUSTRROAD Guidelines.	Compliant

#### Schedule 1 – Car Parking Requirements

Land Use	Minimum Number of Space	Comments
House	2 spaces which may be in tandem	Compliant– two enclosed parking bays

#### 4.6.5 Sustainable Development

##### Energy Efficiency

Performance Criteria	Acceptable Solutions	Comments
P1 Buildings are designed and sited to: <ul style="list-style-type: none"> <li>▪ maximise the thermal comfort achieved within the building using passive design measures; and</li> <li>▪ minimise the need for energy reliant cooling appliances to achieve accepted levels of thermal comfort.</li> </ul>	A1.1 For residential buildings, each dwelling unit achieves a minimum 5 star BERS™ or NatHERS™ (or equivalent) energy rating. <b>OR</b> For residential buildings: (a) all door openings and windows in habitable rooms that face between north and south east and south west and north are fully shaded by adjustable external shutters or blinds, and (b) glazed windows or door assemblies have a minimum WERS <sup>2</sup> Rating of 3 stars for cooling, and	Compliant

- (c) all external walls (excluding windows and other glazing) achieve an overall R-value not less than R1.5, and
- (d) all ceilings (excluding garages, open verandas and carports) achieve an overall R-value of R3.0, and
- (e) all habitable rooms have:
  - have a window or door in opposite walls that are openable to the outside; or
  - have a direct flow path from an open-able window through the doorways or other openings within the dwelling unit to another window or opening to the outside; Or
  - open directly onto an unobstructed breezeway that is a minimum of 900 mm wide and open-able at both ends with a minimum 1.5m<sup>2</sup> opening; Or
    - have a minimum ceiling height of 2.7m and at least one ceiling fan.

#### A1.3

For non-residential buildings:

- (a) glazed windows or door assemblies have a minimum WERS<sup>3</sup> Rating of 3 stars for cooling, and
- (b) all external walls (excluding windows and other glazing) achieve an overall R-value not less than R1.5, and
- (c) all ceilings (excluding garages, open verandas and carports) achieve an overall R-value of R3.0.

<p>P2 Hot water systems support the efficient use of natural resources and minimise consequent pollution such as greenhouse gas emissions.</p>	<p>A2.1 For all buildings with individual hot water systems installed in each dwelling unit or tenancy, all hot water systems installed comprise:</p> <ul style="list-style-type: none"> <li>(a) a system with a minimum of 24 Renewable Energy Certificates, or</li> <li>(b) a natural gas system, or</li> <li>(c) a liquid petroleum gas (LPG) system with a 5 star AGA Energy Rating Label.</li> </ul> <p>A2.2 For all buildings with centrally installed hot water systems:</p> <ul style="list-style-type: none"> <li>(d) a low NO<sub>x</sub> gas water heating system/s supply hot water to all dwelling units or tenancies, or</li> <li>(e) solar water heaters supply hot water to all dwelling units or tenancies where less than 25% of water heating is provided by booster units, or</li> <li>(f) electric heat pump water heaters supply hot water to all dwelling units or tenancies, or</li> <li>(g) a gas-fired cogeneration or fuel cell unit is installed which supplies electricity and uses waste heat for cooling/heating and hot water.</li> </ul>	<p>Compliant</p>
<p>P3 Where practicable, and consistent with density and design provisions, residents should have access to a non-mechanical clothes drying area:</p> <ul style="list-style-type: none"> <li>(a) taking advantage of natural ventilation; and</li> <li>(b) receiving ample sunlight,</li> </ul> <p>in a manner that does not impair visual amenity.</p>	<p>No Acceptable Solution</p>	<p>Compliant</p>



<p>P4 Cooking appliances are energy efficient.</p>	<p>For residential buildings, each dwelling unit has:</p> <ul style="list-style-type: none"> <li>(a) a gas cook-top installed with a range hood; and</li> <li>(b) a gas oven with appropriate ventilation; or</li> <li>(c) a fan-forced electric oven</li> </ul>	<p>Not applicable, none installed</p>
<p>P5 All electrical appliances intended to be installed as standard into any residential building shall meet a minimum standard of 4 stars in accordance with the Australian Energy Rating Label.</p>	<p>A5.1 All:</p> <ul style="list-style-type: none"> <li>• Dishwashers;</li> <li>• Clothes dryers;</li> <li>• Clothes washers;</li> <li>• Airconditioners; and</li> <li>• Refrigerators/freezers where installed with the development, shall meet a minimum 4 star rating in accordance with the Australian Energy Rating Label.</li> </ul>	<p>Not applicable, none installed</p>
<p>P6 Lighting is energy efficient.</p>	<p>A6.1 For residential buildings:</p> <ul style="list-style-type: none"> <li>(a) The minimum circuit efficacy for all common area lighting is 75 lumens per watt.</li> <li>(b) All common area lighting is fitted with automatic controllers.</li> <li>(c) Kitchens and living areas are fitted with energy efficient light fixtures such as fluorescent lighting.</li> </ul> <p>A6.2 For Business Facilities, the average lighting power density does not exceed 10 watts per square metre.</p> <p>A6.3 For Shops and Shopping Facilities, the average lighting power density does not exceed 23 watts per square metre.</p> <p>A6.4 Individual tenancies within</p>	<p>Compliant</p>

	nonresidential buildings are fitted with energy efficient light fixtures such as fluorescent lighting.	
P7 Air conditioning, where not covered by an Australian Energy Rating Label, is energy efficient	A7.1 Air conditioning units or systems comply with the minimum energy performance requirements specified in the Australian/New Zealand Standard AS/NZS 3823.2.2003.	Not applicable, none installed

#### Water Conservation and Reuse

Performance Criteria	Acceptable Solutions	Comments
P8 Rainwater harvesting systems are incorporated into residential and nonresidential buildings to ensure collection, treatment and reuse of rainwater on-site to reduce run-off and demand on the potable water supply. Internal fixtures supplied from a rainwater tank must have a continuous supply of water.	<p>A8.1 All residential buildings provide rainwater storage tank/s on-site fitted with a first flush device and verminproof mesh strainer on the inlet and that has a capacity of:</p> <p>(a) 30,000 litres per dwelling unit where located in the Rural Planning Area or the Rural Settlement Planning Area, or</p> <p>(b) 5,000 litres per dwelling unit where located in any other Planning Area.</p> <p>All non-residential buildings provide rainwater storage tank/s on-site fitted with a first flush device and verminproof mesh strainer on the inlet and that has a capacity of 5,000 litres per toilet/urinal unit.</p> <p>A8.2 The rainwater tank is plumbed for external use for irrigation and pool top up and internal use for toilet cisterns and washing machine cold water taps.</p> <p>A8.3 A rainwater tank has –</p> <p>(a) An automatic switching device providing supplementary water from the reticulated town water supply; or</p> <p>(b) A trickle top up system,</p>	Complies water tanks connected to downpipes for stormwater detention

	<p>providing supplementary water from the reticulated town water supply with –</p> <ul style="list-style-type: none"> <li>(i) A minimum flow rate of 2 litres per minute and a maximum flow rate of 4 litres per minute; and</li> <li>(ii) Top up valves installed in an accessible location; and</li> <li>(iii) A storage volume of the reticulated town water supply top up shall be no more than and no less than 1000 litres</li> </ul> <p>A8.4 A backflow prevention device is installed to protect the potable water within the reticulated town water supply system in accordance with AS/NZS 3500:2003 Plumbing and Drainage.</p>	
<p>P9 Plumbing fittings must support the efficient use of water.</p>	<p>A9.1 All sink, tub or basin taps or mixers have a certified AAA Water Conservation Rating.</p> <p>A9.2 All toilets have:</p> <ul style="list-style-type: none"> <li>(a) 4 litre or less average flush cisterns (when calculated in accordance with Australian/New Zealand Standard AS/NZS 6400:2003), and</li> <li>(b) matched pans.</li> </ul> <p>A9.3 All showers have thermostatic mixers.</p>	<p>Not applicable, none installed</p>

#### Waste Minimisation

Performance Criteria	Acceptable Solutions	Comments
<p>P10 Site and building design must facilitate efficient sorting and disposal to maximise recycling opportunities.</p>	<p>A10.1 For residential buildings, each dwelling unit has separated, built-in temporary storage for recyclable</p>	<p>Compliant</p>

	<p>materials and general waste.</p> <p>A10.2 All buildings include a refuse bin storage area:</p> <p>(a) with sufficient capacity for the collection of recyclable materials and general refuse, and</p> <p>(b) located for convenient use by all residents/tenants and readily accessible to waste management contractors, and</p> <p>(c) screened from view from public roads, is roofed and drained to sewer and includes a hose cock to provide for cleaning of refuse bins</p>	
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#### Landscaping and Irrigation

Performance Criteria	Acceptable Solutions	Comments
<p>P11 Landscaping must facilitate sustainable tropical design by:</p> <ul style="list-style-type: none"> <li>• providing sufficient space for the retention and/or establishment of significant substantial vegetation,</li> <li>• using locally appropriate plant species,</li> <li>• using paving design and materials that minimise heat reflection and site run-off,</li> <li>• providing appropriate seasonal shade and passive cooling/heating of outdoor spaces throughout the year,</li> <li>• providing private open space located to maximise indoor/outdoor connections, and</li> <li>• design and plant selection to minimise water use and contribute to stormwater management.</li> </ul>	<p>A11.1 Impervious paving is limited to:</p> <p>(a) vehicle manoeuvring areas, (b) vehicle hard-stand areas, and (c) pedestrian movement paths.</p> <p>A11.2 Landscape and recreation areas are planted to:</p> <p>(a) ensure the penetration of prevailing north-east and south summer breezes and north-east winter morning sun, and</p> <p>(b) minimise exposure to the prevailing west and south-west winter winds, and</p> <p>(c) shade the western walls of buildings.</p> <p>A11.3 Opportunities for water infiltration onsite are maximised through:</p>	<p>Compliant</p>

	<p>(a) minimising the extent of impervious surfaces,</p> <p>(b) use of porous paving in low traffic areas,</p> <p>(c) draining hard surfaces towards permeable surfaces, and</p> <p>(d) inclusion of turf and garden beds.</p>	
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#### Solar Panels

Performance Criteria	Acceptable Solutions	Comments
<p>P12 Solar hot water systems are located for optimum performance.</p>	<p>A12.1 Solar hot water systems are located on the roof of a building and the panels face solar north.</p>	<p>Not applicable, none installed</p>

#### Private Swimming Pools

Performance Criteria	Acceptable Solutions	Comments
<p>P13 A swimming pool for recreational use by residents of a residential building is designed and constructed to minimise its resource needs by consideration of:</p> <ul style="list-style-type: none"> <li>• potential usage in terms of number of swimmers;</li> <li>• purpose (e.g, lap swimming, plunging, etc); <input type="checkbox"/> siting issues; and filtration systems.</li> </ul>	<p>A13.1 No Acceptable Solution</p>	<p>Not applicable, none installed</p>

#### 4.6.6 Vegetation Management Code

Performance Criteria	Acceptable Solutions	Comments
<p>P1 Vegetation must be protected to ensure</p> <p>a.) The character &amp; amenity of the local area is maintained and</p> <p>b.) Vegetation damage does not result in fragmentation of habitats and</p>	<p>A1.1 The vegetation damage occurs on a lot, other than a lot in the Flagstaff hill Special Management area and has a lot size equal to or less than 800m2 or</p> <p>A1.2 The lot is within the Urban Area or Rural Settlement Planning Area, other</p>	<p>Compliant</p>

<p>c.) Vegetation damage is undertaken in a sustainable manner and</p> <p>d.) The regions biodiversity and ecological values are maintained and protected and</p> <p>e.) Vegetation of historical, cultural and / or visual significance is retained</p> <p>f.) Vegetation is retained for erosion prevention and slope stabilisation</p>	<p>than the Flagstaff Hill Special Management Area, and the vegetation damage is within six (6) metres (measured from the centre of the trees trunk, at ground level, to the nearest edge of the tree structure) of an existing or approved building or structure or within three (3) metres of a boundary fence. OR</p> <p>A1.3 The lot is within a Conservation Planning Area or The Flagstaff Hill Special Management Area and the vegetation damage is within three (3) metres (measured from the centre of the trunk), at ground level, to the nearest edge of the structure ) of an existing or approved building or structure or</p> <p>A1.4 The vegetation damage occurs within the path of, or within (3) metres (measured from the Centre of the trees trunk, at ground level, the nearest edge of the structure \ infrastructure) of the path of an approved road, water supply, Sewerage or drainage works OR</p> <p>A1.5 The vegetation damage is essential for carrying out work authorized or carried out under another act OR</p> <p>A1.6 The lot is within Rural Planning area and vegetation damage is within (10) metres (measured from the centre of the tree trunk, at ground level to the nearest edge of the structure) of an existing or approved building or structure or within (3) metres of a boundary fence OR</p> <p>A1.7 The lot is within Rural or Rural Settlement planning area and the vegetation damage is for Routine Management, Essential Management or in accordance with a regular</p>	
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maintenance program in conjunction with an existing lawful rural pursuit OR

A1.8

The vegetation damage is considered to be one or more of the following

- a.) Actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound or having a growth form or habit which is hazardous AND is presenting a threat to safety of persons or property
- b.) Is the removal of vegetation that was planted for landscaping purposes OR

A1.9

The vegetation damage is essential for the survey of a property boundary by a licenced cadastral surveyor OR

A1.10

The vegetation damage is to maintain an existing fire break OR

A1.11

The vegetation is damaged as a result of pruning essential to prevent interference to overhead service cabling. OR

A1.12

The vegetation is damaged as a result of regular maintenance program to remove part of the vegetation (eg fronds or seeds or deadwooding) OR .

A1.13

The vegetation damage is the removal and disposal, at an approved site of a declared pest OR

A1.14

The vegetation is damaged as a result of an approved Forest Practice, where the lot is subject to a scheme approved under another law, OR

A1.15

	The vegetation is damage in association with traditional Aboriginal or Torres Strait Islander Cultural activity, other than a commercial activity.	
P2 Vegetation damaged on a lot does not result in a nuisance	A2.1 Damaged vegetation is removed and disposed of at an approved site OR A2.2 Damaged Vegetation is mulched or chipped and used onsite OR A2.3 On a lot in Rural planning area vegetation is disposed of by burning, approved by an appropriate authority	Complies
P3 Vegetation damage does not result in removal of a healthy, significant tree from the streetscape	A3.1 Vegetation damage does not result in the removal of a significant tree from between the foreard building line and the sites frontage or within six (6) metres of the sites frontage	Complies
P4 Vegetation damage on a lot identified on a Local Heritage Overlay or on a lot identified on the Queensland Heritage Register does not result in a negative impact on the sites heritage value	A4.1 The vegetation damage results in the removal of vegetation that is one or more of the following a.) Actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous b.) A threat to the safety of persons or property c.) Restricting the habitability of the dwelling on the lot or neighboring lot.	Complies

## 5 CONCLUSIONS

In preparing this assessment for Lot 8 Cape Tribulation Road, Thornton Beach, the following documents have been reviewed and considered

- FNQ Regional Plan 2009-2031
- FNQROC Regional Development Manual
- State Planning Policy
- Douglas Shire Planning Scheme



The proposal is considered compliant with these documents and directly assessed against the relevant Douglas Shire Planning Scheme to which it is consistent with the scheme and adjoining properties.

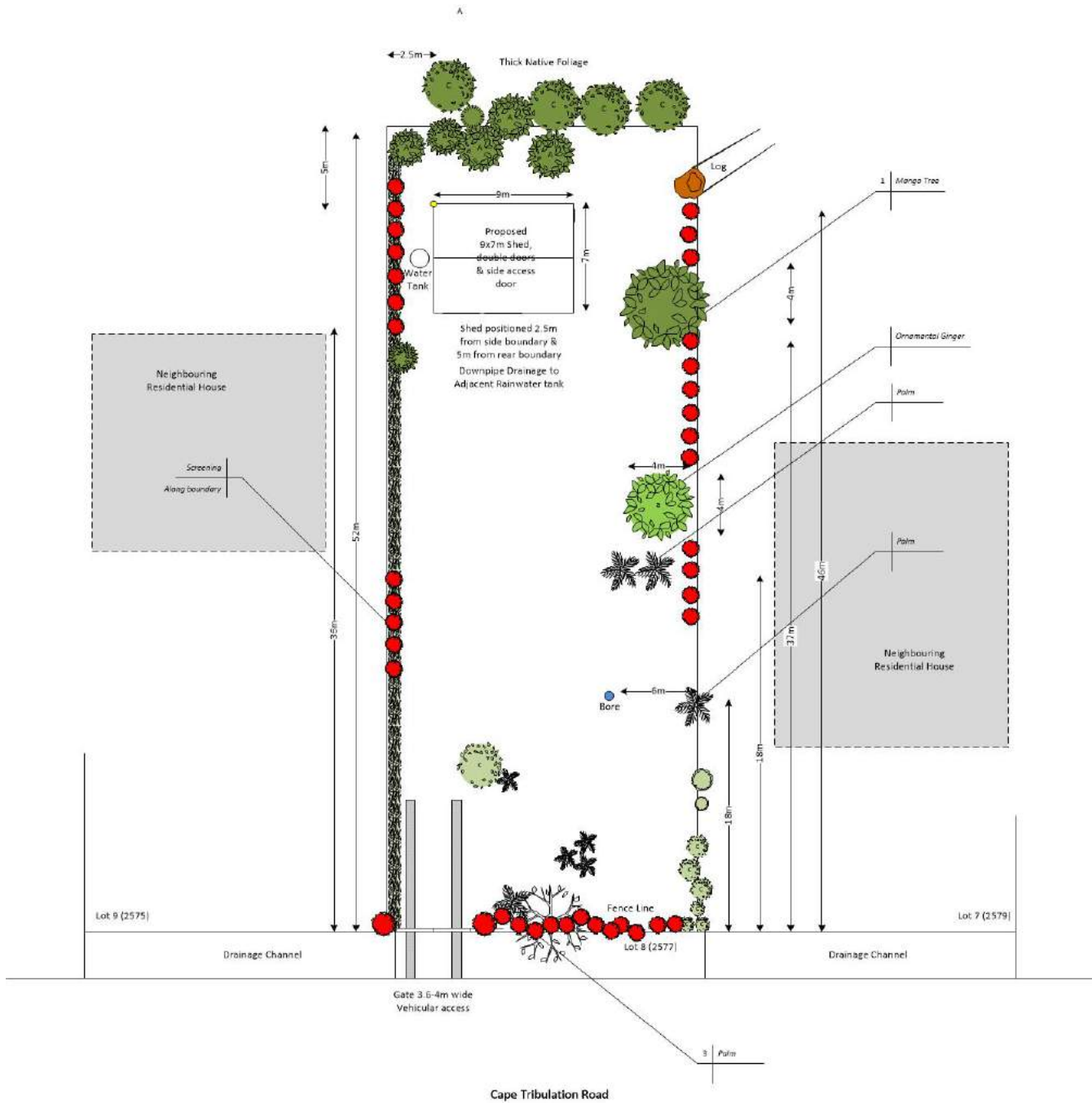
The following conclusions can be drawn

- The proposed structure is sensitive to its surrounding, low impact and in keeping with the area.
- The proposed structure is directly compliant to all applicable elements of the scheme apart from side setback constraints to which mitigation has been applied.
- Additional vegetation planting directly addresses the side boundary setback constraints
- Construction does not remove vegetation, re-contour land or have any detrimental impact to the function of the road frontage
- The proposed use is of scale and nature that is ecologically sustainable, gives consideration to the natural environment but contributes to the orderly development of the small community of Thornton Beach.

On balance this subtle development is considered an appropriate response to the small site and will be complementary to the surrounding environment. As such, subject to reasonable and relevant conditions, I request Councils consent to issue a development permit for this development.

We trust the associated documentation is sufficient to allow Council's assessment of the proposed development, however should you have any further queries or wish to discuss please do not hesitate to contact me

# 6 SITE PLAN



## NOTES

Note 1. Plants denoted in Green are existing

Note 2. Plants denoted in Red are New planting for

screening purposes. Random planting of Lilli Pilli, Schefflera, Cottonwood/Beach Hibiscus on boundaries



Scale 1:200

Drawn MR, 0413438454

11/05/2016

Lot 8 Cape Tribulation Road, Thornton Beach, Qld 4873

lot plan 8/T9721

## 7 CONSTRUCTION PLANS

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See Attachement A : nqsheds\_121808\_Reay\_Revision 3.pdf for detail of the proposed structure. Structural and Engineering details will be made available as part of Building Permit application



MARK REAY

QUOTE NO: 121808

DATE: 10/05/2016

VALID: 7 Days

## NQ SHEDS AND PATIOS

ABN: 79 142 579 619

Lic No: QBSA-1201601

## ADDRESS:

Shop 34 / 5 Faculty Close  
Smithfield QLD 4878

@ brian@nqsheds.com.au

☎ (07) 4038 3900

☎ (07) 4027 9613

🌐 www.nqsheds.com.au

Mark Reay  
Lot 8 Cape Tribulation Road  
Thornton Beach QLD 4873  
M: 0413 438 454

I would like to submit the following quotation for your proposed new steel building.

Regards  
NQ Sheds and Patios

## BUILDING SPECIFICATIONS

Building Length:	9.00m
Building Width:	7.00m
Wall Height:	2.70m
Roof Pitch:	10.0°
Roof Sheeting:	Corrugated 0.42 BMT - Colour: Woodland Grey
Wall Sheeting:	Corrugated 0.42 BMT - Colour: Woodland Grey
Vermin Proofing:	Included on all sheeted building edges
Roller-Doors:	2 x Series "A" Windlocked Roller-Door (2400 x 2400) - Colour (Woodland Grey)
P/A Doors:	1 x Personal Access Door (2040 x 820) - Colour (Woodland Grey)
Additional Parts:	There are additional items included in the quoted amount that are not part of the engineered building. Refer to the schedule on Page 4.

### INCLUSIONS

- 1/- Shed Kit
- 2/- Colorbond Custom Orb sheets and screws.
- 3/- Vermin Flashing. 4/- Windlocked Roller Door x 2 of. 5/- PA Door.
- 6/- Insulated Ceiling enclosed area only.
- 7/- Roof Ventilator. 1mtr long.
- 8/- Delivery to site. 9/- Site preparation for slab. Basic levelling if up to 100mm fall.
- 10/- Full install of slab for shed
- 11/- Pier footings drilled assuming no rock or underground services. Any damage to concealed services will be repaired and charged as a variation to contract.
- 12/- Full install of shed. 13/- Clean-up of site on completion.
- 14/- All council approvals and shed certification if site classification and sewer, boundary setbacks are compliant. This does not include Storm Water connection regulations.
- 15/- C2(61mts/sec) Wind rating certification for cyclonic conditions as per AS/NZS 1170.2:2002 Cyclone Rating.

### EXCLUSIONS

- 1/- Connect storm water to legal point of discharge(Site Specific)

## QUOTATION AMOUNT

Quotation Amount including GST: \$ 34,000.00

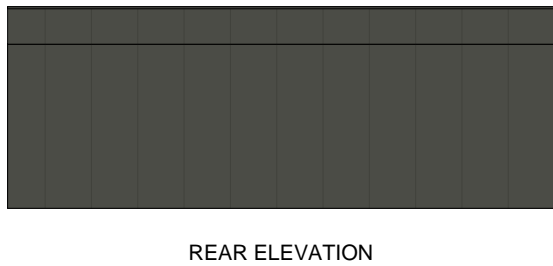
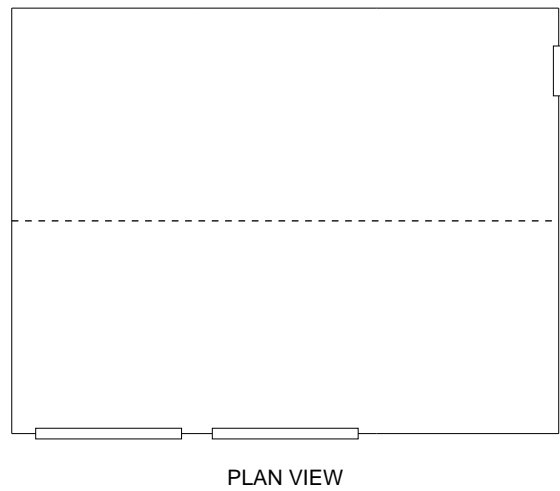
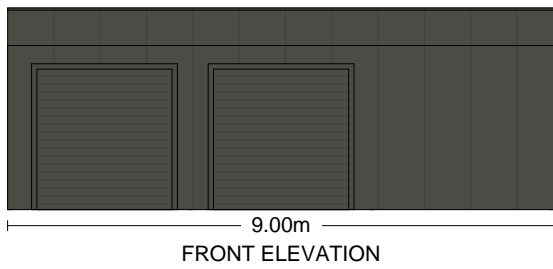
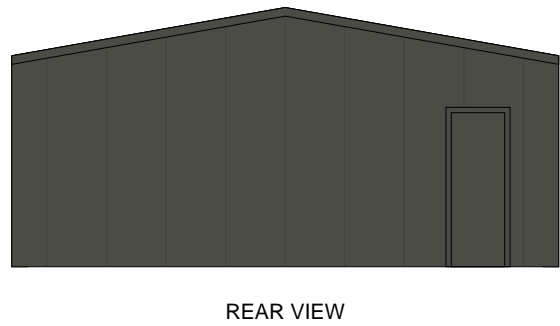
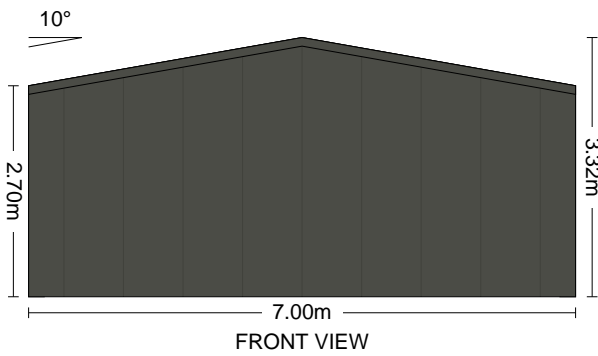
## CONDITIONS

1. 10% deposit on order (50% if Kit only)
2. Shed Kit (Payable One week before delivery)
3. Kit Install (Payable on practical completion)
4. BSA Insurance, Certification and Council Approval (Deposit)
5. Pier Footings or Slab (Allowance of 100mm fall, Payable upon Completion)



MARK REAY  
QUOTE NO: 121808  
DATE: 10/05/2016  
VALID: 7 Days

NQ SHEDS AND PATIOS



## SPECIFICATIONS SUMMARY



MARK REAY  
QUOTE NO: 121808  
DATE: 10/05/2016  
VALID: 7 Days

### NQ SHEDS AND PATIOS

#### WIND DESIGN SPEED

Wind Region	Region: C, Terrain Category: 1.5, Importance Level: 1
Wind Multipliers	Md: 1.0, Mz: 0.95, Ms: 1.00, Mt: 1.00
Design Speed	61 m/s

#### PORTAL FRAMES

End Portal Frame	C20019
Internal Portal Frame	C25024
Knee Braces	No
Apex Braces	No

\* End portal frames are upgraded to internal frames for unsheeted bays or where dominant openings cover 50% of the bay.

#### ROOF PURLINS

Purlin Type	Z15012 (1 Row of Bridging)
Purlin Spacing	1143mm

#### WALL GIRTS

Wall Girt	Z15012 (1 Row of Bridging)
Girt Spacing	1125mm

#### BAYS

Bay Count	3
Bay Sizes	3.00m, 3.00m, 3.00m

#### RAIN GOODS

Gutter	Trimline Gutter - Colour: Woodland Grey
Down Pipe	Downpipe: Rect 100 x 75 x 2.4m - Colour: Woodland Grey
Barge Cap	Barge Capping Trim Line - Colour: Woodland Grey
Ridge Cap	Type 115 Ridge Cap 10 deg 0.55 - Colour: Woodland Grey

\* ShedTech and/or the consulting engineer reserve the right to alter any nominated engineering specification without further notice.

## ADDITIONAL PARTS



MARK REAY

QUOTE NO: 121808

DATE: 10/05/2016

VALID: 7 Days

NQ SHEDS AND PATIOS

## ADDITIONAL PARTS SCHEDULE

Quantity	Length	Description
1		Roof Vent Ventilator 500
3		Aircell Insulshed 50 1.35m x 22.25m

**NQ Sheds and Patios Pty Ltd**

ABN: 79 142 579 619 Phone: (07) 4038 3900  
Address: Shop 34, 5 Faculty Close Fax: (07) 4027 9613  
Smithfield QLD 4878 Lic No: QBCC-1201601  
Email: [enquiries@nqsheds.com.au](mailto:enquiries@nqsheds.com.au)  
Web: [www.nqsheds.com.au](http://www.nqsheds.com.au)

**TERMS & CONDITIONS OF SALE****1. PAYMENT**

- (a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
- (b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
- (c) The Customer must pay to the Supplier all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
- (d) As the Goods for each building are made as required, any orders cancelled after order placement will not be refunded.

**2. OWNERSHIP OF THE GOODS**

- (a). Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier.
- (b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
- (c) The Customer must indemnify the Supplier in respect of any claims, losses, costs or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
- (d) Until the Customer has paid for the Goods:
  - (i) The Customer must not use, sell, lease, dispose, assign or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
  - (ii) The Customer must store the Goods separately in a readily identifiable state.

**3. DELIVERY**

- (a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
- (b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
- (c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the Goods, excluding the supplied crane truck, (e.g. forklift etc.) must be paid for and organised by the Customer.
- (d) For materials only purchases, the Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty eight (48) hours of delivery of the Goods.

**4. COUNCIL**

- (a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building for boundary positions and sewer location.
- (b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier for costs to date shall become immediately due and payable.

**5. ERECTION**

- (a) This contract is based on our standard engineering designs for "S" and "M" class soil only and does not allow for underground obstructions, rock, hard ground, or unstable or reactive soil conditions. The Customer agrees to pay any additional costs incurred by the Supplier in this regard.
- (b) The Customer must provide a clear and accessible site for the building, clear of vegetation or obstruction. The site must be level to within a 100mm tolerance. The customer agrees to pay for any earthworks required in preparing the site.
- (c) Down pipes are supplied to ground level only, unless otherwise stated. It is the Customer's responsibility to handle the discharge of roof water including connection to legal point of discharge and obtain any relevant Council approvals.



(d) The cost for a concrete pump is the Customers responsibility if access for the concrete truck is unsuitable.

**6. GENERAL**

(a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.

(b) No warranty will be considered for any Goods used in the construction of the Building unless the Building has been constructed by a Supplier accredited contractor and the claim details are submitted in accordance with these Terms & Conditions

(c) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:

(i) The replacement or repair of the Goods; or

(ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Suppliers discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.

(d) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.

(e) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier for costs to date shall become immediately due and payable, including materials ordered but not supplied.

(f) The Customer is responsible for providing the Supplier with a Council-issued sewer plan showing distances to boundaries and sewer depth.

(g) The Customer is responsible for providing the Supplier with a site plan showing the position of the proposed structure, distance to boundaries and any existing structures on the site.

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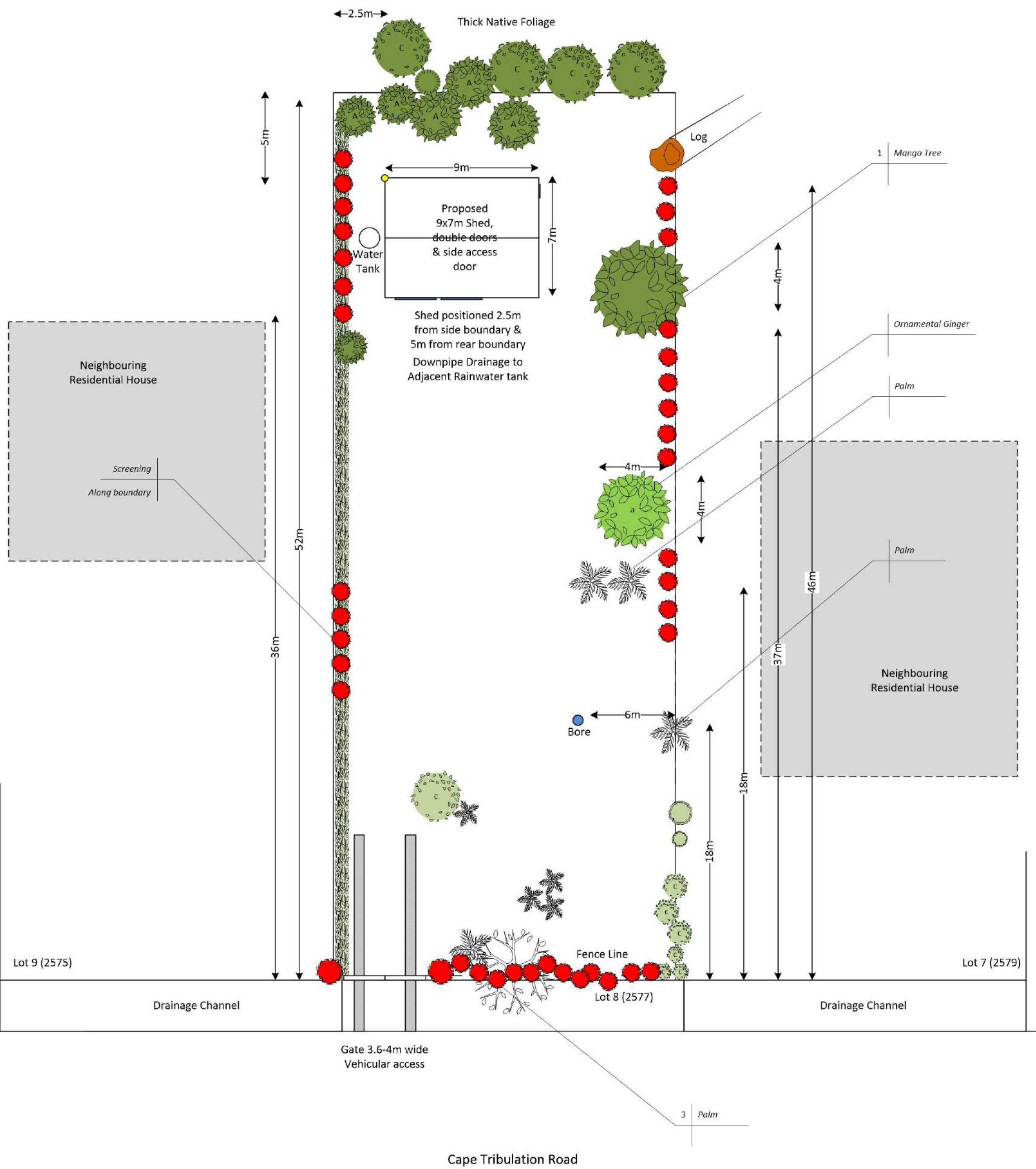
**I hereby authorise the Supplier to commence immediate order, manufacture and delivery of the building detailed in this quote.**

**I understand that by signing this document, the order of the building becomes NON-CANCELLABLE and that I am bound by the above Terms and Conditions of Sale.**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**NOTES**

- Note 1. Plants denoted in Green are existing
- Note 2. Plants denoted in Red are New planting for screening purposes. Random planting of Lilli Pilli, Schefflera, Cottonwood/Beach Hibiscus on boundaries

**Scale 1:200**

Drawn MR, 0413438454

11/05/2016

Lot 8 Cape Tribulation Road, Thornton Beach, Qld 4873

lot plan 8/T9721

