

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)

Mr Nathan Verri

For companies, contact name

Postal address

C/- Planning Plus

PO Box 8046

Suburb	CAIRNS		
--------	--------	--	--

State	QLD	Postcode	4870
-------	-----	----------	------

Country	Australia		
---------	-----------	--	--

Contact phone number

(07) 4028 3653

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

Info

@ planningplusqld.com.au

Applicant's reference number (non-mandatory requirement)

16-05/L000569

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.)

Reconfiguring a Lot (1 into 3) and Material Change of Use 'House'

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)		24	Mudlo Street, Port Douglas	4877	60	PTD20911	Douglas
ii)							
iii)							

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

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

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

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

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

 1,017m²
4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

House

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

No Yes—provide details below

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

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

No
 Yes—complete either Table F, Table G or Table H as applicable

Table F

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

Table G

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

Table H

Name of owner/s of the land	Nathan Verri and Julie Scott
<input checked="" 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
Planning Report	SmarteDA

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. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of 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)
House	House	3 individual houses on separate titles		

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 type="checkbox"/> | No | <input checked="" type="checkbox"/> | Yes |

Mandatory supporting information

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government’s planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of 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 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

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.

For requests for compliance assessment, you must:

- complete IDAS form 32—Compliance assessment
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

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.

Mandatory requirements

1. What is the total number of existing lots making up the premises? 1

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- subdivision—complete questions 3–6 and 11
- boundary realignment—complete questions 8, 9 and 11
- creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created	2	0	0	0

4. What type of approval is being sought for the subdivision?

- Development permit
- Preliminary approval
- Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

No Yes—provide details below

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

6. Does the proposal involve multiple stages?

No—complete Table A Yes—complete Table B

Table A

a) What is the total length of any new road to be constructed? (metres) 0

b) What is the total area of land to be contributed for community purposes? (square metres) 0

c) Does the proposal involve the construction of a canal or artificial waterway?
 No Yes

d) Does the proposal involve operational work for the building of a retaining wall?
 No Yes

Table B—complete a new Table B for every stage if the application involves more than one stage

a) What is the proposed estate name? (if known and if applicable)

b) What stage in the development does this table refer to?

c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
 No Yes—specify the total number

d) What is the total area of land for this stage? (square metres)

e) What is the total length of any new road to be constructed at this stage? (metres)

f) What is the total area of land to be contributed for community purposes at this stage? (square metres)

g) Does the proposal involve the construction of a canal or artificial waterway?
 No Yes

h) Does the proposal involve operational work for the building of a retaining wall?
 No Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage

9. What is the reason for the boundary realignment?

--

10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following: <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and their height the location of any stormwater detention on the relevant land the location and dimension of any land dedicated for community 	<input checked="" type="checkbox"/> Confirmed	

purposes <ul style="list-style-type: none"> the final intended use of any new lots. 		
For a development application – A statement about how the proposed development addresses the local government’s planning scheme and any other planning documents relevant to the application. For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

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.

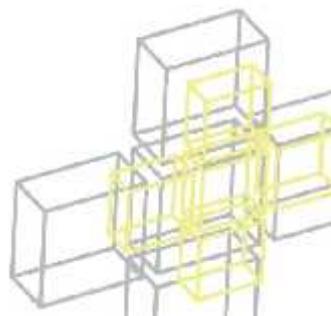
OFFICE USE ONLY

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.

Annexure C
Code Assessment – Douglas Shire Planning Scheme
2008



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Elements of the Code				
General Requirements				
<p>P1 Buildings and structures complement the height and surrounding development.</p> <p>AND Buildings are limited to two storeys.</p> <p>OR In the High Scale locations depicted on the Locality Plan, development of three storeys is appropriate</p>	<p>A1.1 In the Planning Areas (and parts thereof) listed below the maximum height of buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the building:</p> <ul style="list-style-type: none"> • Residential 1. • Industry. • Conservation. • Community and Recreational Facilities. • Residential 2. • Tourist and Residential (Medium Scale). • Commercial (Medium Scale outside the Tourist Centre). • Commercial (High Scale outside the Tourist Centre). • Commercial (High Scale within the Tourist Centre and on the high side of Macrossan Street) – in this instance there is no specified number of storeys, however the maximum height prevails. <p>OR</p> <p>In the Planning Areas (parts thereof) listed below the maximum height of buildings/structures is 10 metres and 3 storeys. In addition, the roof (including any ancillary roof features) does not exceed a maximum height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the building:</p> <ul style="list-style-type: none"> • Tourist and Residential (High Scale). <p>Commercial (High Scale within the Tourist Centre and on the low side of Macrossan Street through to Warner Street).</p>	✓	The proposal complies. The site is located within the Tourist and Residential Planning Area (High Scale – Elsewhere) Plot ratio.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P2 Development is connected to available urban services.	A2.1 Development is connected to available urban services by underground connections, wherever possible.	✓	Proposal is capable of complying.	
	AND/OR Contributions are paid when applicable in accordance with the requirements of the Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	✓	Proposal is capable of complying.	
P3 Landscaping of development sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetation streetscape.	A3.1 Landscaping of a development site complies with Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for Port Douglas.	✓	Proposal is capable of complying.	
P4 Development sites are provided with efficient and safe vehicle access and manoeuvring areas on site and to the site, to an acceptable standard for the Locality.	A4.1 All roads, driveways and manoeuvring areas on site and adjacent to the site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Tourist Centre				
P5 Development in the Tourist Centre enhances the distinct tropical resort town character and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the entire footpath for the length of the building.	A5.1 Development is built up to the street frontage/s at ground level and incorporates a light frame awning a minimum of 3 metres wide for the length of the street frontage/s. OR If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 6 metres and the required awning is still maintained along the length of the street frontage/s.	N/A	Not applicable.	
P6 Development in the Tourist Centre is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage.	A6.1 Commercial development established at ground level and a maximum of one level above ground with any residential tourist development establishing on levels above ground or on ground level but not on the street frontage, in any mixed use development.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P7 Development in the Tourist Centre is of a height and scale which complements the village character of the town and remains subservient to the natural environment and the backdrop of Flagstaff Hill in particular.</p>	<p>A7.1 The achievement of the maximum building/structure height specified in A1.1 relies on compliance with Acceptable Solutions A7.2, A7.3, A7.4 and A8.1 below.</p>	N/A	Not applicable.	
	<p>A7.2 Development has a maximum length of unbroken building façade of 20 metres and a maximum extent of overall development in the same style/design along the street frontages of 40 metres.</p>	N/A	Not applicable.	
	<p>A7.3 Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	N/A	Not applicable.	
	<p>A7.4 A minimum of three of the following building design elements detailed below are incorporated to break the extended façade of a development:</p> <ul style="list-style-type: none"> • A change in roof profile. • A change in parapet coping. • A change in awning design. • A horizontal or vertical change in the wall plane. • A change in the exterior finishes and exterior colours of the development. <p>Planning Scheme Policy No 2 – Building Design and Architectural Elements should be referred to for demonstrating compliance with elements listed above.</p>	N/A	Not applicable.	
	<p>A7.5 Any building which does not comply with A7.2, A7.3 and A7.4 above is limited to one storey and/or 4.5 metres in height.</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P8 Development in the Tourist Centre is climate-responsive, contributes positively to the character of the Locality, is complementary in scale to surrounding development and does not exceed a base plot ratio of 0.5:1 and a maximum plot ratio of 1:1.</p> <p>AND</p> <p>Will not achieve the maximum plot ratio specified above unless the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements (and referred to in the Acceptable Solutions).</p>	<p>A8.1 Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ul style="list-style-type: none"> • Appropriate roof form and roofing materials [10% plot ratio bonus]. • Appropriate fenestration in combination with roof form [5% plot ratio bonus]. • Appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer Planning Scheme Policy No 2 – Building Design and Architecture Elements [15% plot ratio bonus]. • Minimum of 700mm eaves [15% plot ratio bonus]. • Orientation of the building to address the street/s [5% plot ratio bonus]. • Sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car parking area/s to the development [5% plot ratio bonus]. • Inclusion of windows and balconies to the street façade of the building [10% plot ratio bonus]. • Provision of lattices, battens or privacy screens [5% of plot ratio bonus]. <p>The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% plot ratio bonus].</p>	<p>N/A</p>	<p>Not applicable.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P9 Car parking generated by:</p> <p>(a) The commercial component of development is fully or partly accommodated on the site of the development, depending on the availability of alternative public car parking nearby with any balance to be paid in lieu of providing on-site car parking for commercial development in accordance with Planning Scheme Policy No 3 – Car Parking Contributions.</p> <p>The residential component of any mixed use development is provided on the site for the full allocation for units and visitor parking and is held in a common pool for common use.</p>	<p>A9.1 In respect to P9, a minimum of 30% of the car parking requirements for the commercial component of development is provided on the site of a development fronting Grant, Macrossan, Owen or Wharf Street, with 100% on-site provision applying for a commercial component along other streets in the Tourist Centre.</p> <p>AND</p> <p>Any balance is paid in lieu of providing on-site car parking for commercial development in accordance with Planning Scheme Policy No 3 – Car Parking Contributions.</p>	N/A	Not applicable.	
<p>P10 The use of on-site public car parking in the Tourist Centre is maximised.</p>	<p>A10.1 On site car parking available for public use in the Tourist Centre is clearly sign-posted at the site frontage.</p> <p>A10.2 Signage for car parking for public use is to be a standard blue and white sign with a directional arrow unless otherwise specified.</p> <p>A10.3 Boom gates, pay machines or other regulatory devices to control access to public car parking areas are not constructed/erected.</p>	N/A N/A N/A	Not applicable. Not applicable. Not applicable.	
<p>P11 Car parking and access in the Tourist Centre:</p> <p>(a) Does not dominate street frontages, especially along streets with high pedestrian traffic and pedestrian oriented development.</p> <p>(b) Facilitates pedestrian connectivity.</p> <p>Is safe and convenient.</p>	<p>A11.1 In respect of P11(a) along Grant, Macrossan, Owen and Wharf Streets, on-site car parking and access is minimised, and where possible, shared access driveways and access easements are to be provided to limit the number of vehicles crossing.</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P12 Residents in residential accommodation located within the Tourist Centre are protected from noise intrusion associated with night time activities, bars and nightclubs.	A12.1 No Acceptable Solution. (Information that Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information Council May Request, for code and impact assessable development).	N/A	Not applicable.	
P13 Safe and convenient pedestrian linkages are promoted in the Tourist Centre.	A13.1 One centrally located pedestrian access is provided via a sheltered walkway/arcade from Macrossan Street to Warner Street between Grant Street and Owen Street.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Local Centres				
P14 Local Centres outside the Tourist Centre service the surrounding residential area and do not adversely impact on the viability of the Tourist Centre.	A14.1 The Net Lettable Area of each of the existing Local Centres does not exceed 300m ² and is apportioned equally between the total number of lots which comprise the Local Centre.	N/A	Not applicable.	
	A14.2 Any proposed new Local Centre with a maximum Net Lettable Area of 500m ² , only establishes when an identifiable population of 1000 persons is located more than 2km from any existing Local Centre or the Tourist Centre.	N/A	Not applicable.	
	A14.3 Any new Local Centre is located at a "gateway" location to a residential area, which best serves the surrounding residential area.	N/A	Not applicable.	
Residential Development Outside Tourist Area				
P15 Existing residential housing estates are protected from incursion by higher density residential uses.	A15.1 Multi-unit housing does not establish in the residential estate of Solander and the areas in Reef Park estate included in Residential 1 Planning Area.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P16 Residential development, other than a house, is climate-responsive, contributes positively to the character of the Locality, is complementary in scale to surrounding development and does not exceed the identified plot ratio designated on the Locality Map/s (that is):</p> <ul style="list-style-type: none"> Land designated High Scale has a base plot ratio of 0.5:1 and a maximum plot ratio of 0.8:1. Land designated Medium Scale has a base plot ratio of 0.3:1 and a maximum plot ratio of 0.45:1. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> Land designated Low Scale has a base plot ratio of 0.25:1 and a maximum plot ratio of 0.35:1. <p style="text-align: center;">AND</p> <p>Will not achieve the maximum plot ratio specified above unless the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements (and referred to in the Acceptable Solutions).</p>	<p>A16.1 Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ul style="list-style-type: none"> Appropriate roof form and roofing material [1-% plot ratio bonus]. Appropriate fenestration in combination with roof form [5% plot ratio bonus]. Appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer Planning Scheme Policy No 2 – Building Design and Architecture Elements [15% plot ratio bonus]. Minimum of 700mm eaves [15% plot ratio bonus]. Orientation of the building to address the street/s [5% plot ratio bonus]. Sheltered pedestrian access by enclosed covered common area walkway of 1.2 metres in width from the car parking area/s to the development [5% plot ratio bonus]. Inclusion of windows and balconies to the street façade of the building [10% plot ratio bonus]. Provision of lattice, battens or privacy screens [5% of plot ratio bonus]. <p>The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% plot ratio bonus].</p>	N/A	Not applicable.	
<p>P17 The site coverage of any residential or tourist development does not result in a built form that is bulky or visually obtrusive.</p>	<p>A17.1 The site coverage of any residential or tourist development, other than a house, is limited to:</p> <ul style="list-style-type: none"> 45% at ground level. 40% at first floor level. 35% at second floor level, if applicable. 	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P18 Tourist development provides a range of services and facilities for the recreational convenience of in-house guests	A18.1 Tourist development provides a range of recreational facilities and small scale commercial services such as restaurant/bars, shop/boutique, and tour booking office, for the enjoyment of in-house guests.	N/A	Not applicable.	
Other Development				
P19 Industrial development is limited to Service Industry and is located in existing or identified Industrial areas and is of a scale and intensity of development which is acceptable in the Locality.	A19.1 Service Industry development is located in the identified Industrial areas of: <ul style="list-style-type: none"> Special Management Area 3 – Service Industry Precincts (Craiglie). Special Management Area 4 – Service Industry Precincts (Mahogany Street).	N/A	Not applicable.	
Community Facilities				
P20 Community facilities are provided to service the local community and visitors in convenient and accessible locations.	A20.1 Community facilities are conveniently located within or near the Tourist Centre and in close proximity to existing community facilities to service the needs of local residents and visitors.	N/A	Not applicable.	
	A20.2 Public car parking areas are provided within or in close proximity to the Tourist Centre, existing community facilities, sporting/recreation grounds and Four Mile Beach.	N/A	Not applicable.	
Protection of Scenic Amenity				
P21 The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.	A21.1 Any development in Macrossan Street between Davidson Street and the beach front, outside the Tourist Centre, is designed with Macrossan Street as the main street frontage and the buildings are setback 6 metres from the main street frontage.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P22 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the Locality.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A	Not applicable.	
Special Management Areas – Special Management Area 1 – Flagstaff Hill				
P23 Flagstaff Hill is protected from inappropriate development to protect the Hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Tourist Centre.	A23.1 Only houses on large allotments are developed in Special Management Area 1 – Flagstaff Hill.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P24 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site including through:</p> <p>(a) Building design which minimises excavation and fillings.</p> <p>(b) Buildings being designed to step down the site and incorporate foundations and footings on piers or poles.</p> <p>(c) Buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non reflective and complement the colours of the surrounding vegetation and view shed.</p> <p>Protection of views from public viewing points.</p>	No Acceptable Solution.	N/A	Not applicable.	
Special Management Areas – Special Management Area 2 – Residential Growth Area				
<p>P25 The Residential Growth Area is development taking account of the opportunities and constraints and existing topographic and man made features of the whole of the site, and in particular, that part of the site identified as Investigation Zone (vegetation and flooding).</p>	<p>A25.1 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 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A	Not applicable.	
<p>P26 Any reconfiguration layout ensures that access to the State-Controlled Road is minimised.</p>	<p>A26.1 Vehicle access to the Captain Cook Highway is limited to one access point via Andreasson Road with internal vehicular connectivity provided throughout the Residential Growth Area, if development occurs in stages.</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P27 Residential development near Mowbray River does not detrimentally impact on the natural values of the river system, or of coastal waters.	A27.1 Any residential development on land adjacent to Mowbray River: <ul style="list-style-type: none"> Does not involve the construction of a canal estate or similar form of development. Is separated from the river by a road and substantial public open space.	N/A	Not applicable.	
Special Management Areas – Special Management Area 3 – Service Industry Precincts (Craiglie)				
P28 Development within the Craiglie Service Industry Precinct supports the tourism and marine industries within Port Douglas.	A28.1 Only Service Industry uses are located in the Service Industry Precincts (Craiglie). AND The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the tourism or marine industry in Port Douglas.	N/A	Not applicable.	
P29 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to screen or soften the appearance of the development.	A29.1 Buildings and structures are setback 9 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged) which ever is the greater.	N/A	Not applicable.	
	A29.2 The setback area to the Captain Cook Highway frontage is landscaped with advance dense planting including trees species (100 litre bag stock), which will, at maturity, exceed the height of the building on site.	N/A	Not applicable.	
	A29.3 Advertising signs are discreet in appearance with no large advertising signs including tenancy signs located on or near the Captain Cook Highway frontage, or within any landscaped setback area adjacent to the highway.	N/A	Not applicable.	
	A29.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as not to be visually prominent from the Captain Cook Highway.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P30 The reconfiguration of Lot 83 on SR 724 for Industrial development proceeds in line with a demonstrated demand for Industrial land at Craiglie.	A30.1 Council will only support the staged reconfiguration of that part of Lot 83 on SR 724 designated in the Industry Planning Area, in association with a Needs Analysis, prepared in accordance with Planning Scheme Policy No 10 – Reports and Information the Council May Request, which demonstrates a clear demand for additional industrial land at Craiglie.	N/A	Not applicable.	
	A30.2 The Needs Analysis incorporates a methodology to be approved by Council for the staged development of any reconfiguration of land for industrial purposes, in line with the specified future demand scenario.	N/A	Not applicable.	
	A30.3 The reconfiguration and/or redesignation for industrial development of that part of Lot 83 on SR 724 included in the Rural Planning Area does not occur in the life of this Planning Scheme, unless supported by another Needs Analysis prepared in accordance with A29.1 and A29.2.	N/A	Not applicable.	
P31 The parkland contribution associated with the reconfiguration of Lot 83 on SR 724 provides for the expansion of Teamster Park.	A31.1 Provision shall be made for a park contribution associated with the reconfiguration of Lot 83 on SR 724. Should the park contribution be provided in stages, the total contribution of land must be identified in one area in association with Stage 1 of any reconfiguration application.	N/A	Not applicable.	
P32 Development on the western side of Owen Street provides for a range of Service Industry uses, which may incorporate a minor, ancillary and necessarily associated retail component.	A32.1 Service Industry development on the western side of Owen Street can be designed to designate up to a maximum of 30% of the total gross floor area of any building/s on the site for a retail component to be located at the front of the development, provided the retail component is allied to the primary Service Industry activity carried out on the site.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P33 The potential for conflict between Industrial development and any residential development is minimised.	A33.1 Any residential development occurring immediately adjacent to Special Management Area 3 does not occur until road closures and road openings have been undertaken to provide physical separation between residential land and industrial land. AND New road alignments are generally sited in accordance with the access points identified on the relevant Locality Plan.	N/A	Not applicable.	
Special Management Areas – Special Management Area 4 – Service Industry Precincts (Mahogany Street)				
P33 Development on Lot 147 on SR 866 supports the marine industries within Port Douglas.	A33.1 Only Service Industry uses are located on that part of Lot 147 on SR 866 included in the Industry Planning Area. AND Only once lease arrangements on the land facilitate Service Industry uses. AND The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the marine industries in Port Douglas.	N/A	Not applicable.	
P34 Development on Lot 147 on SR 866 provides for the protection of vegetation on the site.	A34.1 Development is limited to that part of the site that is currently cleared in accordance with a vegetation assessment to determine the exact vegetation line along the boundaries of the Conservation and Industry Planning Areas.	N/A	Not applicable.	
	A34.2 Buildings and structures are setback 4 metres from the vegetation line and 6 metres from the front boundary of the site.	N/A	Not applicable.	
P35 Development of Lot 147 on SR 866 is provided with appropriate access.	A35.1 Access to the site will be limited to existing access points (maximum of 2) outside the Conservation Planning Area and constructed to a standard suitable for Service Industry uses.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Special Management Areas – Special Management Area 5 – Waterfront Investigation Area Precinct				
P36 The future Waterfront Precinct is protected from any new uses or intensification of existing uses, to allow for future waterfront industry, marine, maritime, port and community and recreation activities.	A36.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Consistent and Inconsistent Uses				
P1 The establishment of uses is consistent with the outcomes sought for the Tourist and Residential Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Tourist and Residential Planning Area.	✓	Proposal complies.	
Site Coverage – Other than a House				
P2 The Site Coverage of all Buildings, other than a House, does not result in a built form that is bulky or visually obtrusive.	A2.1 The Site Coverage of any Building, other than a House, is limited to: <ul style="list-style-type: none"> • 45% at Ground Level; • 40% at first floor level; and • 35% at second floor level, if applicable. 	N/A	Not applicable.	
Building Setback and Sitting – Other than a House				
P3 Buildings, other than a House, are Setback to: <ul style="list-style-type: none"> • maintain the character and amenity of the area; and • achieve separation from neighbouring Buildings and from Road Frontages. 	A3.1 Buildings, other than a House is Setback: <ul style="list-style-type: none"> • a minimum of 6 metres from the Main Street Frontage • a minimum of 4 metres from any secondary street Frontage; and • for side and rear boundary Setbacks: <p>P1 1.5 metres; or</p> <p>P2 an average of half of the Height of the wall of the Building, whichever is the greater.</p> 	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Building Proportions and Scale – Other than a House				
P5 The proportions and scale of any development, other than a House, are in character with the area and local streetscape.	A5.1 The overall length of a Building, other than a House, does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.	N/A	Not applicable.	
	A5.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a Habitable Room. AND Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the façade being fully enclosed.	N/A	Not applicable.	
	A5.3 Roof forms, materials and colours of the Building enhance the amenity of the street and locality including: <ul style="list-style-type: none"> • the roof of Buildings are light coloured and non-reflective; and • white and shining metallic finishes Are avoided on external surfaces in prominent view. The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Landscaping – Other than a House				
P6 A Site in the Tourist and Residential Planning Area which is developed for any residential purpose, other than a House, is landscaped to provide for the recreational amenity of residents/guests and also incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.	A6.1 A minimum of 35% of the Site is provided as Landscaping and Recreation Area. 30% of this total area is provided as Landscaping.	N/A	Not applicable.	
	UNLESS A greater percentage is specified in a Land Use Code.			
	AND			
	P1 within the Site Frontage Setback area a minimum width of 2 metres of Landscaping, including 75% Dense Planting; and	N/A	Not applicable.	
	P2 within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping, including 75% Dense Planting is provided in accordance with the Landscaping Code.	N/A	Not applicable.	
	UNLESS A greater distance is specified in a Land Use Code			

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Recreation and Ancillary Facilities				
P7 Tourist developments include recreational and ancillary services and facilities for the enjoyment and convenience of guests.	A7.1 Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities: <ul style="list-style-type: none"> • swimming pool/s • tennis courts • BBQ areas • volleyball courts • outdoor lounging/Recreation Areas • Restaurants/bars • shops/boutique • tour booking office • spas/health clubs. 	N/A	Not applicable.	
	A7.2 Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.	N/A	Not applicable.	
	A7.3 Where a commercial service or facility offers services to persons over and above in-house guests the commercial component provides on Site car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Vehicle Parking and Access Code.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	A1.1 The lot contains no more than one House.	✓	Proposal complies.	
	A2.1 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	✓	Proposal complies.	
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	✓	Proposal is capable of complying.	
P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem.	✓	Proposal complies.	
	A3.2 A least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	A/S	Proposal generally complies. Garages/carports are located 5.5m from the main street frontage being Beryl Street.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Elements of the Code				
Area and Dimensions of Lots				
P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 Lots comply with the area and dimension identified for lots in the respective Planning Areas in Table 1.	A/S	The proposal does not comply with the minimum lot size prescriptions under the Reconfiguring a Lot Code of 1,000m ² , however the establishment of three (3) dwellings in an integrated arrangement as proposed is consistent with the existing surrounding land use arrangements, planning scheme intentions and the design and siting requirements under the Queensland Development Code.	
Rural Planning Area				
P2 Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewage disposal.	A2.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation.	N/A	Not applicable.	
	A2.2 Lots comply with the area and dimensions identified for Lots in the Rural Planning Area in Table 1, above.	N/A	Not applicable.	
	A2.3 Designated Development Areas are identified on any lots exceeding a maximum slope of 15% and are registered on title.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Rural Settlement Planning Area				
<p>P3 Rural Settlement lots are located and designed such that they:</p> <ul style="list-style-type: none"> have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat; retain significant landscape features, views and vegetation cover; provide for a high level of residential and scenic amenity, Access to services and facilities, and safety from risk of natural hazards such as bushfire; and do not impact on the safety and efficiency of the Shire's Road network. 	<p>P3 Rural Settlement lots are located and designed such that they:</p> <ul style="list-style-type: none"> have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat; retain significant landscape features, views and vegetation cover; provide for a high level of residential and scenic amenity, Access to services and facilities, and safety from risk of natural hazards such as bushfire; and do not impact on the safety and efficiency of the Shire's Road network. 	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P4 The layout for a residential reconfiguration greater than 10 lots, gives the neighbourhood a positive identity by:</p> <ul style="list-style-type: none"> protecting natural features, areas of environmental value and Watercourses; incorporating Site characteristics, views and landmarks; providing a legible, connected and safe street, bicycle and pedestrian network that links to existing external networks; providing community or necessary facilities at convenient focal points; orientating the street and lots to ensure the siting and design of residential development maximises energy efficiency; 	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A	Not applicable.	
<p>P5 Multi-Unit Housing is limited to a small proportion of the total number of lots in a new residential area and is dispersed to ensure conventional residential detached Houses dominate the streetscape.</p>	<p>A5.1 In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.</p>	N/A	Not applicable.	
Commercial/Industrial Planning Areas				
<p>P6 The reconfiguration layout of an industrial/commercial area:</p>	<p>P6.1 A Concept Plan for the proposed reconfiguration is prepared by a suitably qualified professional and identifies the location of:</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<ul style="list-style-type: none"> facilitates the efficient use of industrial or commercial land; ensures minimum impact on the natural environment and on the amenity of adjacent uses; provides for a variety of lot sizes and complementary uses. 	<ul style="list-style-type: none"> natural features, areas of environmental value and Watercourses; street, bicycle and pedestrian networks and linkages to adjoining areas; a variety of lot sizes and dimensions, with the minimum areas of dimensions satisfying the requirements of Table 1, above. 			
Infrastructure for Local Communities				
<p>P7 Provision is made for open space that:</p> <ul style="list-style-type: none"> meets the recreational needs of residents and visitors to the Shire; provides a diverse range of settings; creates effective linkages with other areas of open space and natural areas; and contributes to the visual and Scenic Amenity of the Shire. 	<p>A7.1 An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions.</p> <p>OR</p> <p>A contribution is paid in lieu of an area being designated for open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions</p> <p>OR</p> <p>A combination of the above, as agreed to by Council.</p>	<p>N/A</p> <p>✓</p>	<p>Not applicable.</p> <p>Proposal is capable of complying.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P8 Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the Shire.	<p>A8.1 Informal Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Informal Parks being 0.5 – 1 hectare (Local Parks) and 3 – 5 hectares (District Parks).</p> <p>AND</p> <p>Sporting Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Sporting Parks being 1.2 – 2 hectares (Local Parks) and 5 hectares (District Parks).</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Road Network				
<p>P9 The Road network:</p> <ul style="list-style-type: none"> is integrated and consistent with the existing and proposed local Road network; is legible and retains existing features, views, topography and vegetation; is convenient and safe for local residents; facilitates walking and cycling within the neighbourhood; and is compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency. 	<p>A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	N/A	Not applicable.	
	<p>A9.2 The Road network takes into consideration the natural and cultural features of the Site, existing vegetation, Watercourses and contours.</p>	N/A	Not applicable.	
	<p>A9.3 The Road network is designed to reduce traffic speeds and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle paths network.</p>	N/A	Not applicable.	
	<p>A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is possible.</p>	✓	Proposal complies.	
	<p>A9.5 Where the created allotments have Frontage to more than one Road, Access to the individual allotments is from the lower order Road.</p>	✓	Proposal complies. The proposed development provides access to the lower order road being Beryl Street.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P10 The Road network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.	A10.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	N/A	Not applicable.	
	A10.2 Industrial/commercial traffic is able to Access a major Road without intruding into a residential neighbourhood.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Pedestrian and Bicycle Network				
P11 Networks of pedestrian and bicycle paths are provided in safe and convenient locations.	A11.1 Safe and convenient walking and cycling networks are provided to link residential areas to schools, community facilities, parks and public transport, Tourist Attractions, commercial and industrial areas.	N/A	Not applicable. The proposed development does not impact on the networks of pedestrian and bicycle paths.	
	A11.2 The pedestrian and bicycle path network is constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	N/A	Not applicable.	
	A11.3 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Stormwater Drainage				
<p>P12 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> natural Watercourses; surface or underground water quality; or the built environment either upstream or downstream of the Site. 	<p>A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	✓	Proposal is capable of complying.	
Water Supply				
<p>P13 An adequate, safe and reliable supply of potable water is provided.</p>	<p>A13.1 Where in a water supply area, each new lot is connected to Council’s reticulated water supply system.</p>	✓	Proposal is capable of complying.	
	<p>AND</p> <p>The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	✓	Proposal is capable of complying.	
	<p>A13.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Treatment and Supply of Effluent				
<p>P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>A14.1 Each new lot is connected to Council's sewerage system.</p>	✓	Proposal is capable of complying.	
	<p>AND</p> <p>The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	✓	Proposal is capable of complying.	
	<p>OR</p> <p>Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997.</p>			
	<p>AND</p> <p>The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law.</p>			
	<p>A14.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions</p>	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Residential Development – Standard Format Plan with Common Property				
P15 Lots have an appropriate area and dimension to protect residential amenity.	A15.1 The lot configuration under a Standard Format Plan with Common Property satisfies the minimum area and Frontage provisions of the Residential 1 Planning Area Code, as set out in Table 1, below.	N/A	Not applicable.	
P16 The Setback of Residential Use from the Access driveways makes efficient use of the Site and provides for the amenity and privacy of residents.	A16.1 A minimum separation distance of 15 metres is provided between Residential Uses with Frontage to the Access driveway.	N/A	Not applicable.	
P17 Internal Access driveways are designed to provide acceptable levels of safety, amenity and convenience for users, in addition to providing for visitor car parking.	A17.1 Access driveways serving more than 3 lots and a maximum of 20 lots are a minimum of 4 metres in width and provide designated areas for visitor parking at the rate of 1 car space for every 3 Houses/or other Residential Uses.	N/A	Not applicable.	
P18 Communal/public open space is provided to service the residents of the development and to contribute to the available public open space in the local community.	A18.1 The proportion of public open space and communal open space provided by the development is dependant upon the characteristics of the individual development and its proximity to nearby public open space, existing or planned. A split of 6% public open space and 4% communal open space is preferred, but will be determined on a Site/development specific basis.	N/A	Not applicable.	
P19 Boundary fencing does not have a significant impact on the visual amenity of the local area.	A19.1 The side and rear boundary fence is a maximum of 1.8 metres in Height and incorporates decorative panels which incorporate railings, pickets and/or vegetation screening to reduce the bulk and scale of the fence or wall.	N/A	Not applicable.	
P20 The installation of Fire Hydrants ensures that they are easy to locate and use in times of emergency and are of a standard consistent with service needs.	A20.1 Fire Hydrant installation for the development is provided in accordance with the requirements of the relevant Australian Standard.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Boundary Realignment				
P21 The realignment of a boundary or boundaries does not create additional allotments and achieves an improvement on the existing situation.	<p>A21.1 No additional lots are created.</p> <p>AND</p> <p>The area and configuration of the proposed lots are consistent with the historical pattern of reconfiguration in the local area.</p> <p>AND</p> <p>An improvement on the existing situation is achieved by:</p> <ul style="list-style-type: none"> the provision of Access to a lot which previously had no Access; <p>OR</p> <ul style="list-style-type: none"> the proposed lots being better suited to the existing or proposed use of the lots, whether or not the provisions relating to minimum area and dimensions are met; <p>OR</p> <ul style="list-style-type: none"> the Frontage to depth ratio of the proposed lots being greater than the Frontage to depth ratio of the existing lots. 	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Energy Efficiency				
P22 The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.	No Acceptable Solution	✓	The proposal complies.	
P23 The road and lot layout minimises fossil fuel use by: reducing the need for and length of local vehicle trips, maximising public transport effectiveness, encouraging walking and cycling, and provision of appropriate street landscaping	No Acceptable Solution	✓	The proposal complies.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

TABLE 1

PLANNING AREA	MINIMUM AREA	MINIMUM DIMENSIONS
Rural EXCEPT FOR <ul style="list-style-type: none"> • World Heritage Areas and Environs Locality; and • Settlement Areas North of the Daintree River Locality. 	40 hectares <ul style="list-style-type: none"> • As existing with no further reconfiguration 	To accommodate square with minimum side of 500 metres
Rural Settlement Within Settlement Areas North of the Daintree River Locality and at Rocky Point. <ul style="list-style-type: none"> • In other Localities and areas 	As existing with no further reconfiguration <ul style="list-style-type: none"> • 0.4 hectares 	To accommodate square with minimum side of 50 metres
Residential 1 <ul style="list-style-type: none"> • Within sewerred areas • Within unsewerred areas • Within Special Management Area 1 – Flagstaff Hill • Located at Rocky Point 	<ul style="list-style-type: none"> • 800 m² • 1000 m² • 1500 m² • 3500 m² 	<ul style="list-style-type: none"> • To accommodate square with minimum side of 20 metres • To accommodate square with minimum side of 25 metres • To accommodate square with minimum side of 30 metres • To accommodate square with a minimum side of 50 metres
Residential 2	1000m ²	To accommodate square with minimum side of 25 meters
Tourist and Residential	1000m ²	To accommodate square with minimum side of 25 meters
Commercial	800m ²	To accommodate square with minimum side of 25 meters
Industrial	1000m ²	To accommodate square with minimum side of 25 meters

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

Community & Recreational Facilities	Not specified	Not specified
Conservation EXCEPT FOR <ul style="list-style-type: none"> • Settlement Areas North of the Daintree River Locality; and • World Heritage Areas and Environs Locality 	Not specified <ul style="list-style-type: none"> • As existing with no further reconfiguration 	Not specified

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Elements of the Code				
General Requirements				
P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. AND Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	✓	Proposal is capable of complying.	
	A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	✓	Proposal is capable of complying.	
	A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.	✓	Proposal is capable of complying.	
	A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.	✓	Proposal is capable of complying.	
	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.	✓	Proposal is capable of complying.	
	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.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Visual Impact and Site Stability				
P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500 m ² whichever is the lesser. EXCEPT THAT	✓	Proposal is capable of complying.	
	A2.1 does not apply to reconfiguration of 5 lots or more.	N/A	Not applicable.	
	A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.	N/A	Not applicable.	
Flooding and Drainage				
P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.	✓	Proposal is capable of complying.	
	A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.	✓	Proposal is capable of complying.	
	A3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.	✓	Proposal is capable of complying.	
	A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal is capable of complying.	
Water Quality				
P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

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

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Landscape-Character and Planting				
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	✓	Proposal is capable of complying.	
	A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	✓	Proposal is capable of complying.	
	A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	✓	Proposal is capable of complying.	
	A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	✓	Proposal is capable of complying.	
	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.	✓	Proposal is capable of complying.	
	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.	✓	Proposal is capable of complying.	
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	N/A	Not applicable.	
	A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	N/A	Not applicable.	
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	✓	Proposal is capable of complying.	
	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.	N/A	Not applicable.	
Screening				
P6 Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	A/S	The proposal seeks to provide a 2m perimeter fence which is .2m more than specified in the Tourist and Residential Planning Area Code. The proposed fencing is not visually obtrusive, does not detract from the character of the area, and does not present a blank façade to the street.	
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.	✓	Proposal is capable of complying.	
	A7.2 Tree species provide 30% shade over the area within 5 years.	✓	Proposal is capable of complying.	
	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.	✓	Proposal is capable of complying.	
	A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	✓	Proposal is capable of complying.	
P8 Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	✓	Proposal is capable of complying.	
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.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Streetscape and Site Amenity				
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1 Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	✓	Proposal is capable of complying.	
	A10.2 Dense Planting to the rear of the Site incorporates: <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	✓	Proposal is capable of complying.	
	A10.3 Dense Planting to the side boundaries incorporates: <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates: <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	N/A	Not applicable.	
	A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates: <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	N/A	Not applicable.	
	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: <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; 	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	<ul style="list-style-type: none"> low shrubs, groundcovers and mulch to completely cover unsealed ground <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	N/A	Not applicable.	
Maintenance and Drainage				
P12 Landscaped areas are designed in order to be maintained in an efficient manner.	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirement where on-site management will be limited.</p> <p>A12.5 Mulching is provide to all garden beds to reduce weed growth and to retain water, as is to be replenished every year in the ongoing maintenance program</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Proposal is capable of complying.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P13 Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.	A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	✓	Proposal is capable of complying.	
	A13.2 Overland flow paths are not to be restricted by Landscaping works.	✓	Proposal is capable of complying.	
	A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	✓	Proposal is capable of complying.	
Safety				
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.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
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.	N/A	Not applicable.	
	A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.	✓	Proposal is capable of complying.	
	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).	✓	Proposal is capable of complying.	
	A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Utilities and Services				
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.	✓	Proposal is capable of complying.	
	A16.2 All underground services are to be located under pathways and below the eaves of the Building.	✓	Proposal is capable of complying.	
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	✓	Proposal is capable of complying.	
	A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	✓	Proposal is capable of complying.	
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	✓	Proposal is capable of complying.	
	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 5.0metres of a substation boundary.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	<p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p>	N/A	Not applicable.	
	<p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure 3

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

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Parking for People with Disabilities				
P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows: <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. 	✓	Proposal complies. The car parking spaces provided as part of the development are able to meet the needs of vehicle occupants with disabilities.	
	A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows: <ul style="list-style-type: none"> • 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. 	✓	Proposal complies. The car parking spaces provided as part of the development are able to meet the needs of vehicle occupants with disabilities.	
Motor Cycles				
P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that: <ul style="list-style-type: none"> • ordinary vehicles do not demand 	A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies with other elements of this Code.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>parking in the spaces reserved for motor cycles due to capacity constraints; and,</p> <ul style="list-style-type: none"> • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking. 				

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

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

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Bicycles Parking				
P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

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

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Accessibility and Amenity for Users				
P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located	N/A	Not applicable.	
	AND In mixed use premises that include residential or accommodation uses (excluding Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the non-residential 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	N/A	Not applicable.	
P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	A8.1 The layout of the parking area provides for the accessibility and amenity of the following: <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. 	✓	Proposal complies.	
	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.	✓	All spaces are covered.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Access Driveways				
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	✓	Proposal complies.	
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	✓	Proposal complies.	
Access for People with Disabilities				
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A	Not applicable.	
Access for Pedestrians				
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Access for Cyclists				
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Dimensions of Parking Spaces				
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.	✓	Proposal complies.	
	AND Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.	✓	Proposal complies.	
	AND Parking spaces for standard sized buses have the following minimum dimensions: • width: 4 metres • length: 20 metres • clear Height: 4 metres.	N/A	Not applicable.	
	AND Parking spaces for compact vehicles have the following minimum dimensions: • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>Solution: ✓ = Acceptable Solution A/S = Alternative Solution N/A = Not applicable to this proposal</p>	<p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p>	<p>N/A</p>	<p>Not applicable.</p>	
	<p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	<p>N/A</p>	<p>Not applicable.</p>	<p>Annexure C</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas				
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas: <ul style="list-style-type: none"> • are sealed in urban areas: 	✓	Proposal complies.	
	AND upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; <ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. 	N/A	Not applicable.	
	A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	✓	Proposal is capable of complying.	
Vehicle Circulation, Queuing and Set Down Areas				
P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	N/A	Not applicable.	
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.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

Annexure C

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
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.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Residential Uses	
Caretaker's Residence	1 car space.
Home Activity	The parking required for a House plus 1 car space.
Home Based Business	<p>The parking required for a House plus 1 car space per 25 m² of Net Lettable Area used for the Home Based Business.</p> <p><u>Bed & Breakfast Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces.</p> <p><u>Forest Stay Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces and/or 1 car space per 2 Bed Spaces in a communal bunkhouse and 2 car spaces for 6 staff or 1 car space for 4 staff.</p> <p><u>Host Farm Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces and/or 1 car space per 2 Bed Spaces in a communal bunkhouse.</p>
House	2 spaces which may be in tandem.
Multi-Unit Housing	<p>Within the Port Douglas Tourist Centre – 1 car space per Dwelling Unit</p> <p>Outside the Port Douglas Tourist Centre and elsewhere in the Shire – 1.5 car spaces per Dwelling Unit</p> <p>In all cases, 60% of the car parking area is to be covered.</p> <p>Plus 1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.</p>
Outstation/Seasonal Camp	1 car space per 2 bedrooms.
Retirement Facility	<p>1 car space per Dwelling Unit;</p> <p>plus 1 visitor car space per 5 Dwelling Units;</p> <p>plus 1 visitor car space per 10 hostel, nursing home or similar beds;</p> <p>plus 1 car space per 2 staff members;</p> <p>plus 1 car space for ambulance parking, designated accordingly.</p>

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Special Residential Use	1 visitor car space per 5 bedrooms plus 1 car space per 2 staff members.
Tourist and Short Term Accommodation Uses	
Caravan Park/Camping Ground	1 car space per caravan Site, tent Site or cabin plus- 1 visitor car space per 10 caravan Sites, tent Sites or cabins; plus- 1 vehicle washing space per 20 caravan Sites, tent Sites or cabins; plus- 1 car space for an on-Site manager.
Holiday Accommodation	<p><u>Non-Self Contained Rooms (motel or hotel):</u></p> <p>1 car space per room for the first ten rooms plus 1 car space for every 3 rooms for the remainder of rooms.</p> <p><u>Self Contained:</u></p> <p>Within the Port Douglas Tourist Centre – 1 car space per Dwelling Unit</p> <p>Outside the Port Douglas Tourist Centre and elsewhere in the Shire – 1.5 car spaces per Dwelling Unit</p> <p><u>Dual Key:</u></p> <p>1 car space for the self-contained element of the Dual Key Units; and</p> <p>30% of a car space for the non-Self Contained element of the Dual Key apartment.</p> <p>A parking bay for the loading and unloading of buses where thirty rooms/Dwelling Units or more.</p> <p>In all cases, 60% of car spaces are to be covered</p> <p>Plus 1 bicycle space per 10 rooms.</p>

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Short Term Accommodation	<p>1 car space per Private Room for the first ten rooms, plus 1 car space for every 3 rooms for the remainder of rooms.</p> <p>1 car space per 10 beds where dormitory accommodation.</p> <p>A parking bay for the loading and unloading of buses where thirty rooms or more, or where 30 beds in the dormitory accommodation.</p> <p>In all cases, 60% of car parking spaces are to be covered.</p> <p>Plus 1 bicycle space per 4 rooms/4 beds and 1 visitor bicycle space per 16 rooms/16 beds.</p>
Staff Quarters	1 car space per 2 Bed Spaces
Retail Uses	
Shopping Facility	<p>1 car space per 25 m² of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m² of Net Lettable Area and 1 visitor bicycle space per 500 m² over 1000 m²</p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m² of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m² of Net Lettable Area.</p>
Business and Commercial Uses	
Aircraft Landing Facility – Commercial	1 car space per 20 m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus setdown area adjacent to the entry to the reception area and 2 bus parking spaces.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Business Facilities	<p>1 car space per 25 m² of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m² Net Lettable Area and 1 visitor bicycle space per 750 m² over 1000 m²</p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m² of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m² of Net Lettable Area.</p>
Child Care Centre	<p>1 car space per full time staff member, plus 1 car space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down/collection. Any drive-through facility can provide tandem short term parking for 3 car spaces for the setting down and picking up of children, on the basis that a passing lane is provided and linemarked to be kept clear of standing vehicles at all times.</p>
Display Facilities	<p>For garden supplies, hardware & the like: 1 car space per 50 m² Net Lettable Area.</p> <p>For boats, caravans, machinery, motor vehicles and the like: 1 car space per 100 m² Net Lettable Area.</p> <p>EXCEPT THAT</p> <p><u>When located in the Town Centre and in the Mossman and Environs Locality</u></p> <p>All Display Facilities provide 1 car space per 25 m² of Net Lettable Area.</p>

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Restaurant	<p>1 car space per 25 m² of Net Lettable Area.</p> <p>Plus 1 bicycle space per 100 m² Net Lettable Area.</p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m² of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m² of Net Lettable Area.</p>
Service Station	1 car space per 15 m ² of the floor area of any Shopping Facility, Restaurant or take-away food facilities. Staff parking at the rate of 1 car space per full time or part time staff member.
Tavern	<p>Licensed Facilities</p> <p>1 space per 10 m² of bar, lounge, beer garden, and other public area; plus 1 space per 50 m² of floor area of liquor barn or bulk liquor sales area; plus if drive in bottle shop is provided queuing lane/s on site for 12 vehicles; plus parking for other uses incorporated in the Tavern, as listed in this Table.</p>
Tourist Attraction	<p>Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.</p> <p>Plus 1 bicycle space per 200 m² Net Lettable Area.</p>
Veterinary Facilities	1 car space per 50 m ² of Net Lettable Area.
Industry and Associated Uses	
Aquaculture	1 car space per 2 staff members
Extractive Industry	1 car space per 2 staff members.
Industry Class A and Class B	1 car space per 90 m ² of Net Lettable Area.
Intensive Animal Husbandry	1 car space per 2 staff members.
Primary Industry	1 car space per 2 staff members.
Private Forestry	1 car space per 2 staff members.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Service Industry	1 car space per 90 m2 of Net Lettable Area
Community Facilities	
Cemetery and Crematorium	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Educational Establishment	<ul style="list-style-type: none"> • primary and secondary school: 1 car space per 2 staff members 4 tertiary and further education: 1 car space per 2 staff members plus 1 car space per 10 students • for all other establishments : • Designated area on Site for the short term setdown of students, in addition to the requirements above. <p>School – 1 bicycle space per 5 pupils over year 4</p> <p>University/TAFE – 2 bicycle spaces per 10 full time students</p>
Health Facility	1 car space per 4 beds, plus 1 car space per 2 staff members, plus 1 car space for ambulance parking, designated accordingly, 1 bicycle space per 200 m2 Net Lettable Area.
Interpretive Facility	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Park and Open Space	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Place of Assembly	1 car space per 15 m2 of Net Lettable Area. Plus 1 bicycle space per 200 m2 Net Lettable Area
Public Utilities and Facilities	1 car space per 2 staff members.
Telecommunication Facilities	1 car space per 2 staff members.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

LAND USE	MINIMUM NUMBER OF SPACES
Recreation Uses	
Indoor Sports and Entertainment	Squash Court or another court game: 4 car spaces per court. Indoor Cricket: 25 car spaces per cricket pitch. Ten Pin bowling: 3 car spaces per bowling lane. Gymnasium: 1 car space per 15 m2 of Net Lettable Area. Places where people congregate including Cinemas, Theatres, Convention Centre or Function Centre or the like: 1 car space per 15 m2 of Net Lettable Area. Unlicensed Clubrooms: 1 car space per 45 m2 of Net Lettable Area. Licensed Clubrooms: 1 car space per 15 m2 of Net Lettable Area. Plus 1 bicycle space per 4 employees
Outdoor Sport and Recreation	Coursing, horse racing, pacing or trotting: 1 car space per 5 seated spectators plus, 1 car space per 5m2 of other spectator areas. Football: 50 car spaces per field. Lawn Bowls: 30 car spaces per green. Swimming Pool: 15 car spaces plus 1 car space per 100 m2 of useable Site area. Tennis or other Court game: 4 car spaces per court. Golf Course: 4 car spaces per tee on the course, plus parking for club as per Indoor Entertainment. Outdoor Cinema: 1 car space per 5 m2 of designated viewing area, plus 1 car space per 2 staff members. Plus 1 bicycle space per 20 spectator places

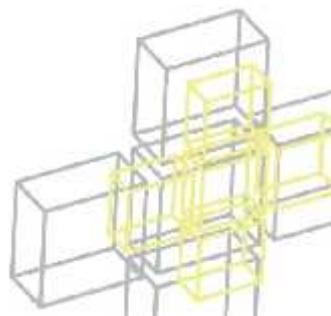
Note: A contribution may be required by Council if the car parking rate is different, where a new use is proposed in an existing Building.

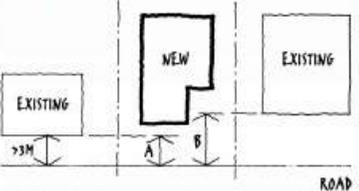
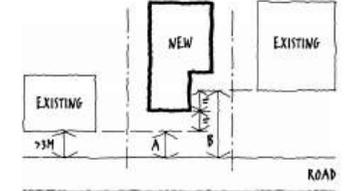
Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure C

Annexure D

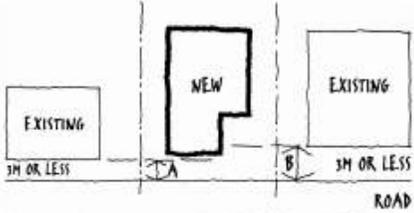
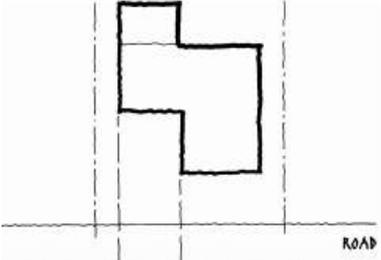
Code Assessment – Queensland Development Code



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY									
Element 1 – Design and Siting of Buildings and Structures													
<p>P1 The location of a building or structure facilitates an acceptable streetscape, appropriate for –</p> <ul style="list-style-type: none"> (a) The bulk of the building or structure; and (b) The road boundary setbacks of neighbouring buildings or structures; and (c) The outlook and views of neighbouring residents; and (d) Nuisance and safety to the public. <p>Figure 1</p>  <p>Figure 2</p> 	<p>A1</p> <ul style="list-style-type: none"> (a) For a detached dwelling, garage or a carport the minimum road setback is: <ul style="list-style-type: none"> (i) As in Table A1; or <table border="1" data-bbox="817 478 1153 702"> <caption>TABLE A1</caption> <thead> <tr> <th>Street Type</th> <th>Minimum Frontage setback (m)¹</th> <th>Minimum side to corner street (m)</th> </tr> </thead> <tbody> <tr> <td>Access place and Access street</td> <td>3.0</td> <td>1.0</td> </tr> <tr> <td>Collector street</td> <td>4.0</td> <td>2.0</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (ii) where there are existing detached dwellings on both adjoining lots and at least one of the detached dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is- <ul style="list-style-type: none"> a. not more than 2m – a distance between the two buildings (Figure 1); or b. more than 2m- the average of the road setbacks of the adjacent buildings (Figure 2); and 	Street Type	Minimum Frontage setback (m) ¹	Minimum side to corner street (m)	Access place and Access street	3.0	1.0	Collector street	4.0	2.0	<p>✓</p>	<p>Proposal complies. The proposed dwellings are setback 5.5m from Beryl Street, being the primary street frontage, and 3.7m from Mudlo Street.</p>	
Street Type	Minimum Frontage setback (m) ¹	Minimum side to corner street (m)											
Access place and Access street	3.0	1.0											
Collector street	4.0	2.0											

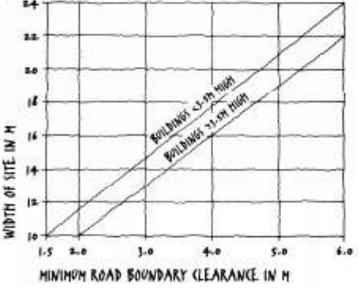
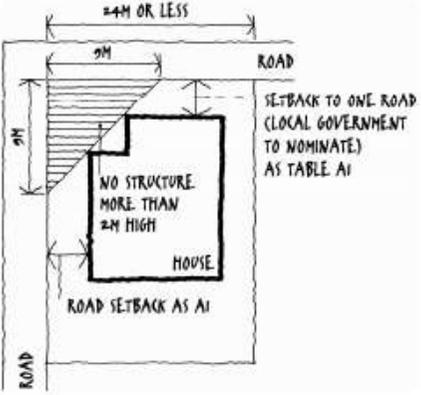
Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>Figure 3</p>  <p>Figure 4</p> 	<p>(iii) where adjacent buildings have road setbacks of 3m or less – any distance between the setbacks (Figure 3).</p> <p>(b) For a garage/carport the minimum road setback is -</p> <p>(i) As for A1(a); and</p> <p>(ii) For a rectangular or near rectangular lot, the elevational dimension of openings facing the street is the lesser of 6m and 50% of the street frontage (Figure 4).</p>	<p>✓</p>	<p>Proposal complies. The garage is setback 5.5m from Beryl Street.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>Table A1</p>  <p>Figure 5</p> 	<p>(c) For a corner lot, the minimum road setback is-</p> <ul style="list-style-type: none"> (i) as for A1(a); and (b) (i) and (ii); except (ii) where the average depth of the lot is 24m or less: <ul style="list-style-type: none"> a. for the nominated road frontage – as Table A1 (Figure 5); and will allow vehicular access having a minimum width of 2.5m; and b. for the other road frontage – as for A1; provided c. no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages. <p>(d) For structures minimum road setbacks are as for A1(a), (b), and (c) except for –</p> <ul style="list-style-type: none"> (i) swimming pools where the minimum distance from the water to the road frontage is – <ul style="list-style-type: none"> a. where the vertical distance to the coping above the finished ground level is not more than 1.2 – 1.5m; or 	<p>✓</p> <p>✓</p>	<p>Proposal complies. The nominated road frontage is Beryl Street which has a setback of 5.5m, while Mudlo Street (other street) has a setback of 3.7m.</p> <p>No building or structure over 2m high is proposed within the 9m by 9m truncation at the corner of Beryl and Mudlo Street.</p> <p>Proposal complies. A solid wall fence of 2m is proposed between the swimming pool and the road frontage.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P2 Buildings and Structures –</p> <p>a) provide adequate daylight and ventilation to habitable rooms; and</p> <p>b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and</p> <p>c) do not adversely impact on the amenity and privacy of residents on adjoining lots.</p> <p>Solution: ✓ = Acceptable Solution A/S = Alternative Solution N/A = Not applicable to this proposal</p> <p>24 Mudlo Street, Port Douglas</p> <p>Q:\Docs\16-05 24 Mudlo\QDC Code Assessment.docx</p>	<p>b. where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool, – no requirement; and</p> <p>(ii) screens, fences, retaining walls or a combination of screens fences or retaining walls not more than 2m in height; and</p> <p>(iii) roofed gatehouses and arches having a –</p> <p>a. maximum area of 4m² ; and</p> <p>b. not more than 2m wide elevation to street; and</p> <p>c. not more than 3m in height.</p> <p>A2</p> <p>(a) The side and rear boundary clearance for a part of the building or structure is –</p> <p>(i) where the height of that part is 4.5m or less – 1.5m; and</p> <p>(ii) where the height of that part is greater than 4.5m but not more than 7.5m – 2m; and</p> <p>(iii) where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.</p>	<p>A/S</p>	<p>The proposal provides the following side and rear boundary setbacks:</p> <p>Eastern boundary – 0m for parts of ground level and 0.5m – 1.3m on first floor. Western boundary – 3.7m + Rear boundary – 0m for parts of ground level and 1.29 – 2.09m on first floor.</p> <p>Although the proposed development does not comply with A2, the development complies with</p>	<p>Annexure D</p> <p>Page 4</p>
<p><i>Current as at: July 2016</i></p>				

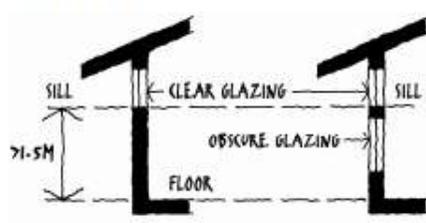
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>Solution: ✓ = Acceptable Solution A/S = Alternative Solution N/A = Not applicable to this proposal</p>	<p>(b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are –</p> <p>(i) where the height is not more than 7.5m – in accordance with Table A2; and</p> <p>(ii) Where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.</p>	<p>N/A</p>	<p>P2 in providing adequate daylight and ventilation to habitable rooms on the subject site and adjoining properties and is not considered to adversely impact on the amenity and privacy of residents on adjoining lots.</p> <p>The above statement is made on the basis that the existing buildings on the adjoining lots to the east and south are well setback from the boundaries (approx. 5 – 7m generally) and predominately include driveways and carparks adjacent to the subject site.</p> <p>It is further noted that the built form of the subject proposal is such that it minimises potential impacts on adjoining properties due to it being limited to 2 storeys (Planning Scheme allows 3 storeys) and including limited windows facing adjoining properties, along with landscaping on a first floor terrace which runs along the subject boundaries. All in all, the proposal is considered to result in less visual and privacy impacts on adjoining properties than would be the case for a standard 3-storey structure with compliant setbacks.</p> <p>Not applicable.</p> <p>Proposal complies.</p>	<p>Annexure D</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>Solution: ✓ = Acceptable Solution A/S = Alternative Solution N/A = Not applicable to this proposal</p>	<p>(c) Structures may be exempted from A2 (a) and (b) where -</p> <ul style="list-style-type: none"> (i) the structure is not a deck, patio, pergola, verandah or the like other than one permitted under A2 (c) (v) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m height (ii) the structure is not used for entertainment, recreational purposes or the like (iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls not more than 2m high; or (iv) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high. (v) Subject to (ii), it is a pergola or other structure which is- <ul style="list-style-type: none"> a. Not enclosed by walls or roofed; and b. Not more than 2.4m in height at the boundary; and c. Primarily ornamental or for horticultural purposes. 			Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	<p>(d) Subject to A2(c), class 10a buildings or parts may be within the boundary clearances nominated in A2 (a) and (b) where-</p> <p>(i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and</p> <p>(ii) the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and;</p> <p>(iii) the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.</p> <p>(e) Swimming pools may be within the boundary clearances nominated in A2(a) and (b) where -</p> <p>(i) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and;</p> <p>(ii) The top of the wall or fence is at least 1.0m above the top of the coping of the pool.</p>	<p>✓</p> <p>✓</p>	<p>Applies to the single garage adjacent to the eastern boundary.</p> <p>Proposal complies.</p>	

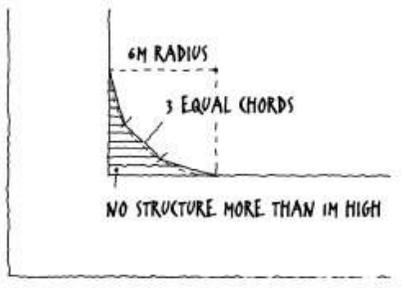
Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P3 Adequate open space is provided for recreation, service facilities and landscaping.	A3 The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area.	✓	Proposal is generally compliant at 52.7% as per Area Plan Site Cover (Sheet 5).	
P4 The height of a building is not to unduly – (f) overshadow adjoining houses; and (g) obstruct the outlook from adjoining lots.	A4 For lot slopes- (a) up to 15%, the building height is not more than 8.5m; and (b) of 15% or more, the building height is not more than 10m.	✓	Proposal complies. Building height is not more than 8.5m.	
P5 Buildings are sited and designed to provide adequate visual privacy for neighbours. Figure 6  WINDOW OPENINGS FOR VISUAL PRIVACY	A6 Where the distance separating a window or balcony of a detached dwelling from the side or rear boundary is less than 1.5m – (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (b) a window has a sill height more than 1.5m above the adjacent floor level, or (c) a window has obscure glazing below 1.5m (Figure 6).	✓	Proposal complies.	
P6 The location of a building or structure facilitates normal building maintenance.	A6 A wall is – (a) set back a minimum of 750mm from the side or rear boundary; or (b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting.	✓	Proposal complies.	

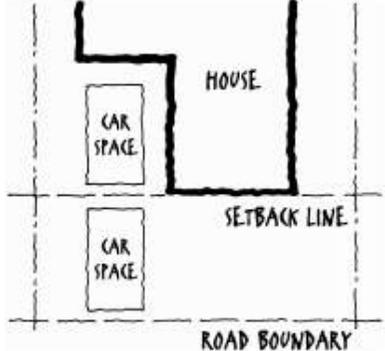
Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P7 The size and location of structures on corner sites provide for adequate sight lines.</p> <p>Figure 7</p> 	<p>A7 Fences, screens, and retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (Figure 7).</p>	<p>A/S</p>	<p>The proposal includes a 2m fence on the corner of the site. This is not considered unreasonable given that fences and landscaping are commonly constructed at site corners such as this. Given the low traffic nature of the area and reasonable verge width, the proposal is not considered to result in a traffic hazard.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P8 Sufficient space for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for –</p> <ul style="list-style-type: none"> (a) the availability of public transport; and (b) the availability of on street parking; and (c) the desirability of on street parking in respect to the streetscape; and (d) the residents likelihood to have or need a vehicle <p>Figure 8</p> 	<p>A8</p> <ul style="list-style-type: none"> (a) For each detached dwelling space is provided for parking two vehicles on the lot and the space has – <ul style="list-style-type: none"> (ii) minimum dimensions as follows: <ul style="list-style-type: none"> a. for a single uncovered parking space- 4.9m by 2.6m wide; and b. for a single covered parking space- 5m by 3m wide; and c. for a double covered parking space 5 by 5.5m wide; and d. for a single garage- 6m by 3m wide internally; and e. for a double garage- 6m by 5.7m wide internally. (b) Car parking spaces maybe in tandem provided one space is behind the road setback required under Element 1 (Figure 8). 	<p>✓</p>	<p>Proposal complies. A single garage has been provided which allows for one (1) car parking space, and sufficient space has been provided on the driveway to allow an additional one (1) space.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P9 A detached dwelling has its own individual outdoor living space which –</p> <ul style="list-style-type: none"> (a) has suitable size and slope is to allow residents to extend their living activities outdoors; and (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy 	<p>A9 Each detached dwelling has a clearly defined outdoor living space which –</p> <ul style="list-style-type: none"> (a) has an area of at least 16m² ; and (b) has no dimension less than 4m; and (c) has access from a living area; and (d) Has a slope of not more than 1 in 10; and (e) provides visual privacy from another outdoor living space by a window/balcony screen. 	<p>✓</p>	<p>Proposal complies.</p>	

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Annexure D



Phone: (07) 4028 3653
Email: info@planningplusqld.com.au
81 McLeod Street Cairns QLD
PO Box 8046 Cairns QLD 4870

Our Ref: 16-05\L000569
Date: 26 July 2016

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Via: Smart eDA

Dear Sir

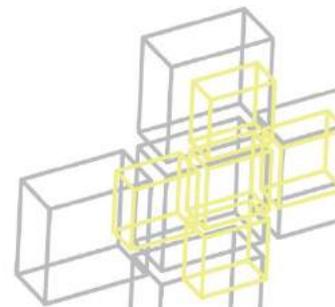
RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 3 LOTS) AND MATERIAL CHANGE OF USE FOR 'HOUSE' OVER LAND LOCATED AT 24 MUDLO STREET, PORT DOUGLAS, DESCRIBED AS LOT 60 PTD20911

Planning Plus Pty Ltd has been engaged by Mr Nathan Verri ('The Applicant') to prepare and lodge the abovementioned development application.

In support of the application, please find **attached**:

- Completed IDAS Forms 1, 5 and 7 (**Annexure A**); and
- Cheque for the relevant application fee of **\$3,101.55** in accordance with Council's 2016/17 Schedule of Fees & Charges.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.



1.0. Site Information

1.1. Site Details

Key details of the subject site include:

Address:	24 Mudlo Street, Port Douglas QLD 4877
Real Property Description:	Lot 60 PTD20911 <i>Refer to Figure 1 – Google Earth Globe Image</i>
Site Area:	1,017m ²
Land Owner:	Mr Nathan Verri Mrs Julie Scott <i>Refer to Annexure B –Title Search</i>

1.2. Planning Context

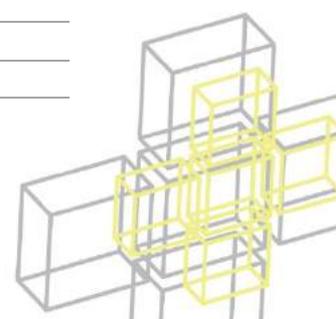
The planning context of the site includes:

Regional Plan designation:	Urban Footprint.
Planning Scheme Locality:	Port Douglas and Environs.
Planning Area:	Tourist and Residential.
Planning Scheme Overlays:	Bushfire Hazard Overlay (Low Risk Hazard); High Scale-Outside Tourist Centre Plot Ratio; and Acid Sulfate Soils Overlay.

1.3. Site Characteristics

Key site characteristics include:

Topography:	Generally flat.
Vegetation:	No remnant vegetation.
Wetlands:	None.
Conservation:	None.
Services:	The site is connected to, or has access to, all of the following urban infrastructures: <ul style="list-style-type: none">▪ Reticulated water supply;▪ Sewerage;▪ Telecommunications;▪ Electricity; and▪ Roads.
Waterways:	None.
Road frontages and length:	Mudlo and Beryl Street.

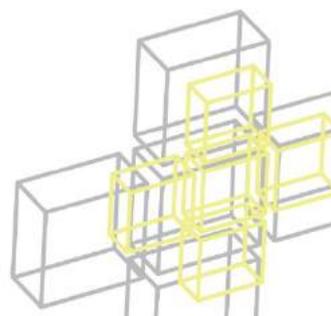


Existing use of site:

House.

1.4. *Surrounding Land Uses*

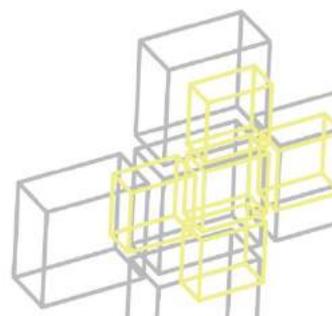
The subject site is located in an established residential area and is generally surrounded by multi-unit and holiday accommodation complexes, and single residential dwellings. The site is also located opposite a large open space reserve and is in close proximity to the Central Business District of Port Douglas.



2.0. Application Details

2.1. General Description

Aspects of Development Sought:	Development Permit for Reconfiguring a Lot (1 lot into 3 lots) and Material Change of Use (House).
Applicant:	Mr Nathan Verri C/- Planning Plus PO Box 8046 CAIRNS Q 4870
Contact:	Mr Evan Yelavich Planning Plus PO Box 8046 CAIRNS QLD 4870 Ph: 07-40 283 653 E: info@planningplusqld.com.au



3.0. Proposal

3.1. Proposal Detail

This application seeks a Development Permit for Reconfiguring a Lot (1 into 3) and Material Change of Use for 'House'. The proposal is seeking to create three individual titles with three (3) individual dwellings, defined as a 'House' under the Planning Scheme.

3.1.1. Reconfiguration of a Lot (1 into 3)

The proposal seeks to create three (3) lots of 339m², each with 16.7 metres of frontage to Mudlo Street.

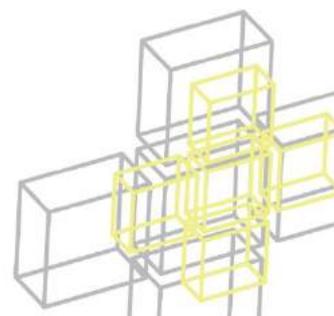
It is noted that the proposal does not comply with the minimum lot size prescriptions under the Reconfiguring a Lot Code of 1,000m², however the establishment of three (3) dwellings in an integrated arrangement as proposed is considered to be consistent with the existing surrounding land use patterns and planning scheme intentions.

3.1.2. Material Change of Use (House)

The proposed dwellings are each comprised of four (4) bedrooms and six (6) bathrooms (four (4) ensuites and two (2) individual toilets), on two levels. **Figure 2** includes the following proposal plans prepared by Nathan Verri Pty Ltd:

- Site (Drawing No. Sheet 1)
- Floor Plans (Drawing No. Sheet 2)
- Elevations (Drawing No. Sheet 3)
- Area Plan General (Drawing No. Sheet 4)
- Area Plan Site Cover (Drawing No. Sheet 5)
- Area Plan Gross Floor Area (Drawing No. Sheet 6)
- 3D Views NE & NW (Drawing No. Sheet 7)
- 3D Views SE & SW (Drawing No. Sheet 8)
- Pictorials NE & NW (Drawing No. Sheet 9)
- Pictorials SE & SW (Drawing No. Sheet 10)
- 3D Render (Drawing No. Sheet 11)
- 3D Render – Images (Drawing No. Sheet 12)
- 3D Render (Drawing No. SK-01)

The proposed dwellings are intended to be developed to a high standard and include provisions for a high level of amenity by way of landscaping areas and recreation areas in the form of a courtyard, timber deck and pool area. Substantial outdoor entertainment/living areas are provided as part of each dwelling to support the tropical design elements of the Planning Scheme.



4.0. Legislative Requirements

4.1. Sustainable Planning Act 2009 (SPA)

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

4.1.1. Assessable Development

The development proposed by this application is ‘assessable development’ pursuant to Schedule 3 of the Sustainable Planning Act 2009, which states that ‘assessable development’ includes: *development not prescribed under a regulation to be assessable development, but declared to be assessable development under any of the following that applies to the area -*

- » *the planning scheme for the area;*
- » *a temporary local planning instrument;*
- » *a temporary local planning instrument; or*
- » *a preliminary approval to which section 242 applies.*

4.1.2. Assessment Manager

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

4.1.3. Level of Assessment

The table below summarises the assessable development subject of this application and the relevant level of assessment for each aspect of development.

Aspect of Development	Planning Instrument that determines Level of Assessment	Level of Assessment
Development Permit for Reconfiguring a Lot (1 into 3) and Material Change of Use (House)	Douglas Shire Planning Scheme 2008	Code Assessment

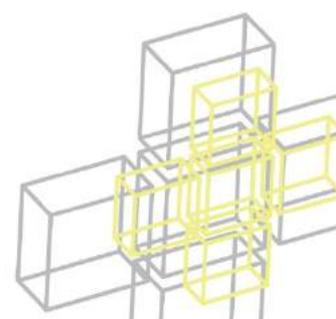
There are no inconsistencies in the level of assessment between planning instruments for the proposed development, therefore this application is subject to ‘code assessment’.

4.1.4. Referral Agencies

A review of Schedule 7 of the Sustainable Planning Regulations 2009 indicates that no State Agency referrals are triggered by the proposed development.

4.1.5. Public Notification

This application does not require public notification as it is subject to ‘code assessment’.



5.0. Statutory Planning Assessment

5.1. Overview

This section assesses the application against all relevant statutory planning provisions.

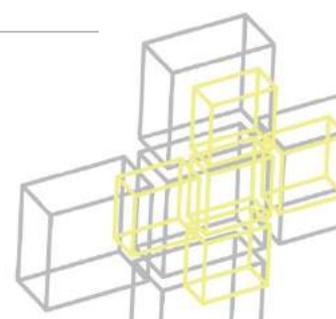
5.2. State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

5.3. State Planning Policy

The State Planning Policy is relevant to the assessment of this application where a state interest is not appropriately reflected in the Planning Scheme relevant to the site. 'Part E: Interim development assessment requirements' outlines the state interests and associated assessment requirements which are to be considered in relation to certain development applications. An assessment of the subject application against Part E is provided in the following.

Liveable Communities	Not applicable.
Mining and Extractive Resources	Not applicable.
Biodiversity	Not applicable.
Coastal Environment	Not applicable.
Water Quality	Applicable – the site includes areas which may be subject to Acid Sulfate Soils. Appropriate mitigation measures will be implemented as part of the proposed development, in accordance with the Planning Scheme requirements. However, it is noted that the Acid Sulfate Soils Code does not apply, as the proposed development does not meet the applicability requirements of the code.
Emissions and Hazardous Activities	Not applicable.
Natural Hazards	Applicable – the site is mapped as being within a Flood Hazard Area. Appropriate mitigation measures will be implemented as part of the proposed development, in accordance with the Planning Scheme requirements. In particular, appropriate floor levels will be established.
State Transport Infrastructure	Not applicable.
Strategic Airports and Aviation Facilities	Not applicable.



5.4. Regional Plan

The Far North Queensland Regional Plan 2009-2031 identifies the subject site as being within the 'Urban Footprint'. The proposal is considered to be consistent with the intent of this land and with the broader objectives of the plan which seek to promote increased residential densities and associated infrastructure efficiencies through a compact urban form.

5.5. State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

5.6. Planning Scheme

Under the Douglas Shire Planning Scheme 2008, the subject site is included within the 'Tourist and Residential' Planning Area. Within this designation, the proposed Reconfiguration of a Lot is identified as being 'code-assessable' development. A House within this designation is typically 'self-assessable', however given non-compliance with Acceptable Measures, 'code assessment' is triggered.

5.6.1. Applicable Codes

The following codes are considered to be relevant to this development:

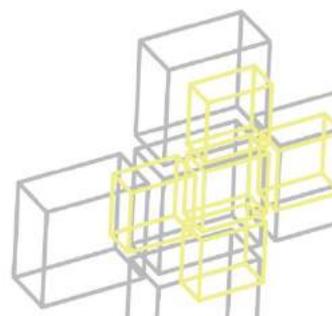
- Port Douglas and Environs Locality Code
- Tourist and Residential Planning Area Code;
- House Code;
- Reconfiguration of a Lot Code;
- Filling and Excavation Code;
- Landscape Code;
- Vehicle Parking Access Code.

A detailed assessment against the Douglas Shire Planning Scheme codes is included as **Annexure C** to this report. The proposal is considered generally compliant with the relevant 'Acceptable Solutions' and/or 'Performance Criteria' of the relevant codes. Where strict compliance with the 'Acceptable Solutions' is not achieved, comments addressing the relevant 'Performance Criteria' are provided.

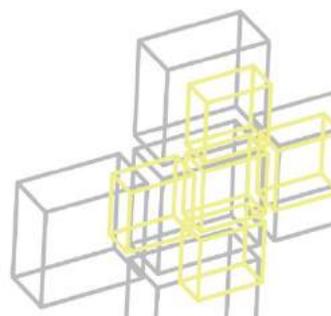
5.7. Queensland Development Code

A detailed assessment against the Queensland Development Code – MP1.1 – Design and Siting Standard for Single Detached Housing – on lots under 450m² is included as **Annexure D** to this report.

The proposal is considered generally compliant with the relevant 'Acceptable Solutions' and/or



'Performance Criteria' of the relevant codes, although an Alternative Solution has been provided for the side and rear boundary setbacks as detailed in PO2 and AO2 of the Code as well the corner site requirements as detailed in P07 and A07 of the Code. Further details and justification for the Alternative Solutions is included within the code assessment.



6.0. Conclusions and Recommendations

This submission supports an application by Mr Nathan Verri ('The Applicant') for a Development Permit for Reconfiguring a Lot (1 into 3) and Material Change of Use (House) on land located at 24 Mudlo Street, Port Douglas, described as Lot 60 on PTD20911.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Evan Yelavich
Senior Planner
Planning Plus Pty Ltd

enc: **Figure 1:** Google Earth Globe Image
Figure 2: Proposal Plans
Annexure A: IDAS Forms
Annexure B: Title Search
Annexure C: Code Assessment – Douglas Shire Planning Scheme 2008
Annexure D: Code Assessment - Queensland Development Code

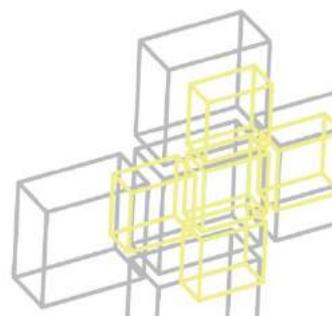
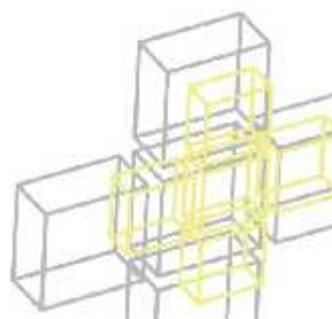
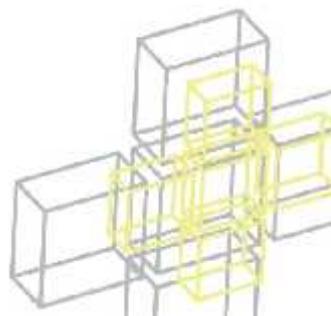


Figure 1

Google Earth Globe Image



Annexure B Title Search



CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23404365

Search Date: 16/05/2016 16:11

Title Reference: 20816172

Date Created: 23/10/1970

Previous Title: 20039075

REGISTERED OWNER

Dealing No: 716196452 11/12/2014

NATHAN DOUGLAS VERRI

JULIE ANNE SCOTT

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 60

CROWN PLAN PTD20911

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10495212 (ALLOT 20 SEC 16)
2. MORTGAGE No 716196453 11/12/2014 at 13:03
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2016]

Requested By: D-ENQ SAI GLOBAL

24 Mudlo Street, Port Douglas
Lot 60 on PTD 20911

Legend
📍 Lot 60 on PTD20911



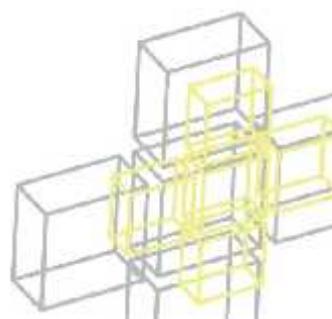
MUDLO STREET

BERYL STREET

Lot 60 on PTD20911

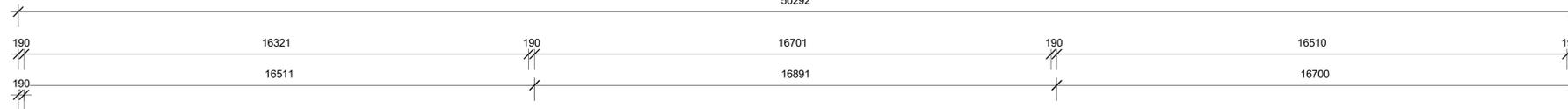
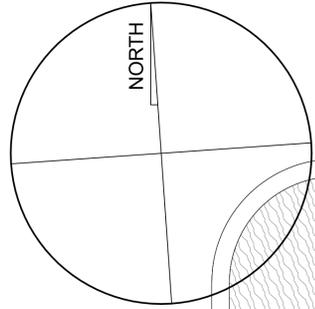


Figure 2 Proposal Plans

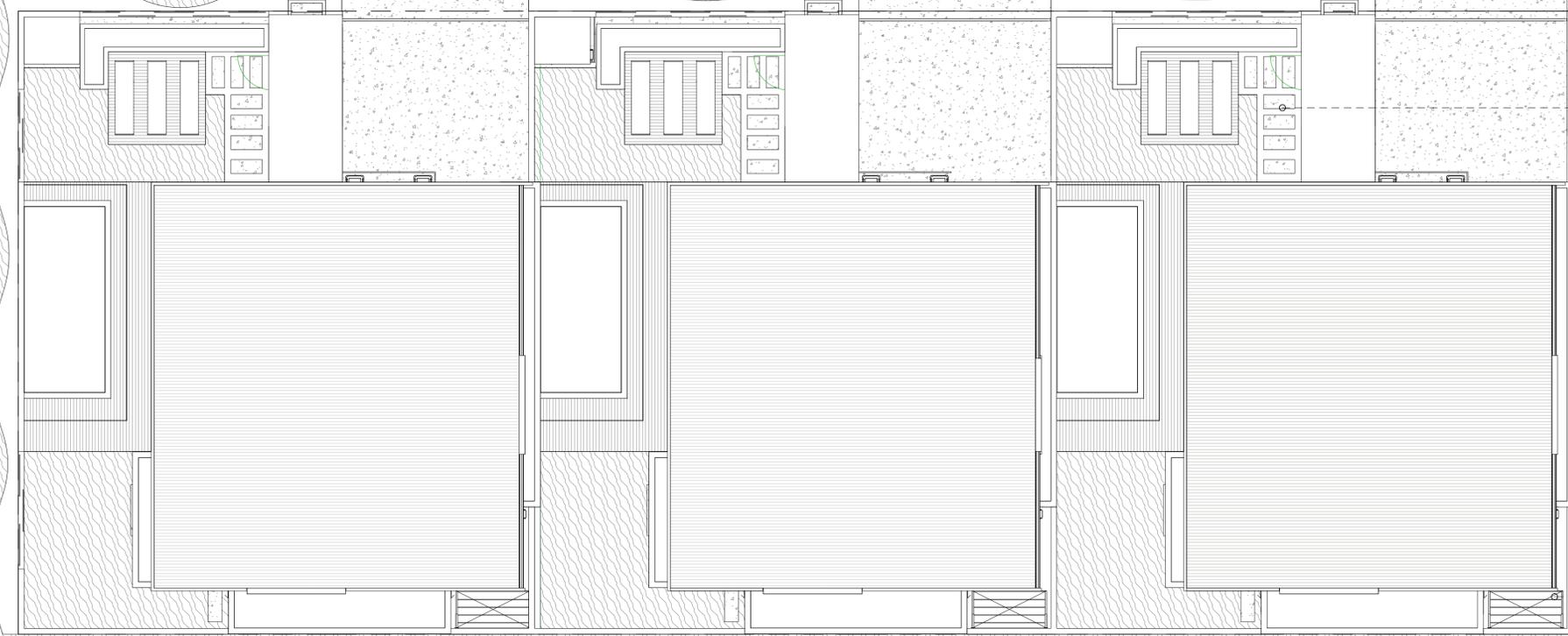
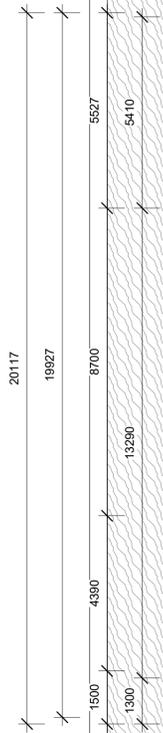


BERYL STREET

50292



MUDOL STREET



EXISTING SEWER MAN HOLE

EXISTING SEWER CONNECTION

EXISTING SEWER MAIN

EXISTING SEWER CONNECTION



1 Site
1:100

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: SITE

SHEET NUMBER: SHEET 1

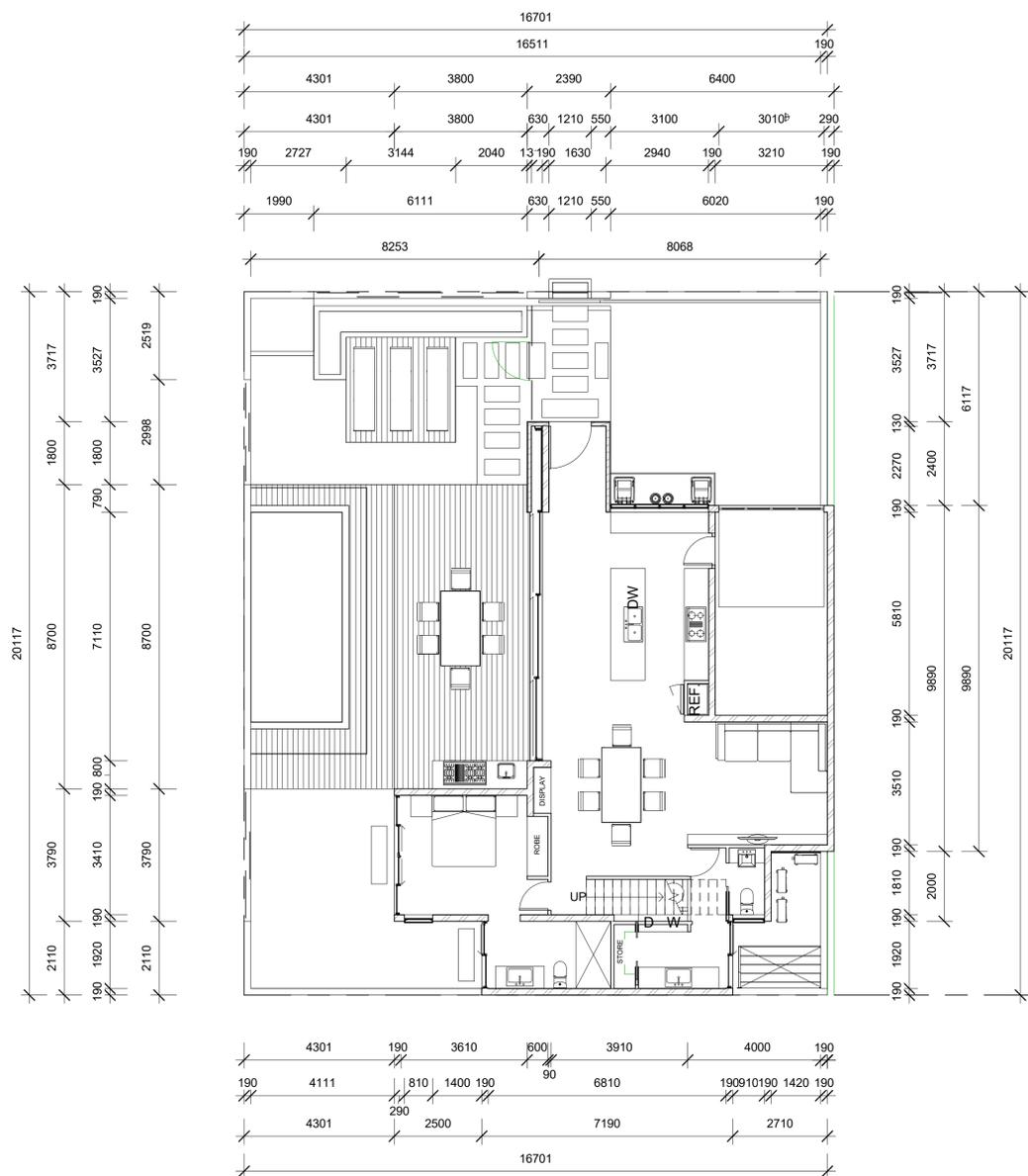
DATE: 19/06/2016 9:03:12 PM

DESIGNED BY: NATHAN VERRI

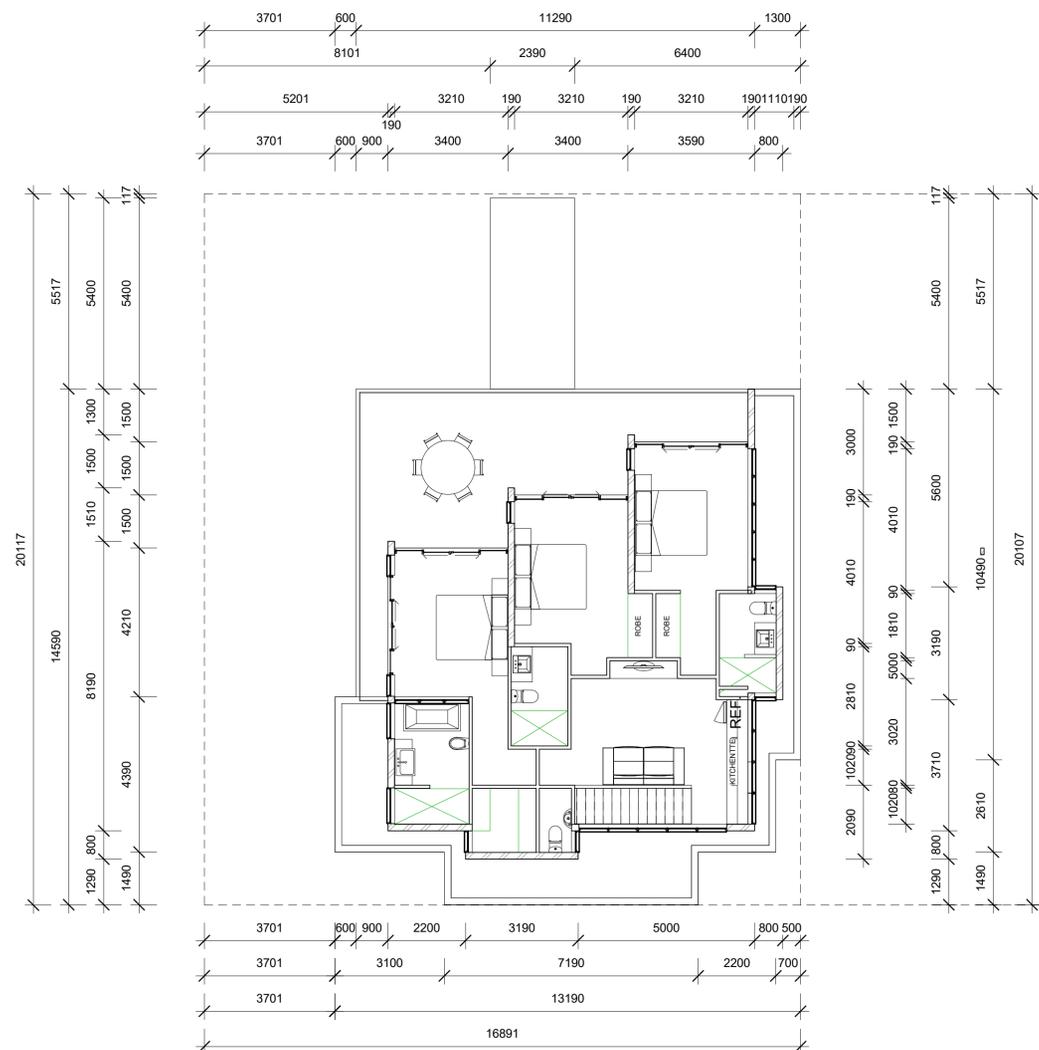
DRAWN BY: NATHAN VERRI



www.nathanverri.com



1 GROUND FLOOR PLAN
1 : 100



2 FIRST FLOOR PLAN
1 : 100



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

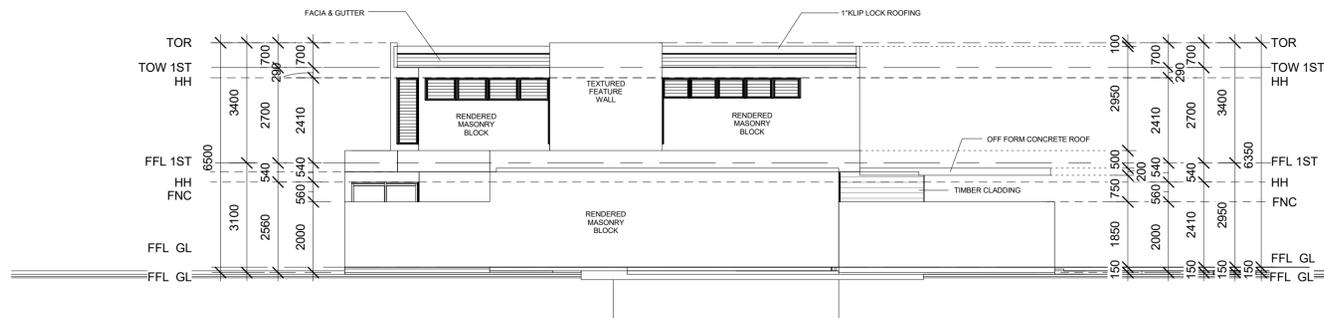
SHEET NAME: FLOOR PLANS

SHEET NUMBER: SHEET 2

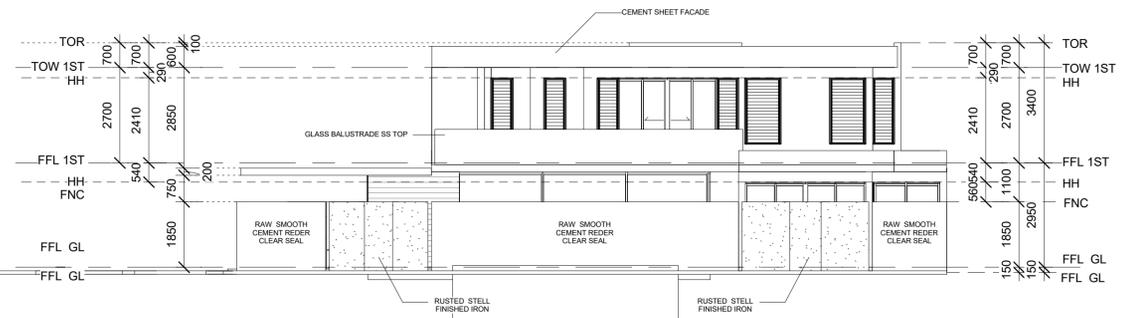
DATE: 19/06/2016 9:03:26 PM

DESIGNED BY: NATHAN VERRI

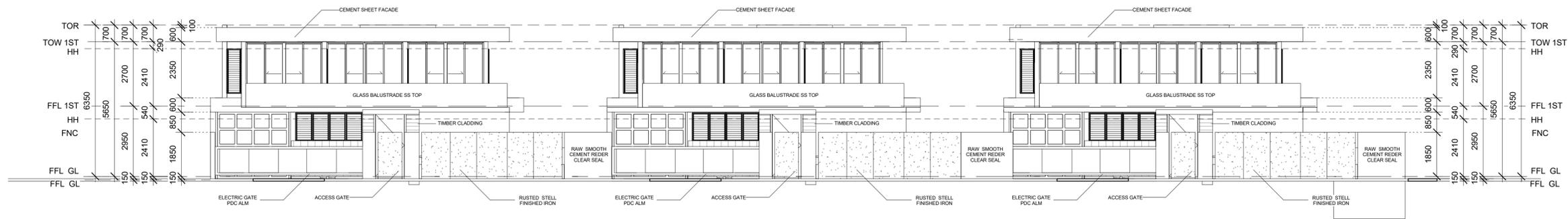
DRAWN BY: NATHAN VERRI



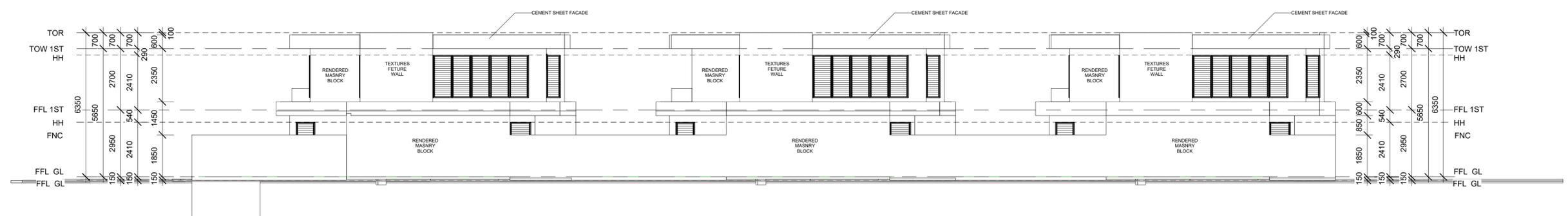
1 East
1 : 100



2 West
1 : 100



3 North
1 : 100



4 South
1 : 100

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

NOTES

- _____
- _____
- _____
- _____
- _____

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: ELEVATIONS

SHEET NUMBER: SHEET 3

DATE: 19/06/2016 9:03:48 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



www.nathanverri.com

PROJECT AREAS GRND	1 VILLA	ALL VILLAS
INT LIVING	112m ²	336m ²
EXT LIVING	35m ²	105m ²
RECREATION	45m ²	135m ²
SERVICE	14m ²	42m ²
LANDSCAPE	66m ²	198m ²
PARKING	54m ²	162m ²
FENCING	13m ²	39m ²

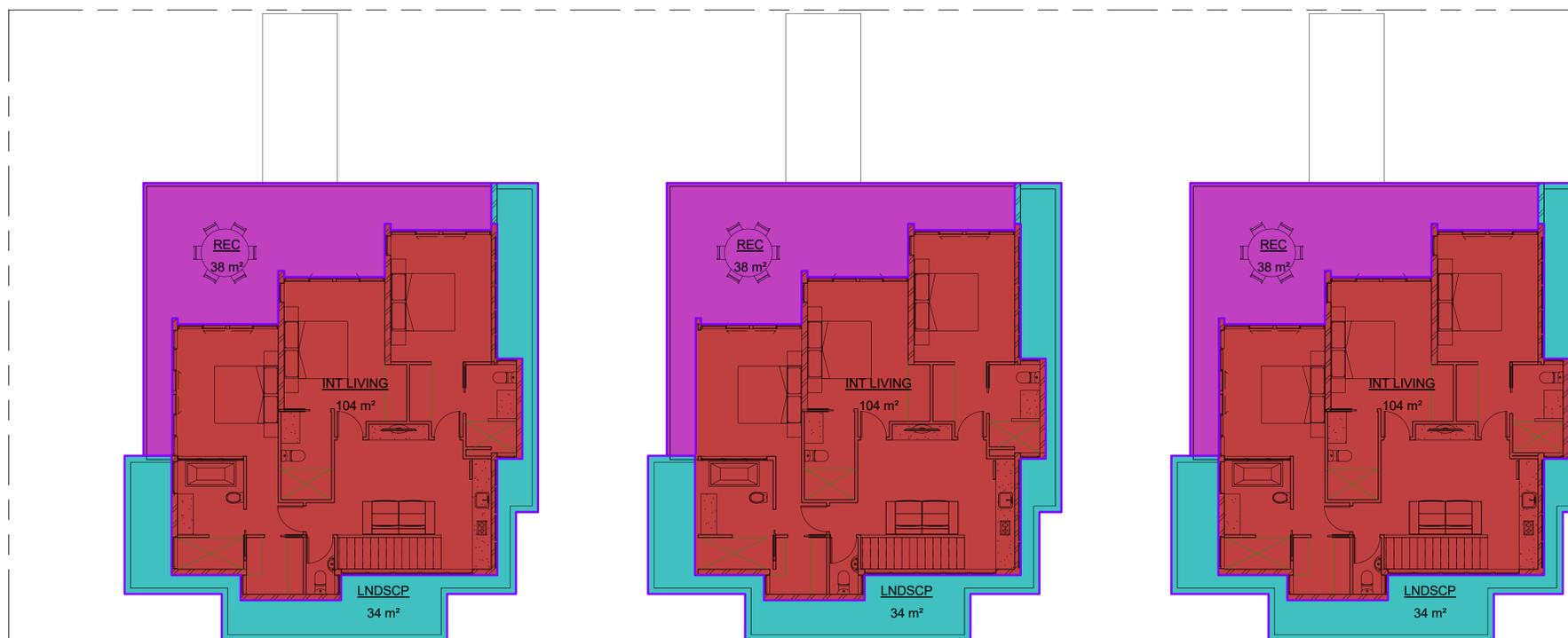
PROJECT AREA TOTALS	1 VILLA	ALL VILLAS
INT LIVING	216m ²	648m ²
EXT LIVING	73m ²	219m ²
RECREATION	45m ²	135m ²
SERVICE	14m ²	42m ²
LANDSCAPE	100m ²	300m ²
PARKING	54m ²	162m ²
FENCING	13m ²	39m ²



AREAS GENERAL

1 GROUND
1 : 100

PROJECT AREAS 1ST	1 VILLA	ALL VILLAS
INT LIVING	104m ²	312m ²
EXT LIVING	38m ²	114m ²
RECREATION	NA	NA
SERVICE	NA	NA
LANDSCAPE	34m ²	102m ²
PARKING	NA	NA
FENCING	NA	NA



2 AREAS GENERAL 1ST
1 : 100

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: AREA PLAN GENERAL

SHEET NUMBER: SHEET 4

DATE: 19/06/2016 9:04:18 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



www.nathanverri.com

SITE COVER GROUND	AV VILLA	ALL VILLAS	% AV VILLA	% ALL VILLAS
SITE COVER	178m ²	534m ²	52.76%	52.76%
UNCOVERED	159.3m ²	478m ²	47.24%	47.24%
TOTAL SITE AREA	337.3m ²	1012m ²	100%	100%



2 SITE COVER GROUND
1 : 100

SITE COVER 1ST	AV VILLA	ALL VILLAS	% AV VILLA	% ALL VILLAS
SITE COVER	109m ²	327m ²	32.32%	32.32%
UNCOVERED	228.3m ²	685m ²	67.68%	67.68%
TOTAL SITE AREA	337.3m ²	1012m ²	100%	100%



1 SITE COVER AREA 1ST
1 : 100



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: AREA PLAN SITE COVER

SHEET NUMBER: SHEET 5

DATE: 19/06/2016 9:04:38 PM

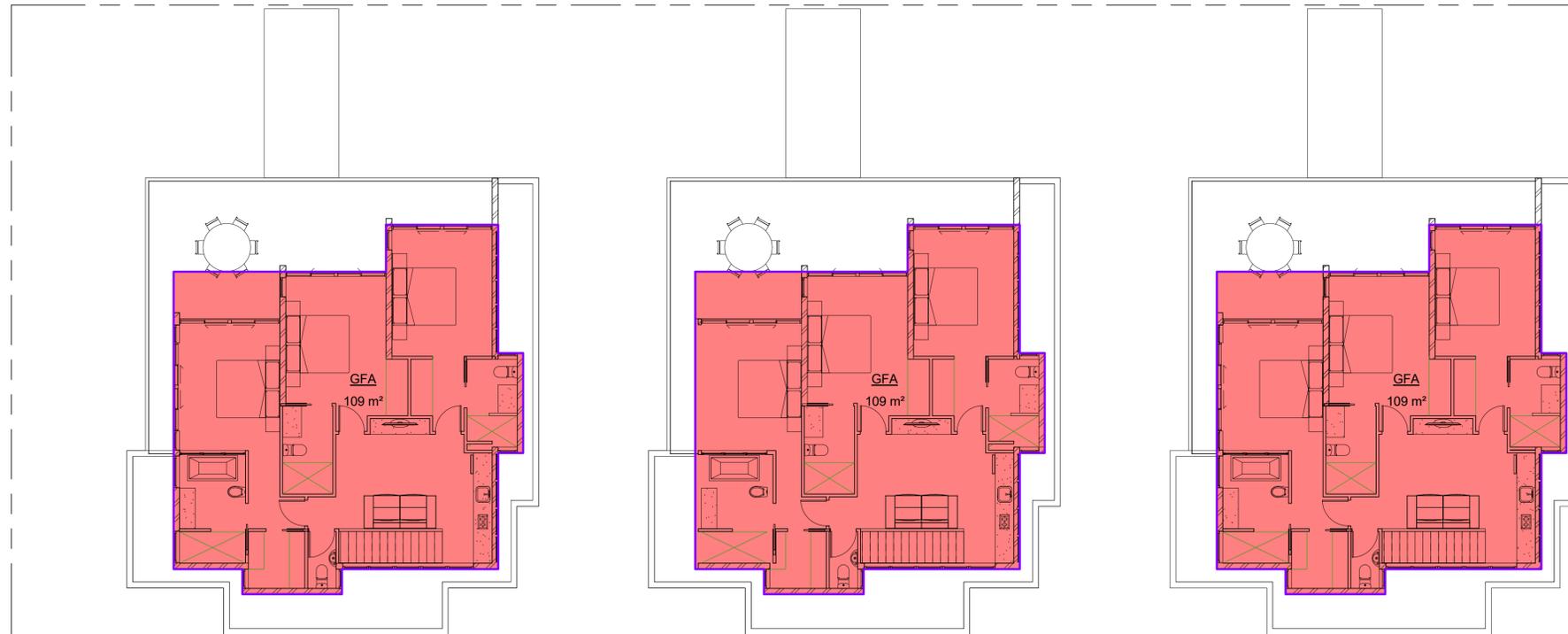
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



2 GROSS FLOOR AREA
GROUND
1 : 100

GROSS FLOOR AREA	1 VILLA	ALL VILLAS
GROUND LEVEL	124m ²	372m ²
1ST LEVEL	106m ²	318m ²
TOTALS	230m ²	690m ²



1 GROSS FLOOR AREA 1ST
1 : 100

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: AREA PLAN GROSS FLOOR AREA

SHEET NUMBER: SHEET 6

DATE: 19/06/2016 9:05:06 PM

DESIGNED BY: NATHAN VERRI

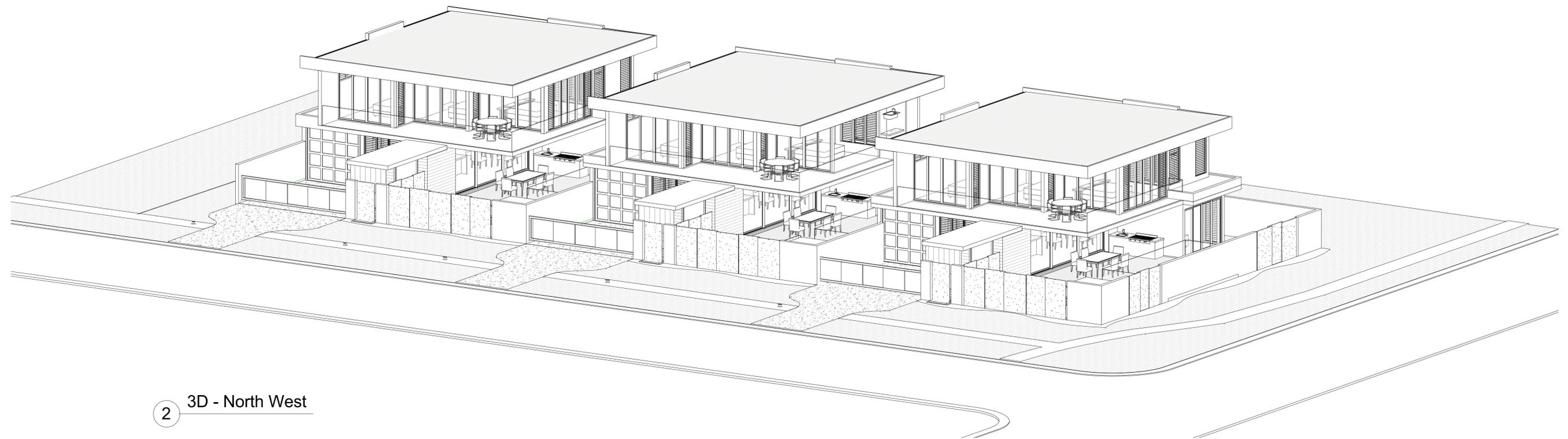
DRAWN BY: NATHAN VERRI



www.nathanverri.com



1 3D - North East



2 3D - North West



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: 3D VIEWS NE & NW

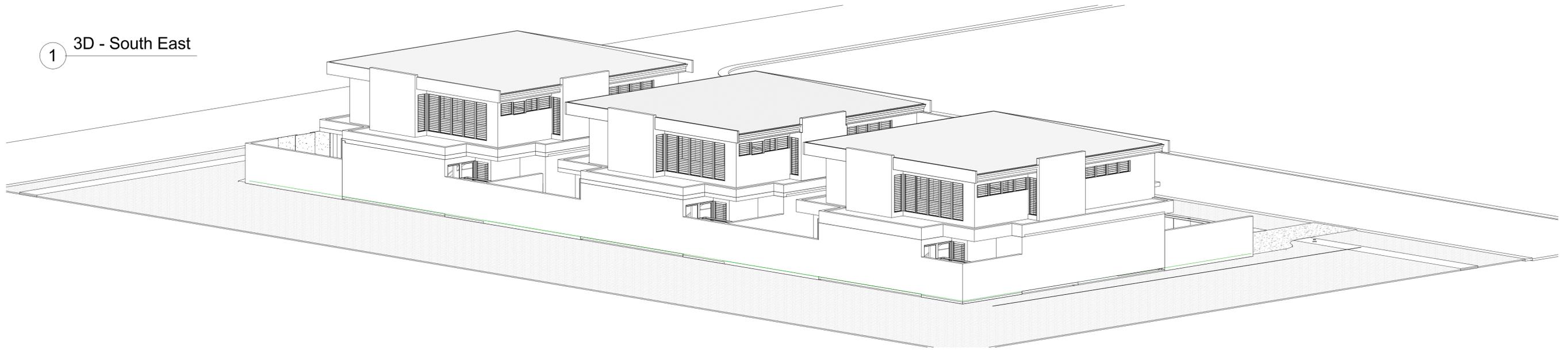
SHEET NUMBER: SHEET 7

DATE: 19/06/2016 9:05:32 PM

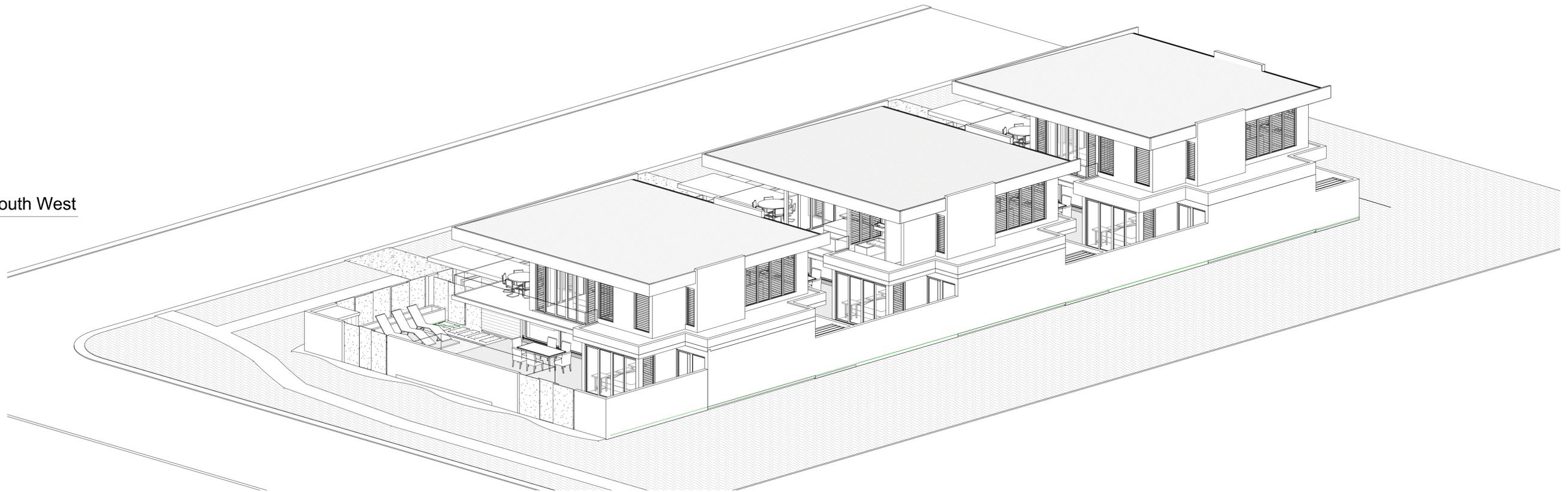
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

1 3D - South East



2 3D - South West



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: 3D VIEWS SE & SW

SHEET NUMBER: SHEET 8

DATE: 19/06/2016 9:05:56 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



1 ST VIEW NE



2 ST VIEW NW



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: PICTORIALS NE & NW

SHEET NUMBER: SHEET 9

DATE: 19/06/2016 9:06:26 PM

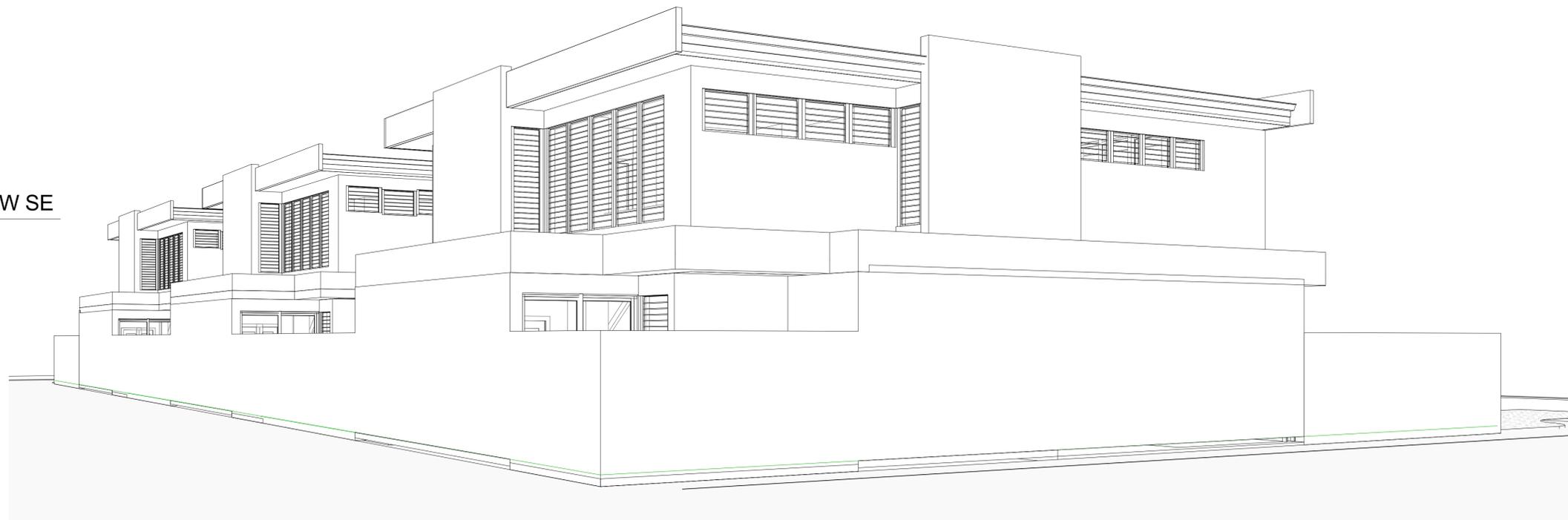
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

1 ST VIEW SW



2 YARD VIEW SE



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: PICTORIAL SE & SW

SHEET NUMBER: SHEET 10

DATE: 19/06/2016 9:06:54 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



www.nathanverri.com

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: RENDERS

SHEET NUMBER: SHEET 11

DATE: 19/06/2016 9:06:55 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

EXISTING HOUSE SITE



PROPOSED DEVELOPMENT

CLIENT DETAILS

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

SHEET NAME: IMAGES

SHEET NUMBER: SHEET 12

DATE: 19/06/2016 9:06:59 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

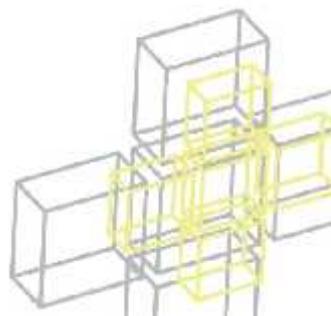


www.nathanverri.com



Annexure A

IDAS Forms



Smart eDA ID: 1469513985230

Application Summary

Details

Created: July 26, 2016

Applicant:

Type of application: Material change of use assessable under the planning scheme
Reconfiguring a lot

Locations

60PTD20911
24 MUDLO ST, PORT DOUGLAS
Douglas Shire Council
Total 1 location / 0.1012 hectares

Interested parties

Party / Role	Lodged / Referred at	Reference #
Planning Plus Pty Ltd Applicant		
Douglas Shire Council Assessment Manager <ul style="list-style-type: none"> Reconfiguring a lot Material change of use assessable under the planning scheme 	July 26, 2016	

IDAS forms

Name	Status	Last Modified
------	--------	---------------

Other information

Description/From	Date
Planning Report Applicant Planning Plus Pty Ltd	26 Jul 2016 14:52:48
State Assessments Smart eDA	26 Jul 2016 14:51:28

Smart eDA ID: 1469513985230

State assessments

24 MUDLO ST, PORT DOUGLAS

3 matters requiring further investigation.

State Assessment and Referral Agency

State Assessment and Referral Agency

Environment and Heritage

[Coastal hazard area - erosion prone area](#)

Yes

[Coastal hazard area ? medium storm tide inundation area](#)

Yes

[Coastal zone](#)

Yes