

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Pier and Marianna Bonomi c/- Planning Plus
Contact name <i>(only applicable for companies)</i>	Evan Yelavich
Postal address <i>(P.O. Box or street address)</i>	PO Box 8046
Suburb	Cairns
State	QLD
Postcode	4870
Country	
Contact number	40283653
Email address <i>(non-mandatory)</i>	info@planningplusqld.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input checked="" type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		14	Mudlo Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	919	PTD2092	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input style="width: 500px;" type="text"/>

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Multi-Unit Housing (3 dwellings).

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Residential units	Multi-Unit Housing	3	

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
 No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

2

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

- Subdivision (complete 10)) Dividing land into parts by agreement (complete 11))
 Boundary realignment (complete 12)) Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	3			

10.2) Will the subdivision be staged?

- Yes – provide additional details below
 No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment
12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input type="text"/>		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

Yes – specify number of new lots:

No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the chief executive of the Planning Regulation 2017:

Clearing native vegetation

Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below
 No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
----------------------	--	-------------------------	--

Proposed ERA name:	
--------------------	--

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
 No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
 No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
 No

Note: The environmental offset section of the Queensland Government’s website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes
 No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
 No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the ‘Notice Accepting a Failure Impact Assessment’ from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government’s **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

<input checked="" type="checkbox"/> No
Decision under section 62 of the Transport Infrastructure Act 1994
23.15) Does this development application involve new or changed access to a state-controlled road?
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)
<input checked="" type="checkbox"/> No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Note: See the <i>Planning Regulation 2017</i> for referral requirements	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, <i>State Planning Policy</i> , <i>State Development Assessment Provisions</i>). For further information, see <i>DA Forms Guide: Planning Report Template</i> .	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <i>DA Forms Guide: Relevant plans</i> .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> Note: It is unlawful to intentionally provide false or misleading information.	
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where: <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
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 *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Our Ref: 17-18/L000803
Date: 23 November 2017

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

Dear Sir

RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE ('MULTI-UNIT HOUSING') OVER LAND LOCATED AT 14 MUDLO STREET, PORT DOUGLAS, DESCRIBED AS LOT 919 ON PTD2092

Planning Plus Pty Ltd has been engaged by Pier and Marianna Bonomi ('The Applicant') to prepare and lodge the abovementioned development application.

In support of the application, please find attached completed DA Forms (**Annexure 1**). Please note that the applicant will pay the relevant application fee of **\$2,546.55** in accordance with Council's 2017 - 2018 Schedule of Fees & Charges, direct to Council.

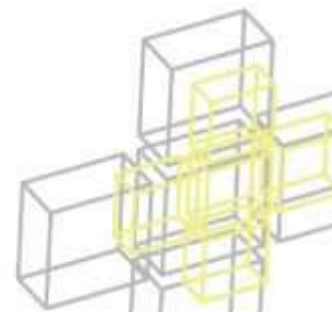
In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.

1 Site Information

1.1 Site Details

Key details of the subject site include:

Address:	14 Mudlo Street, Port Douglas QLD 4877
Real Property Description:	Lot 919 on PTD2092 <i>Refer to Figure 1 – Google Earth Image and SmartMap</i>
Site Area:	1,012m ²
Easements:	Easement C on SP190080 (Drainage in favour of Lot 0 on SP199695)
Land Owner:	Pier and Marianna Bonomi <i>Refer to Annexure 2 – 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; and Acid Sulfate Soils Overlay.

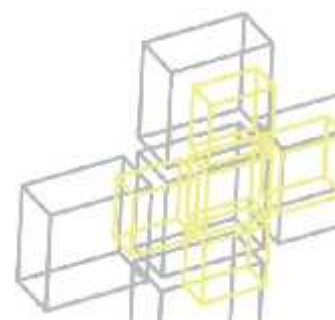
1.3 Site Characteristics

Key site characteristics include:

Topography:	Generally flat.
Vegetation:	Large fig tree at road frontage.
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:	Approximately 20 metres to Mudlo 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. 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 Application Details

2.1 General Description

Aspects of Development Sought:	Development Permit for Material Change of Use for Multi-Unit Housing.
Applicant:	Pier and Marianna Bonomi C/- Planning Plus PO Box 8046 CAIRNS Q 4870
Contact:	Mr Evan Yelavich Planning Plus PO Box 8046 CAIRNS QLD 4870 Ph: 0402 073 082 E: evan@planningplusqld.com.au

3 Proposal

3.1 Proposal Detail

This application seeks a Development Permit for Material Change of Use for Multi-Unit Housing, being for three (3) residential villas.

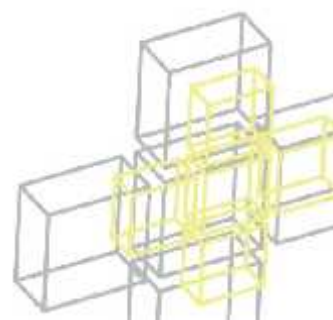
The proposed villas comprise four (4) bedrooms over two (2) levels. **Figure 2** includes the following proposal plans prepared by Total Project Group Architects:

- Site Plan (Drawing No. DA.01c)
- Ground & First Floor Plan (Drawing No. DA.02a)
- Site Elevations (Drawing No. DA.03a)
- Elevations (Drawing No. DA.04a)
- Sections (Drawing No. DA.05a)

The proposed villas are to be developed to a high standard and include provisions for a high level of amenity by way of private pool and recreation spaces, as well as two (2) parking spaces per villa.

CMG Consulting Engineers have provided commentary on stormwater, sewer connection and traffic movements (letter included as **Annexure 3**).

Landscape Plans and Schedules have also been prepared by Andrew Prowse and are included as **Annexure 4**. In particular it is noted that it is intended to retain the large fig trees at the site frontage and that species selection for planting of the northern boundary which includes underground stormwater infrastructure has taken this infrastructure into account.



4 Legislative Requirements

4.1 *Planning Act 2016*

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

4.1.1 *Assessable Development*

The proposed development is identified as 'assessable' under the *Planning Act 2016* due to the effect of the Douglas Shire Planning Scheme.

4.1.2 *Assessment Manager*

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

4.1.3 *Level of Assessment*

The Level of Assessment of the proposal is outlined in the below table.

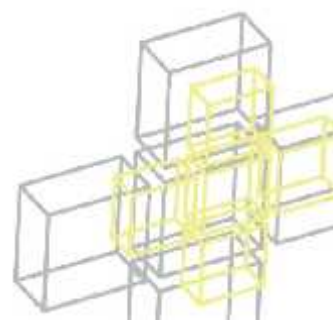
Planning Scheme Zone	Aspect of Development	Level of Assessment
Tourist and Residential	Material Change of Use for Multi-Unit Housing	Code Assessable

4.1.4 *Referral Agencies*

A review of Schedule 10 of the *Planning Regulation 2009* indicates that the application will not require referral to state agencies.

4.1.5 *Public Notification*

This application is subject to 'code-assessment' and therefore does not require Public Notification.



4.2 Statutory Planning Assessment

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

4.2.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

4.2.2 State Planning Policy

A review of the proposal against the State Planning Policy indicates that it will satisfy all relevant State interests subject to standard approval conditions regarding flood immunity and water quality.

4.2.3 Regional Plan

The Far North Queensland Regional Plan 2009-2031 identifies the subject site as being within the 'Urban Footprint'. The proposal is consistent with the intent of land within this designation.

4.2.4 State Development Assessment Provisions (SDAP)

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

4.3 Planning Scheme

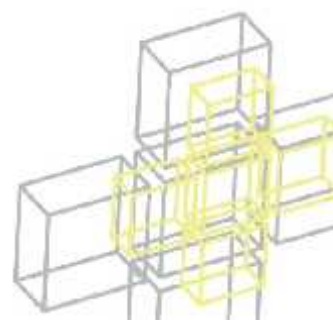
Under the Douglas Shire Planning Scheme 2008, the subject site is included within the 'Tourist and Residential' Planning Area. Within this designation, the proposed Material Change of Use is identified as being 'code-assessable' development.

4.3.1 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;
- Multi-Unit Housing/Holiday Accommodation/Retirement Facility Code;
- Filling and Excavation Code;
- Landscape Code;
- Vehicle Parking Access Code; and
- Sustainable Development Code.

A detailed assessment against the Douglas Shire Planning Scheme codes is included as **Annexure 5** 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 Conclusions and Recommendations

This submission supports an application by Pier and Marianna Bonomi ('The Applicant') for a Development Permit for Material Change of Use for 'Multi-Unit Housing' on land located at 14 Mudlo Street, Port Douglas, described as Lot 919 on PTD2092.

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 Image & SmartMap
- Figure 2:** Total Project Group Architects Plans
- Annexure 1:** DA Forms
- Annexure 2:** Title Certificate
- Annexure 3:** CMG Engineering Letter
- Annexure 4:** Landscape Plans/Schedules
- Annexure 5:** Code Assessment – Douglas Shire Planning Scheme 2008

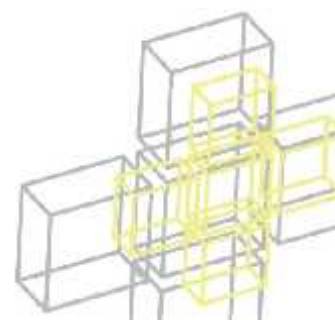
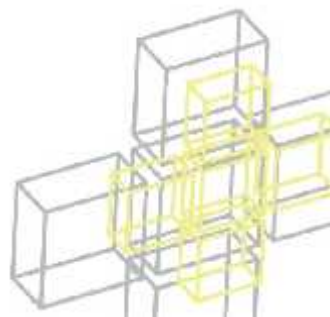


Figure 1

Google Earth Image & SmartMap





MUDLO STREET

14 Mudlo St

Mudlo St

BERYL STREET
Beryl St

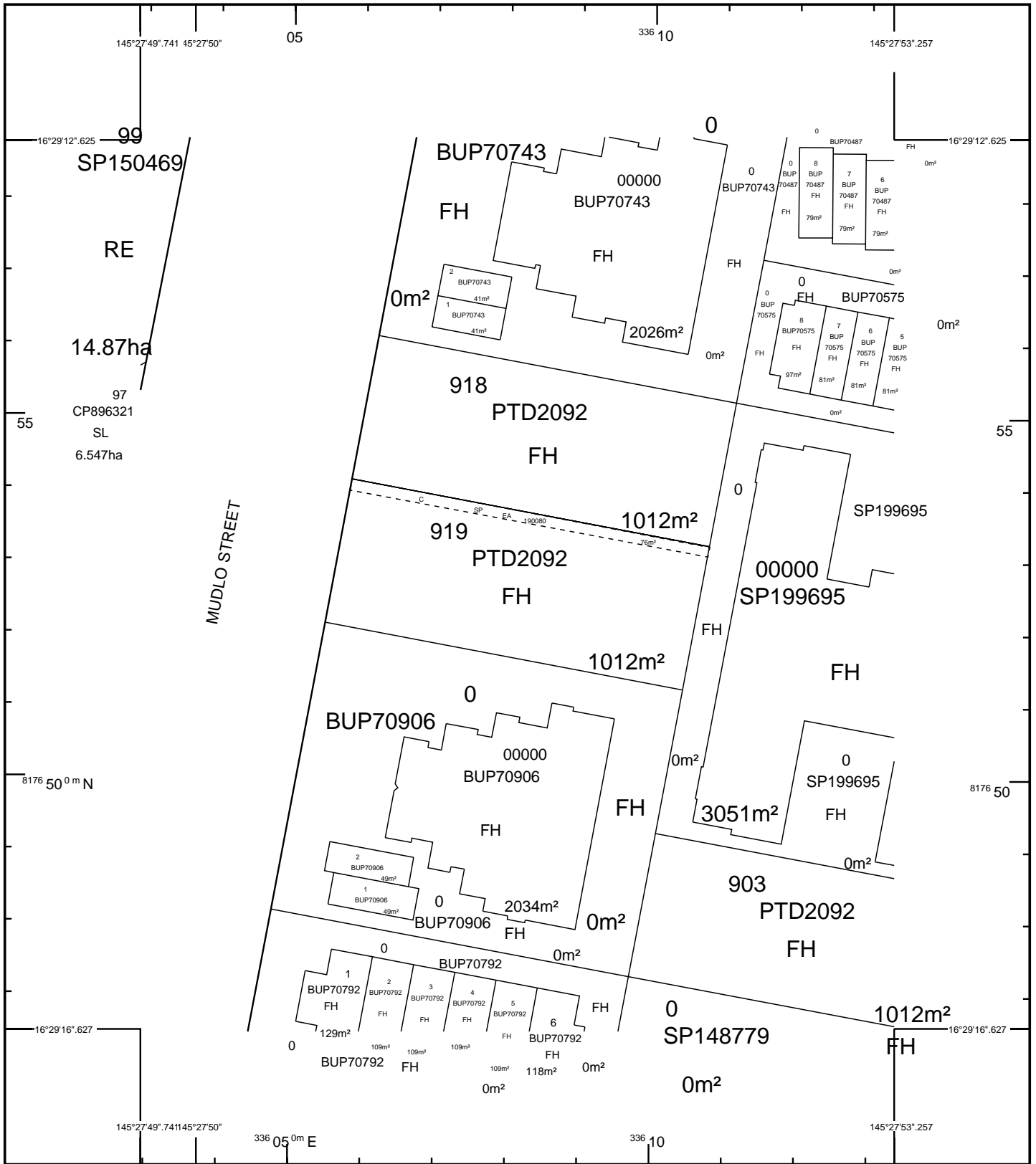
DAVIDSON STREET

Davidson St

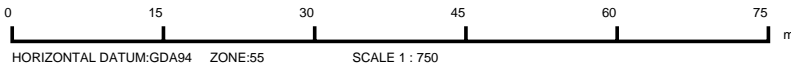
Mowbray St



80 m



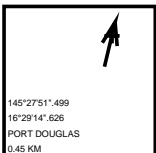
STANDARD MAP NUMBER
7965-22232



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	919/PTD2092
Area/Volume	1012m ²
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	PORT DOUGLAS
Segment/Parcel	8723/11

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 23/11/2017

DCDB 22/11/2017

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

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

For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>



(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2017.



Figure 2

Total Project Group Architects Plans

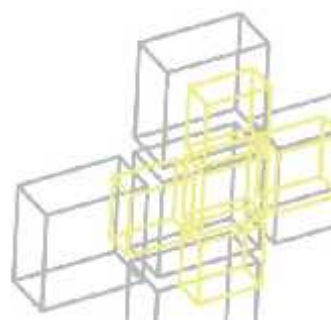


Fig Tree Villas

SITE AREA 1017m²

GFA

UPPER
 Internal 121m²
 Covered External 4m²
 Total 125m²

GROUND FLOOR
 Internal 85m²
 Garage 20m²
 Covered External 15m²
 Total 120m²

SITE COVER

UPPER
 Maximum 40% = 407m²
 3 Villas 36% = 375m²

GROUND FLOOR
 Maximum 45% = 457m²
 3 Villas 36% = 360m²

LANDSCAPE + RECREATION

Minimum 35% = 356m²
 Provided 36% = 365m²

Minimum Landscaped 30% = 107m²
 Provided 63% = 230m²

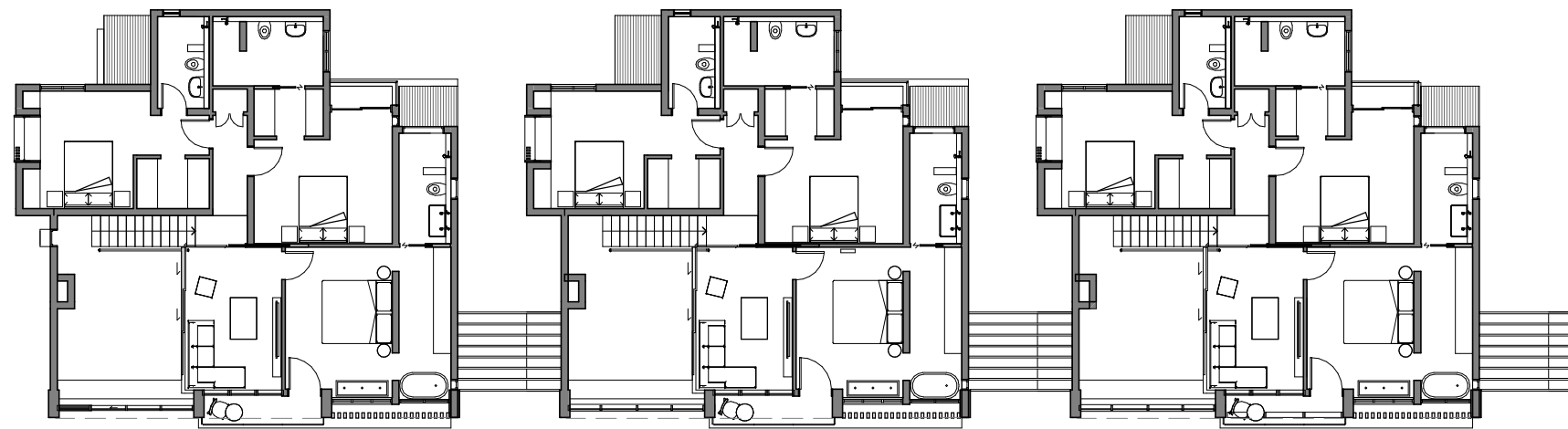
Recreational Area per villa 4 x 4m² = 16m²
 Provided 4 x 5m² = 20m²

CARPARKING

1.5 Spaces per villa = 5 spaces
 Provided = 6 spaces

60% Covered = 3 spaces
 Provided = 3 spaces

UPPER FLOOR

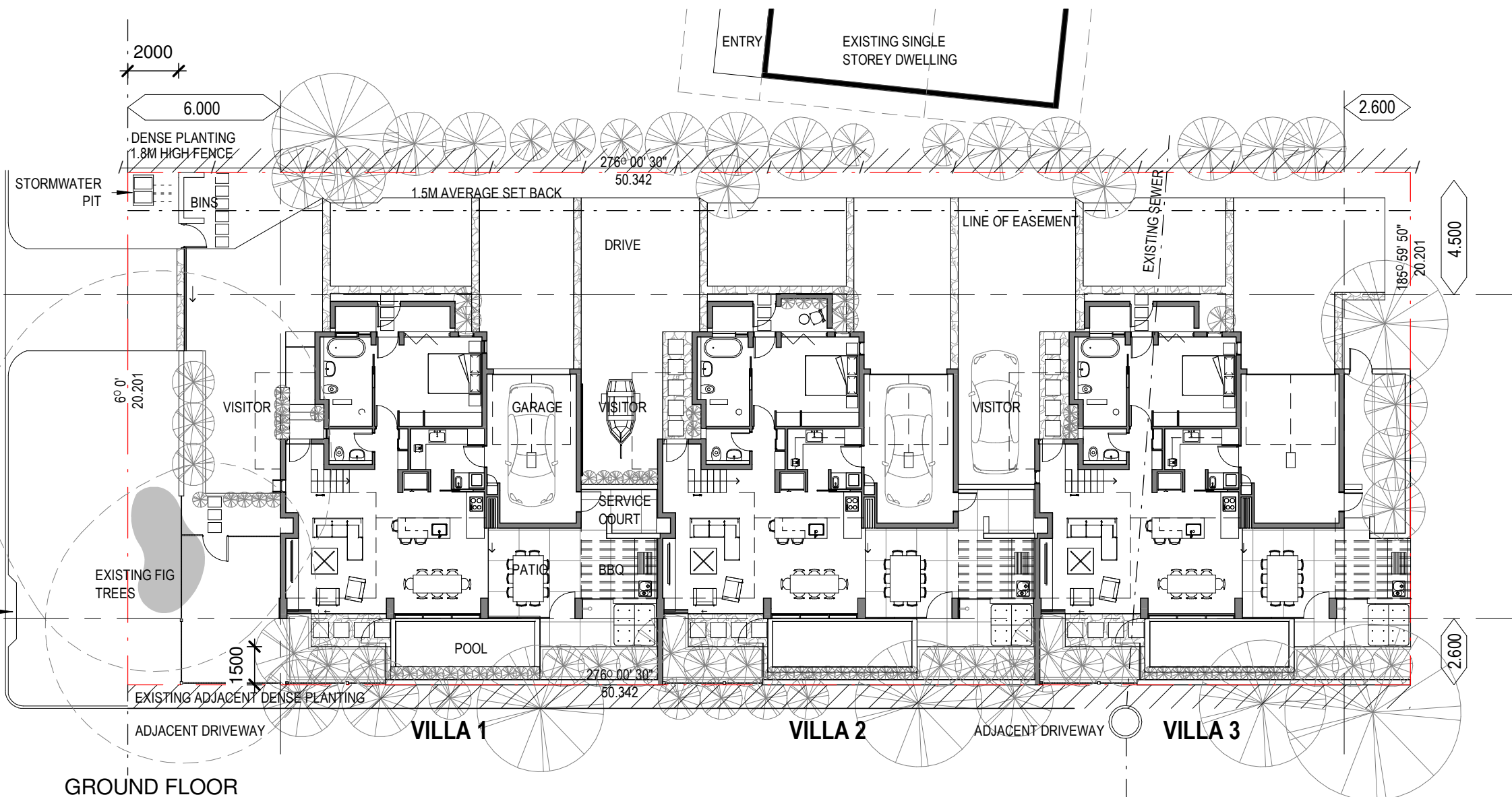


VILLA 1

VILLA 2

VILLA 3

GROUND FLOOR



VILLA 1

VILLA 2

VILLA 3

MUDLO STREET

KERB INLET
PIT 350 DIA
TO INLET
OPPOSITE

Fig Tree Villas

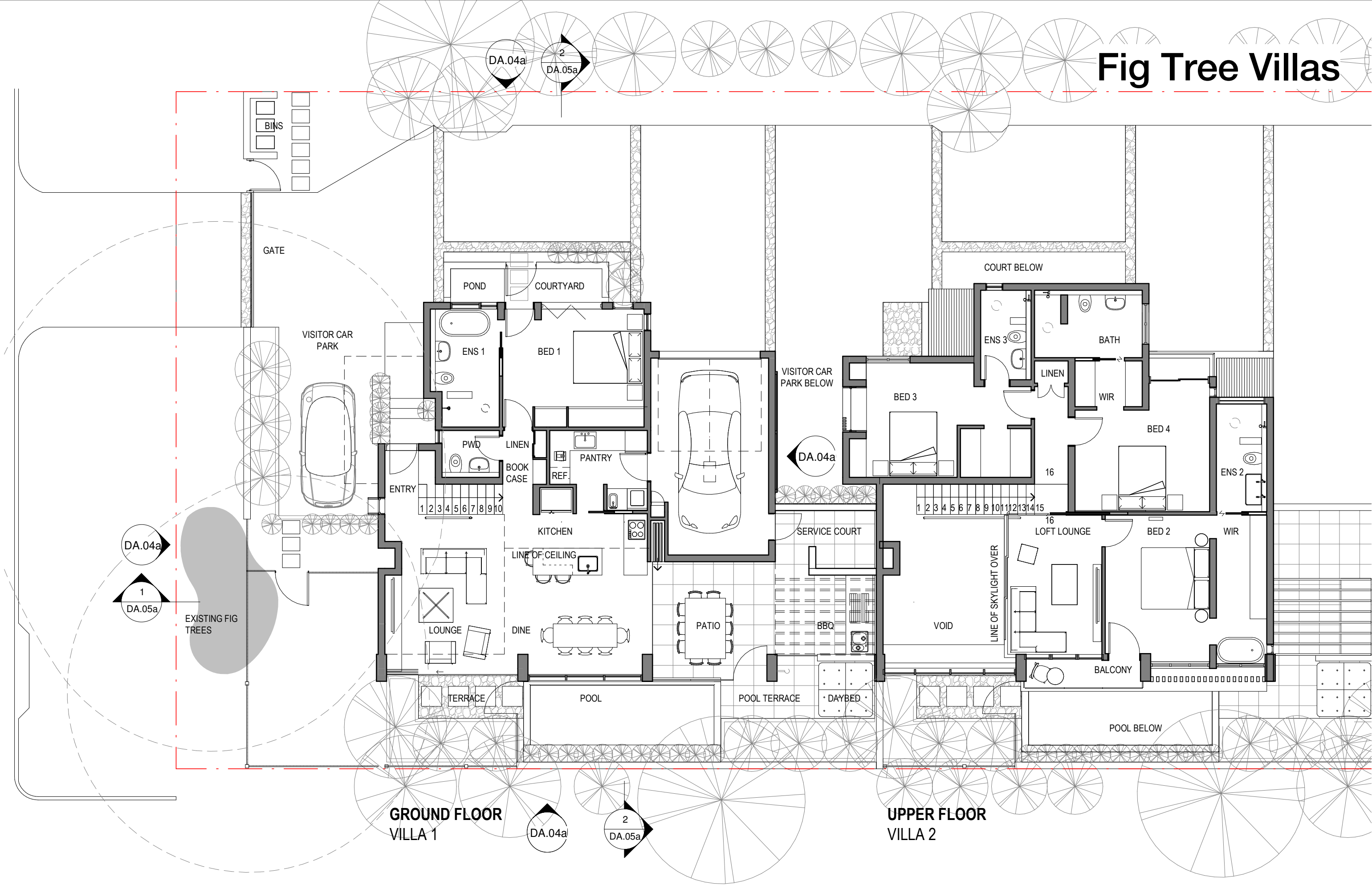


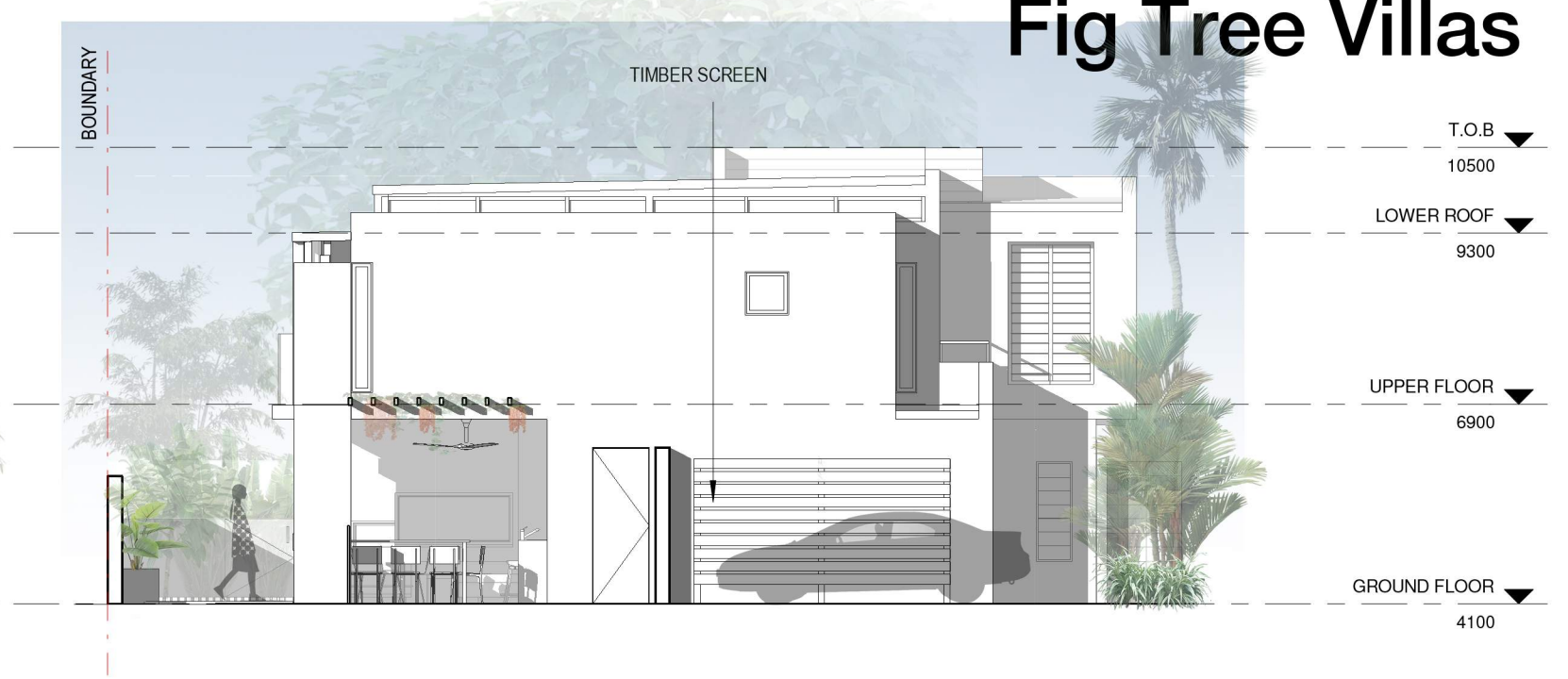
Fig Tree Villas



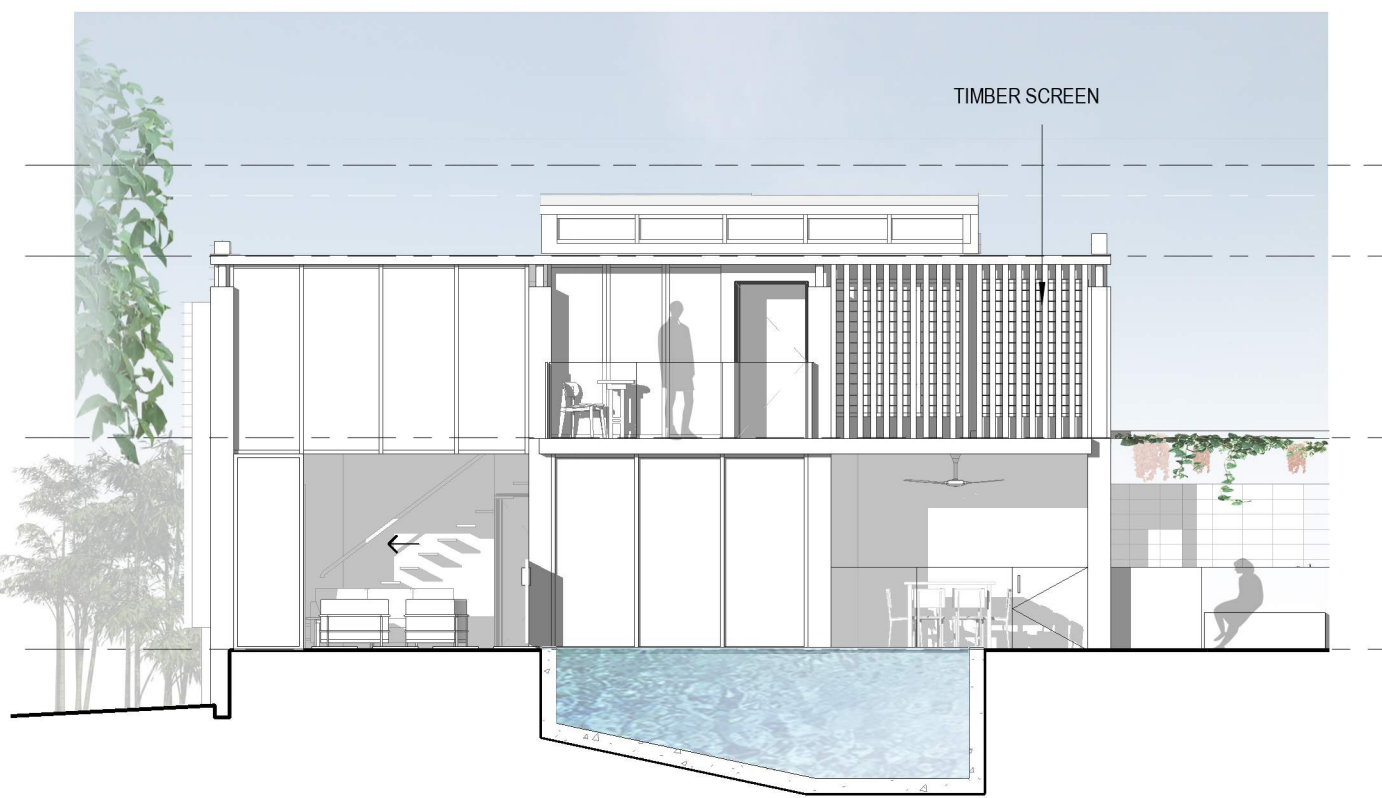
Fig Tree Villas



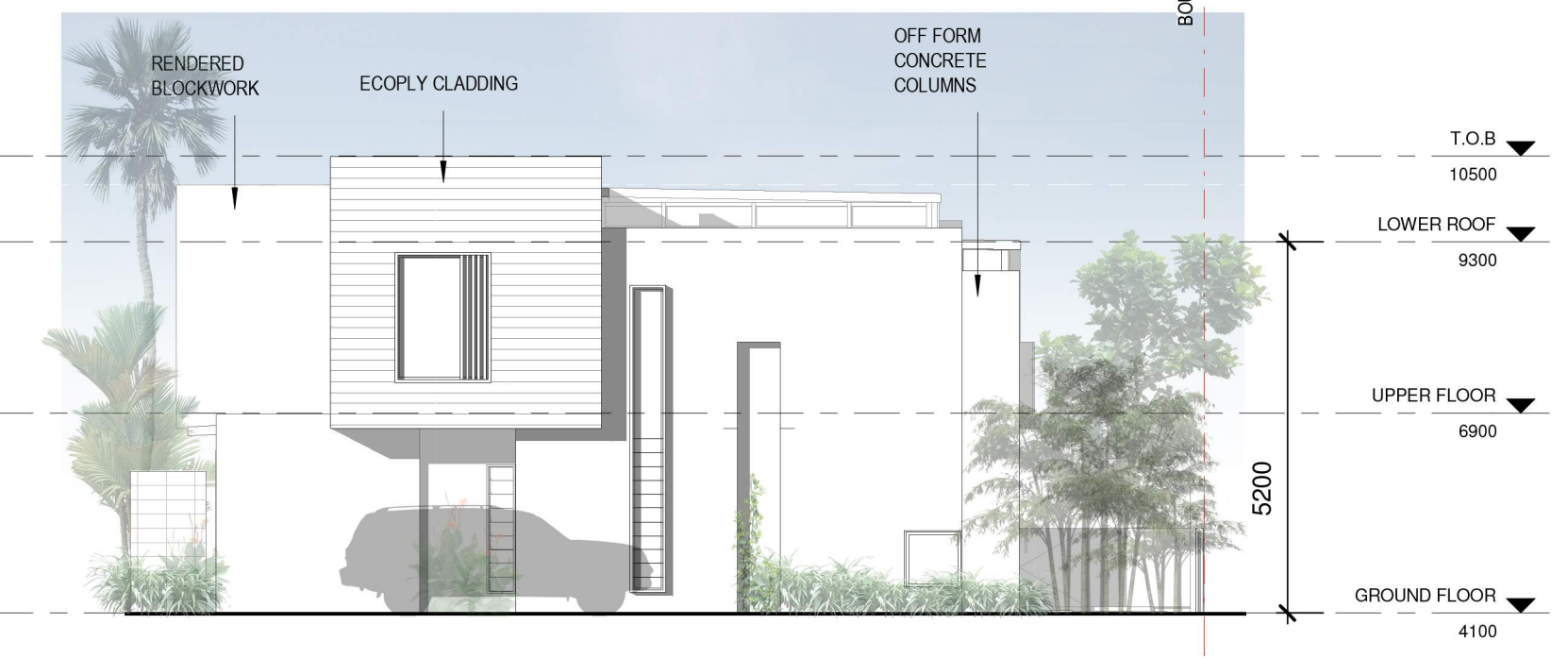
TYPICAL VILLA - NORTH ELEVATION



TYPICAL VILLA - EAST ELEVATION

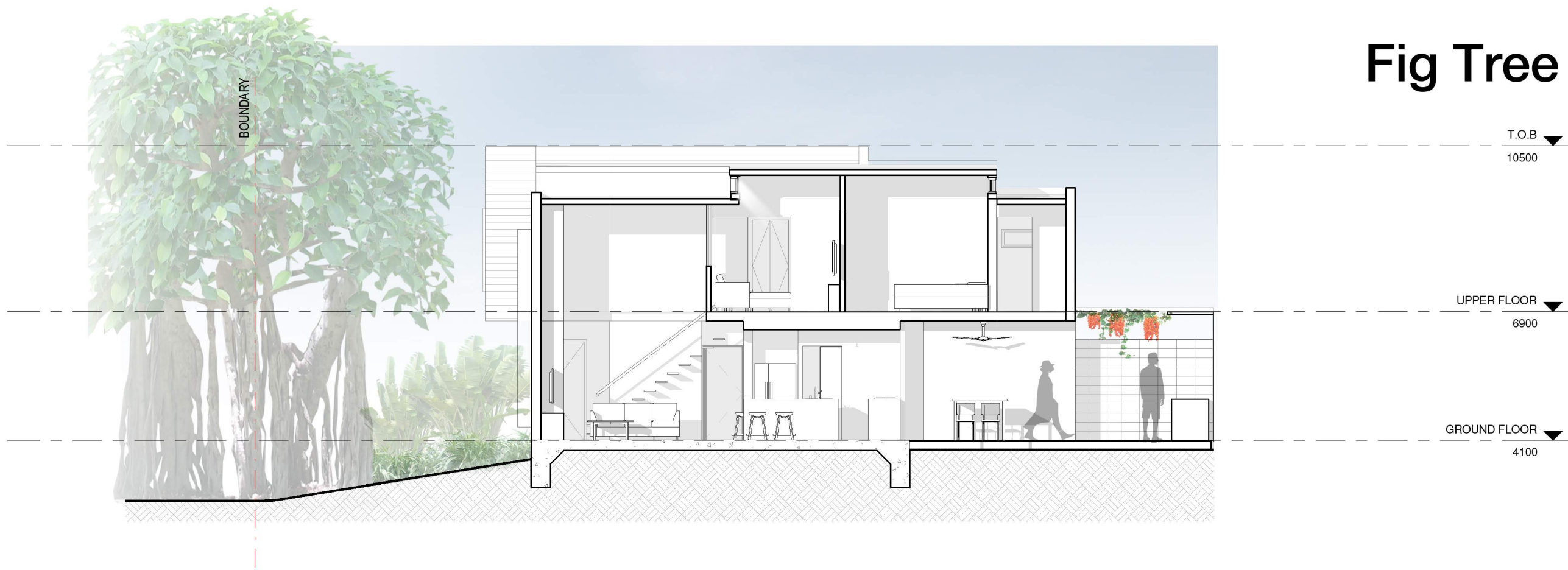


TYPICAL VILLA - SOUTH ELEVATION

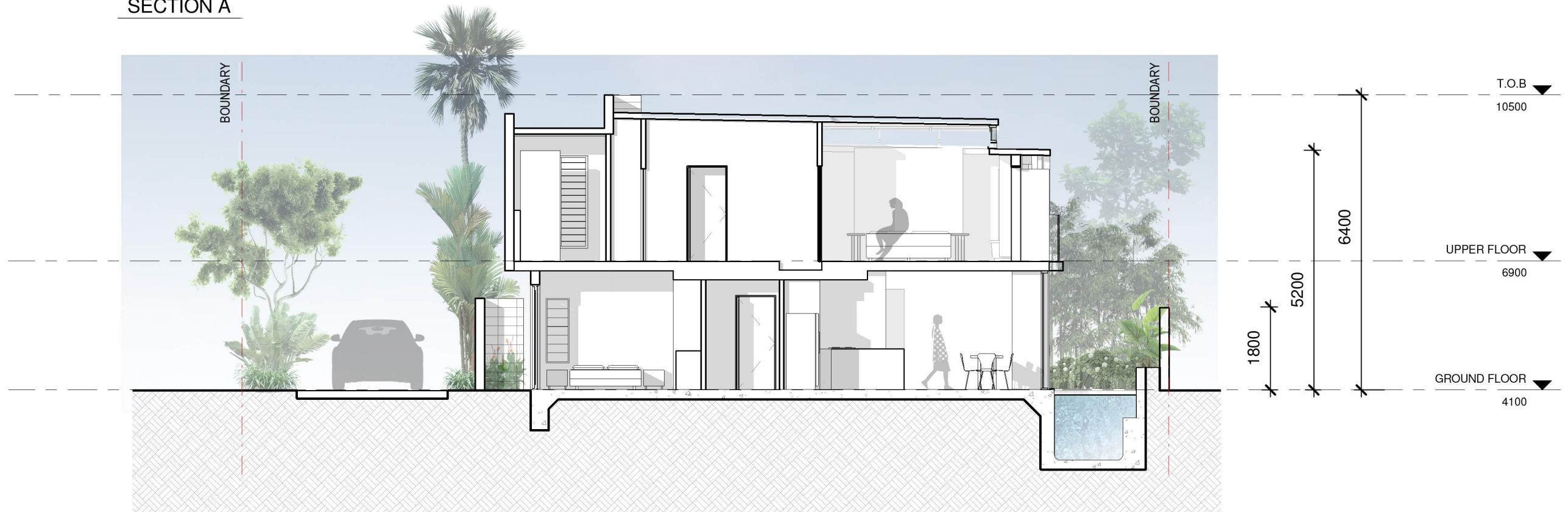


TYPICAL VILLA - WEST ELEVATION

Fig Tree Villas



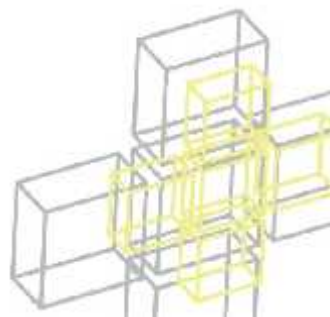
SECTION A



SECTION B

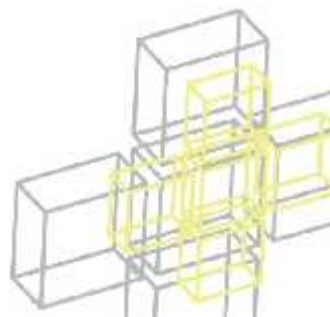
Annexure 1

DA Forms



Annexure 2

Title Certificate



CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27282207

Search Date: 08/11/2017 09:14

Title Reference: 21020001

Date Created: 02/07/1976

Previous Title: 20475177

REGISTERED OWNER

Dealing No: 708517006 18/03/2005

PIER LUIGI BONOMI

MARIANNA BONOMI TRUSTEE

UNDER INSTRUMENT 708517006

ESTATE AND LAND

Estate in Fee Simple

LOT 919 CROWN PLAN PTD2092

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10422174 (ALLOT 19 SEC 9)
2. MORTGAGE No 708517009 18/03/2005 at 09:06
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522
3. EASEMENT No 709572990 08/05/2006 at 13:06
burdening the land to
LOT 905 ON PTD2092
OVER EASEMENT C ON SP190080

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

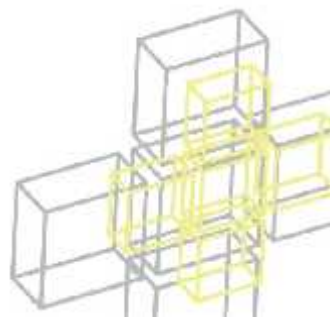
** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]

Requested By: D-ENQ INFOTRACK PTY LIMITED

Annexure 3

CMG Engineering Letter



Managing Director
Charles Gianarakis
B.Eng.,M.I.E. Aust.,C.P.Eng.,R.P.E.Q.

A.C.N. 011 065 375
A.B.N 53011065375

STRUCTURAL AND CIVIL
208 Buchan Street
P.O. Box 5901
Cairns Qld 4870

Our Ref: 38675L1

15 November 2017

Total Project Group
PO Box 560M
Manunda Qld 4870

Att: Mr Roger Mainwood

RE: LOT 919 MUDLO STREET PORT DOUGLAS

Dear Roger

We make the following comments regarding stormwater management, existing sewer and traffic movements for the abovementioned site.

Stormwater:

The site has a slight to medium fall from back to front of the lot as shown on the terrain model.

The site drainage will consist of an underground stormwater reticulation system collecting roof and surface catchments and discharging to the kerb and channel in Mudlo Street.

A secondary, continuous overland stormwater system will also be provided along left hand and right-hand alignments.

Sewer:

The existing council sewer is located under the proposed building and the foundations proposed can and will be designed to bridge the existing sewer. The foundations will consist of a stiff monolithic raft and bored piers founded at a depth which will not impose any building/additional loading on the existing sewer.

Traffic:

Traffic movements and parking is as shown on the attached plan. The vehicular movements and parking conform with relevant Australian Standard Codes and allow for all vehicles to enter and exit in a forward manner. (Refer attached drawings)

Yours faithfully

C.M.G. CONSULTING
ENGINEERS PTY. LTD.



C.M. GANARAKIS (RPEQ 1370)

918

PTD2092

919

PTD2092

Residence

Common Property

BUP70906

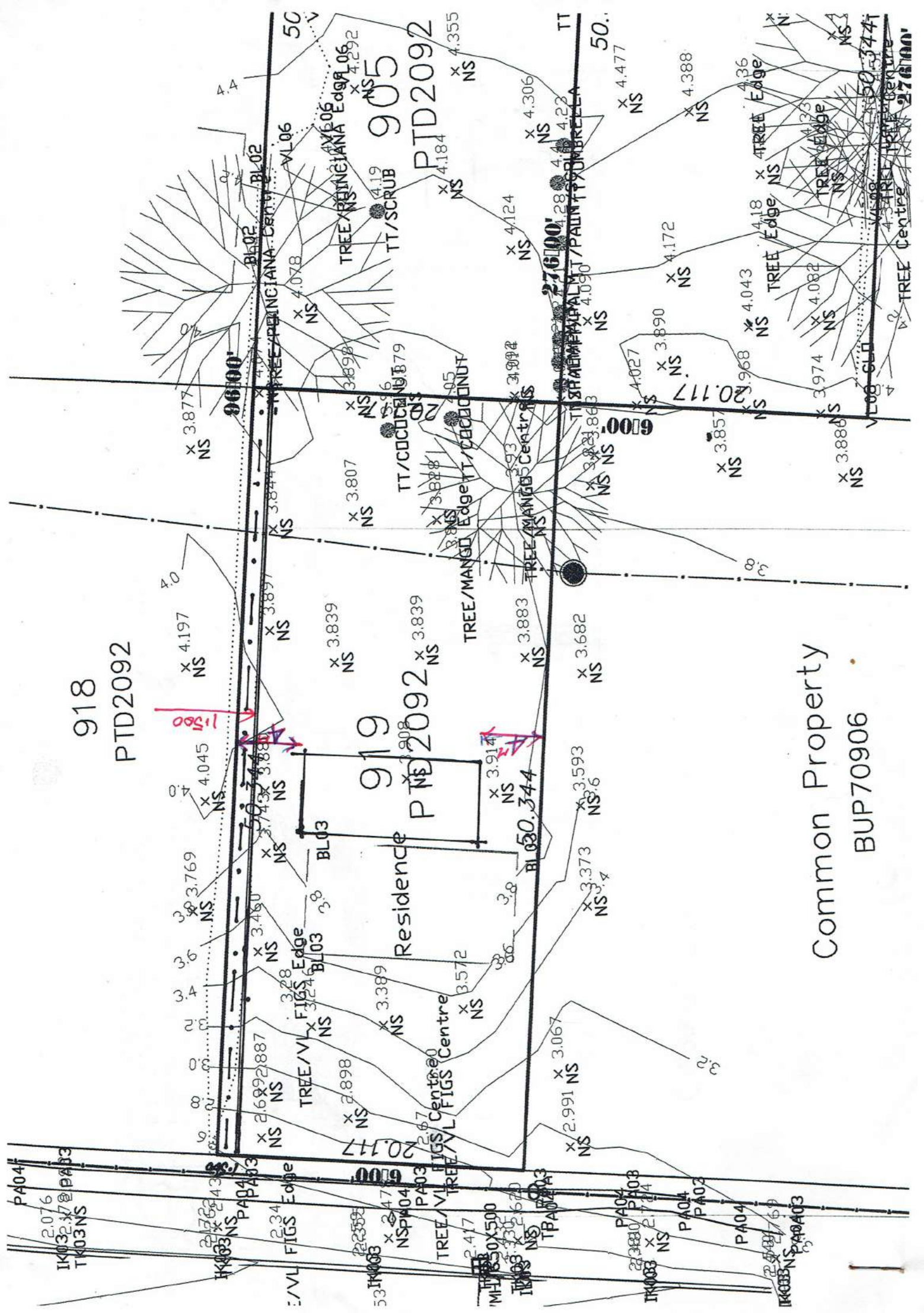
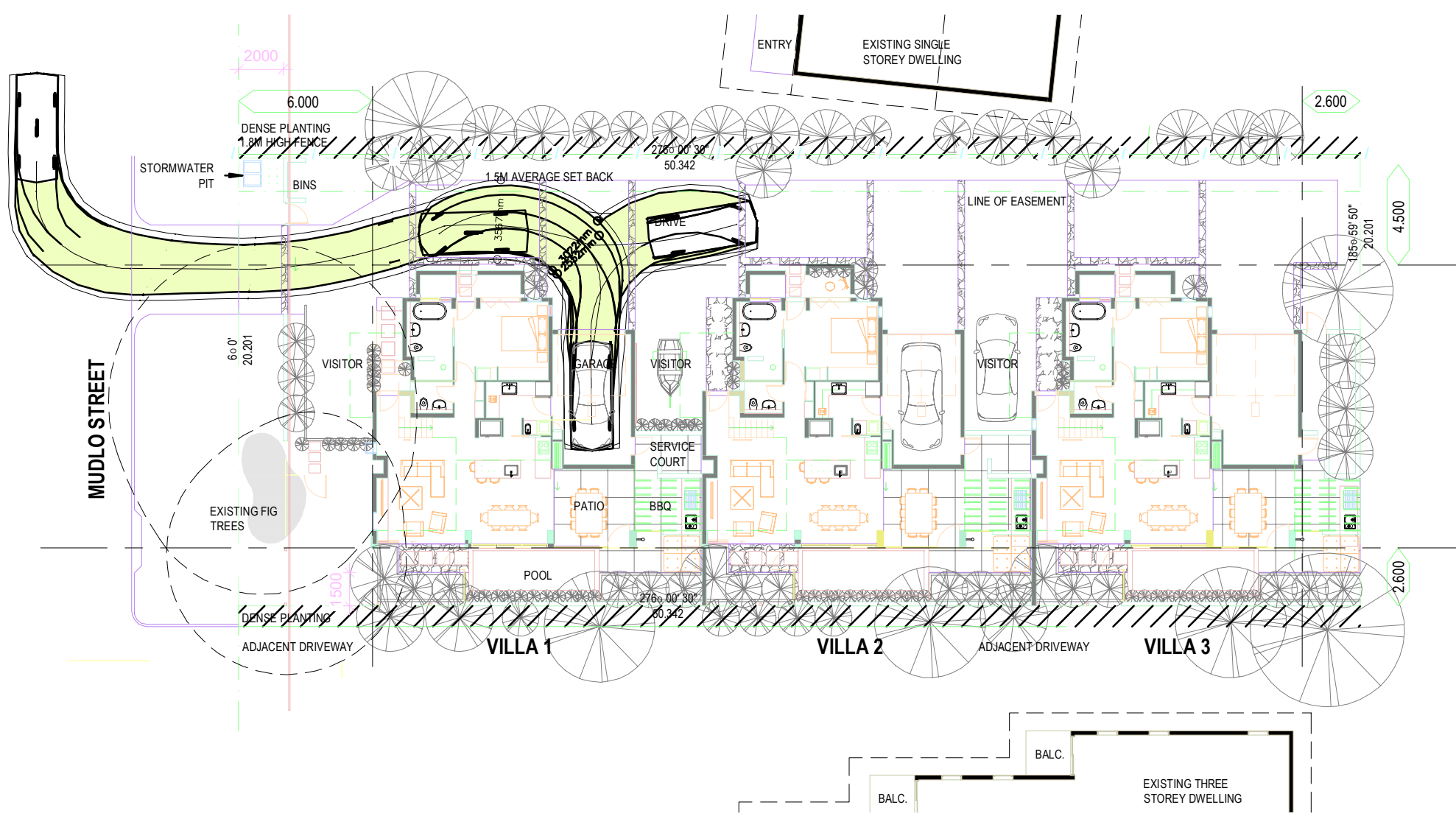
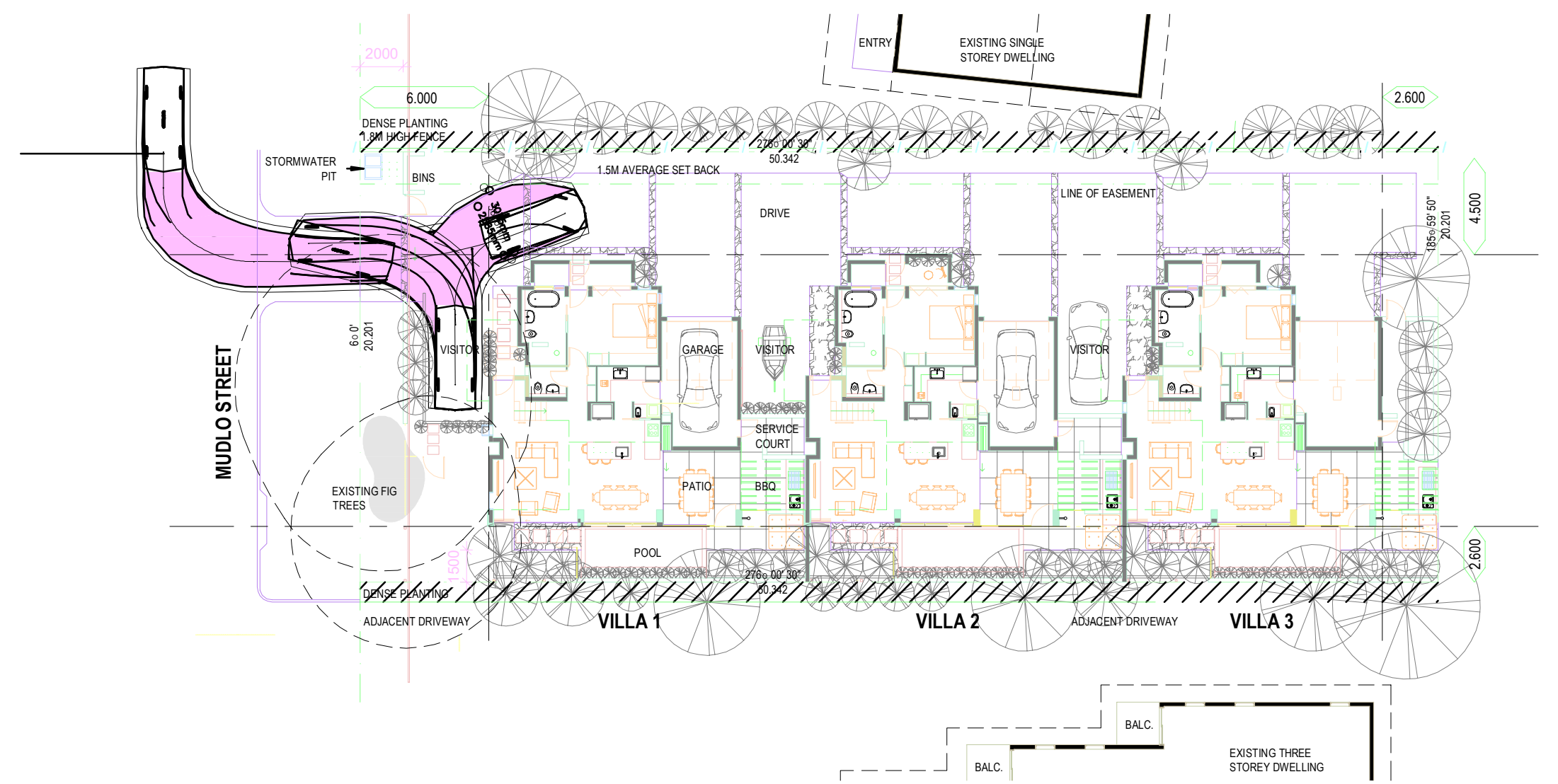


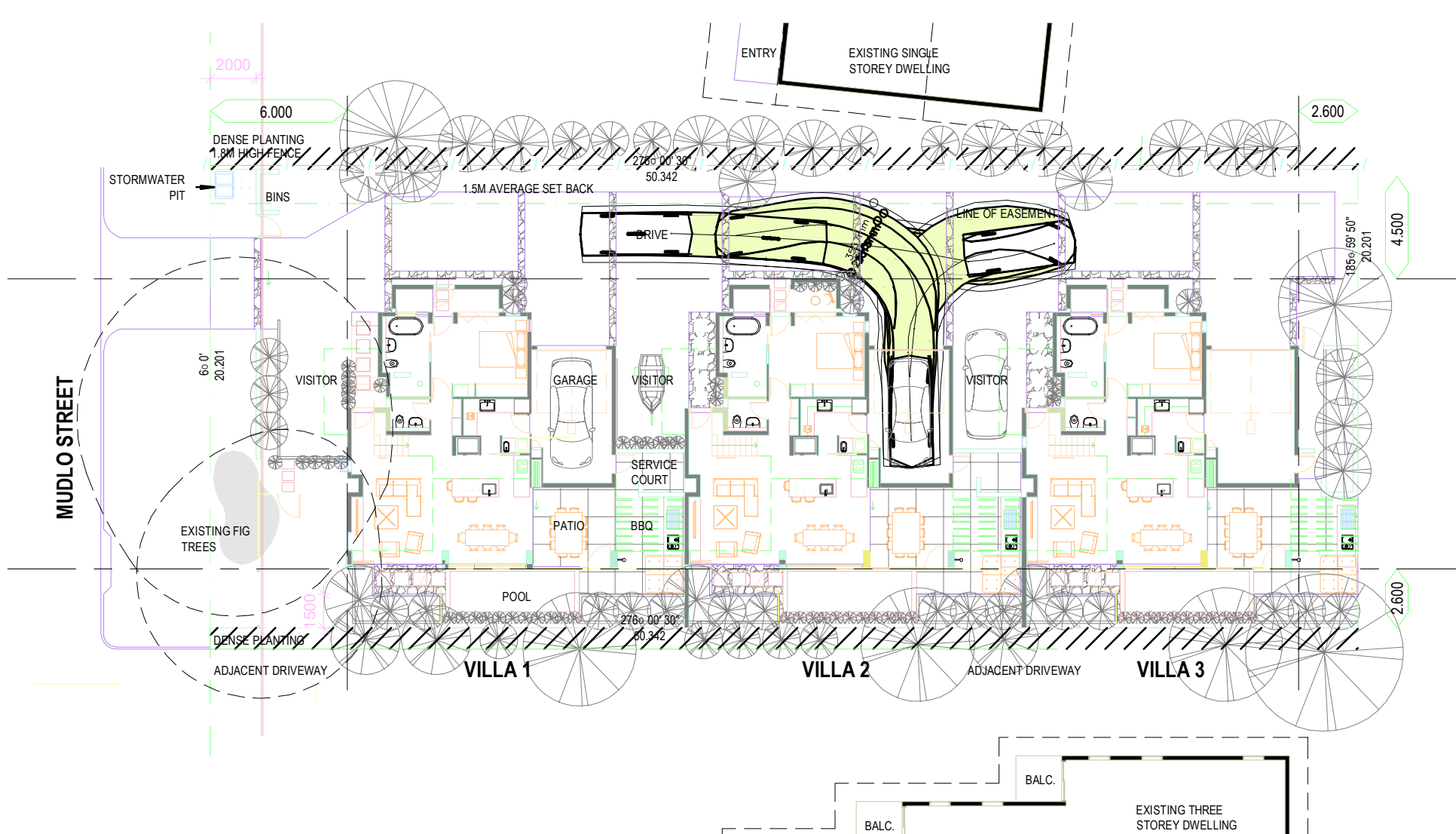
Fig Tree Villas



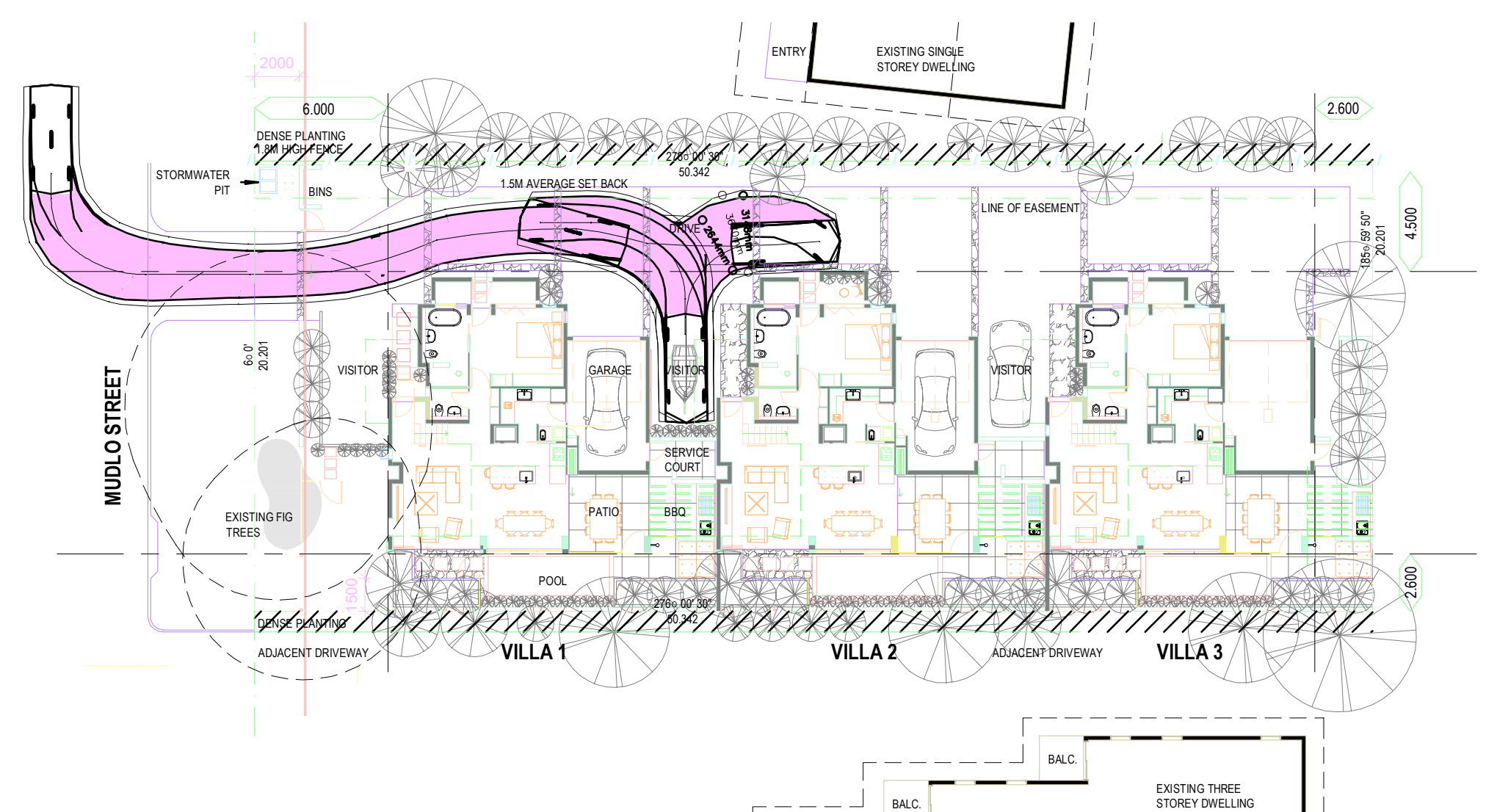
VILLA 1



VISITOR PARK 1



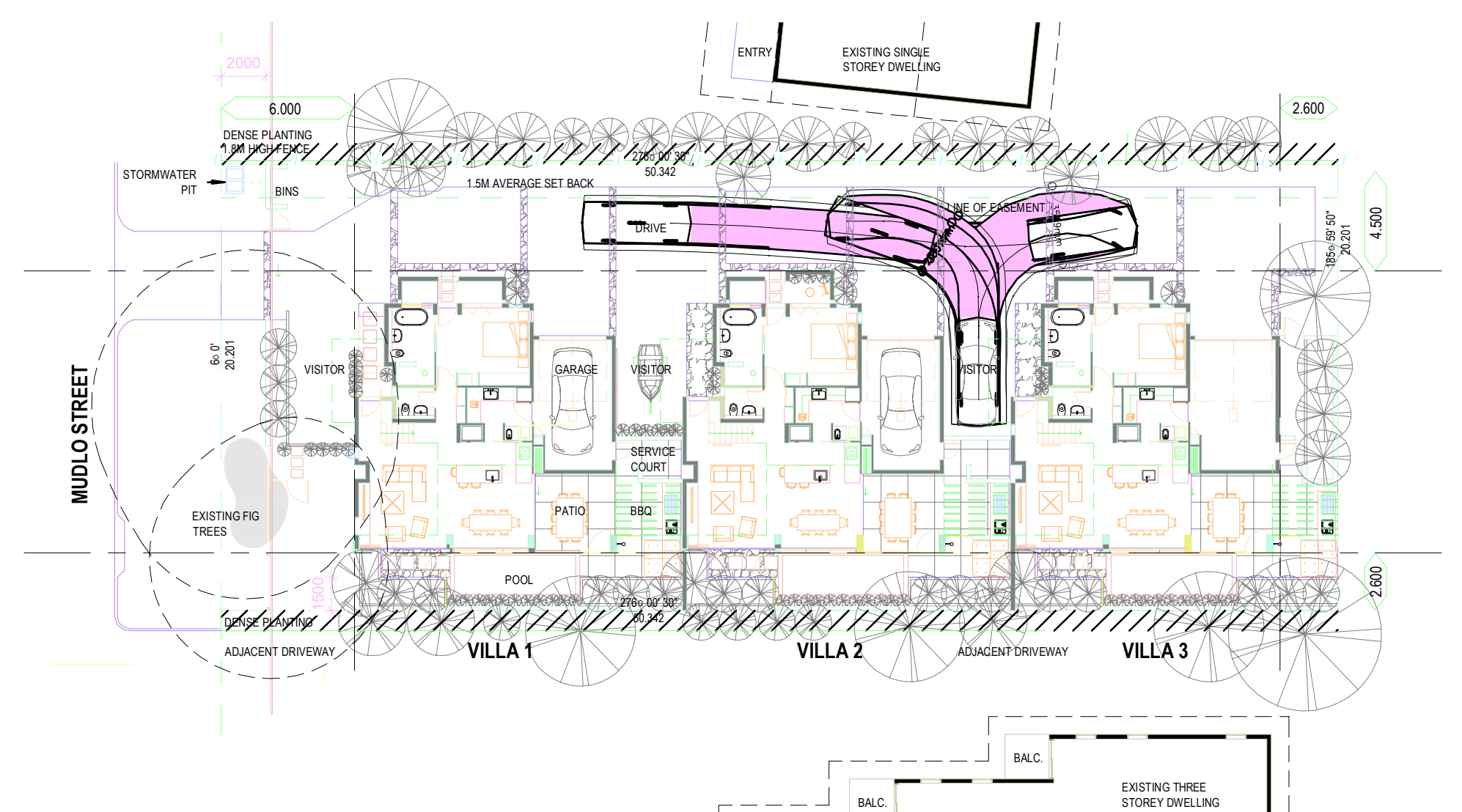
VILLA 2



VISITOR PARK 2



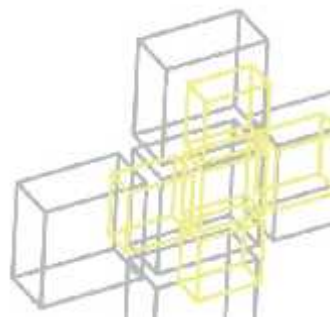
VILLA 3



VISITOR PARK 3

Annexure 4

Landscape Plans / Schedules



The Chief Executive Officer
DOUGLAS SHIRE COUNCIL
Front Street
MOSSMAN, QLD 4873

Dear Sir or Madam,

LANDSCAPE CONCEPT – FIG TREE VILLAS
14 Mudlo Street, Port Douglas
Development Application

Please find attached Landscape Concept Plans for the proposed Fig Tree Villas at 14 Mudlo Street in Port Douglas. The plans show the proposed landscape design with a preliminary plant schedule.

Design Theme

Our client has requested a contemporary and tropical garden that retains the large Strangler Figs in the front as a feature of the garden. The project has been named after these trees with their dramatic looking aerial root structure. The layout is designed to accommodate these trees as far as practical.

A qualified arborist has been to site to give a preliminary inspection and has advised that retention may be feasible. The host trees (Paperbarks) are dying and the structure of the Strangler Fig Trees may be compromised by this. Should, on further investigation, it proves not feasible to retain the Strangler Figs, then replacement plantings will include a Fig Wood, a Box Fruit Tree and Red Beeches that will give a dense tropical planting typical of the Port Douglas foreshore vegetation.

Species selection elsewhere on site includes palms that are tall and slender without such as Solitaire Palms and Lipstick Palms that can achieve heights to complement and partially screen the building while not being bothersome to neighbours. Both neighbouring properties on each side have existing dense vegetation which we be enhanced by the proposed planting on this project.

The recreation areas for residents include courtyards with outdoor covered areas with a barbeque, a small plunge style swimming pool, a day bed and tropical resort style plantings.

Council's requirements for dense plantings have been addressed in the following ways:

- Dense planting is proposed alongside the driveway. This strip of planting is also the easement for storm water drainage from the rear boundary and to protect the infrastructure we recommend the use of Frangipani Trees as their root systems are non invasive.
- Golden Pendas & tall Solitaire Palms are included in the courtyards to provide privacy for each courtyard.

This project is envisaged as an appropriate infill in this neighbourhood It helps retains the character of Port Douglas and expresses the tropical locality. Should there be any queries please do not hesitate to contact me.

Yours sincerely



Andrew Prowse **BL Arch AAILA MAIH**

Registered Landscape Architect #0063
Australian Institute of Landscape Architect

Registered Horticulturist #RH0053
Australian Institute of Horticulture



FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

LANDSCAPE MASTER PLAN

ISSUE DATE : 17/NOV/2017

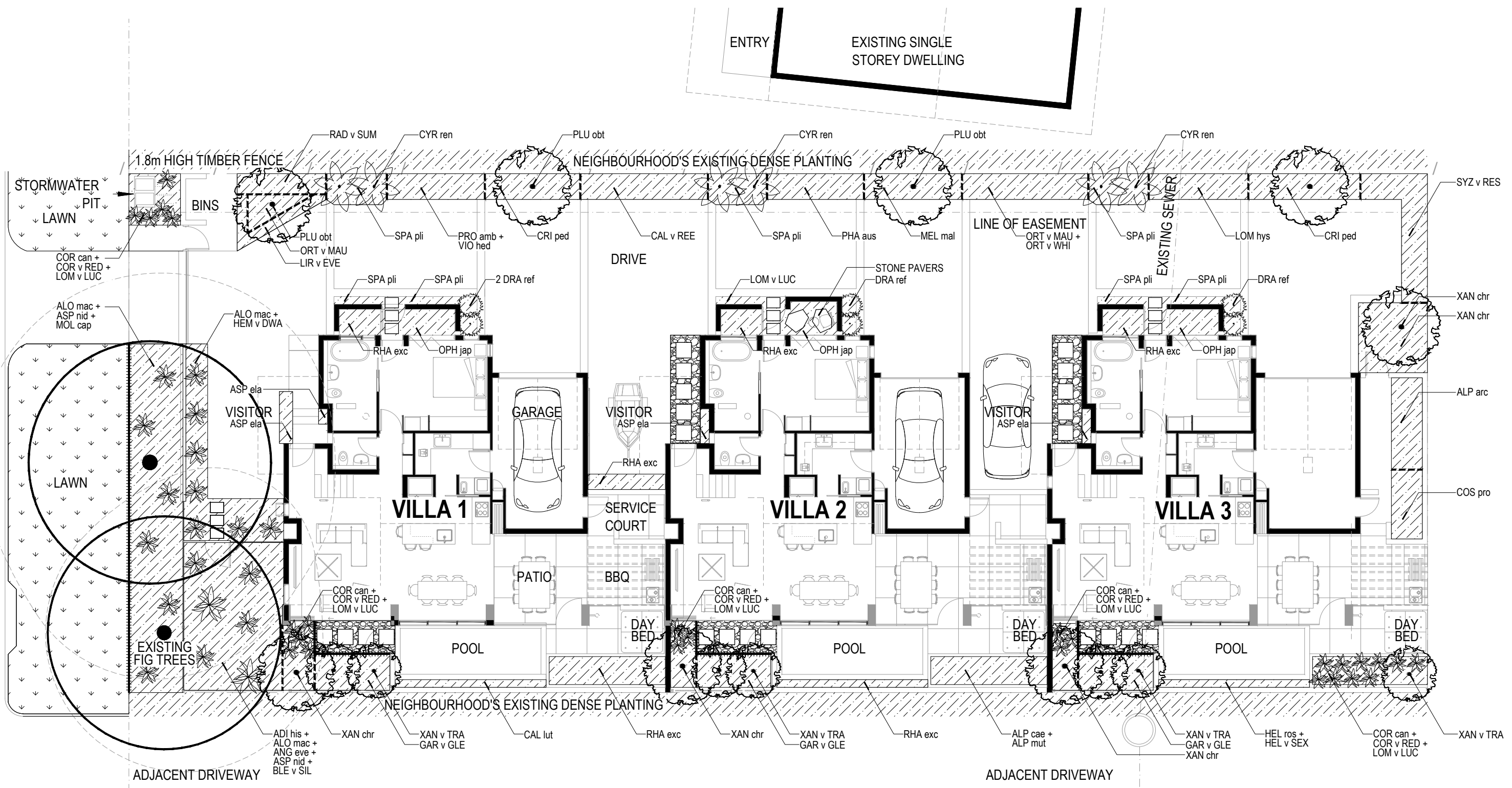
DRAWING NO.: LA-M.01

ANDREW PROWSE
LANDSCAPE ARCHITECT

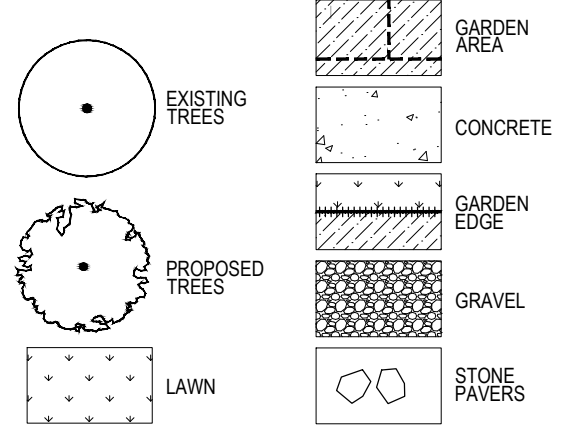
PO BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia

t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

MUDLO STREET



LEGEND



PRELIMINARY ISSUE
16.11.2017

ISSUES / REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

ANDREW PROWSE
LANDSCAPE ARCHITECT
PO BOX 1419 Cairns QLD 4870
5 Quigley Street, Bundaberg, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au
ABN21 016 074 700

DRAWING TITLE
LANDSCAPE DRAWING
PROJECT NAME
**FIG TREE VILLAS,
PORT DOUGLAS**

DRAWING NAME			
LANDSCAPE PLANTING PLAN			
DRAWN	CHECKED	SCALE	DATE
OY	AP	1:150 @A3 1:75 @A1	16/11/2017
JOB NO.	DRAWING NO.	REV	
1251	LA-P.01	-	

PLANTING SCHEME

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Spacing</u>					
TREES									
MEL rub	<i>Melicope rubra</i>	Little Evodia	45lt	As shown	MEL mal	<i>Melastoma malabathricum</i>	Native Lassandra	140mm	3/m ²
PLU obt	<i>Plumeria obtusa</i>	Evergreen Frangipani	45lt	As shown	MOL cap	<i>Molineria capitulata</i>	Weevil Palm	140mm	5/m ²
PLU rub	<i>Plumeria rubra</i>	Frangipani	45lt	As shown	OPH jap	<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	6/m ²
XAN chr	<i>Xanthostemon chrysanthus</i>	Golden Penda	45lt	As shown	ORT v MAU	<i>Orthosiphon aristatus 'Mauve'</i>	Cats Whiskers	200mm	2/m ²
XAN v TRA	<i>Xanthostemon chrysanthus 'Trailblazer'</i>	Golden Penda Trailblazer	45lt	As shown	ORT v WHI	<i>Orthosiphon aristatus 'White'</i>	Cats Whiskers (White Flowers)	140mm	3/m ²
PALMS									
CYR ren	<i>Cyrtostachys renda</i>	Lipstick Palm	45lt	As shown	PHA aus	<i>Phaius australis</i>	Swamp Orchid	140mm	3/m ²
LIC ram	<i>Licuala ramsayi</i>	Daintree Fan Palm	45lt	As shown	PRO amb	<i>Proiphys amboinensis</i>	Cardwell Lily	140mm	3/m ²
PTY ele	<i>Ptychosperma elegans</i>	Solitaire Palm	45 lt	As shown	RAD v SUM	<i>Radermachera sp. Kunming 'Summerscent'</i>	Radermachera Summerscent	200mm	1/m ²
RHA exc	<i>Rhapis excelsa</i>	Rhaphis Palm	200mm	As shown	SPA pli	<i>Spathoglottis plicata</i>	Ground Orchid	140mm	9/m ²
SHRUBS & GROUND COVERS									
ADI his	<i>Adiantum hispidulum</i>	Rough Maidenhair Ferns	140mm	9/m ²	SYZ v RES	<i>Syzygium australe 'Resilience'</i>	Lilly Pilly	200mm	1/m ²
ALO mac	<i>Alocasia macrorrhiza</i>	Elephants Ears	200mm	2/m ²	VIO hed	<i>Viola hederacea</i>	Native Violet	140mm	12/m ²
ALP arc	<i>Alpinia arctiflora</i>	Snow Ginger	200mm	3/m ²	REPLACEMENT PLANTING				
ALP cae	<i>Alpinia caerulea</i>	Red Back Native Ginger	200mm	2/m ²	BAR asi	<i>Barringtonia asiatica</i>	Box Fruit Tree	45lt	As shown
ALP mut	<i>Alpinia mutica</i>	False Cardamon	200mm	2/m ²	DIL ala	<i>Dillenia alata</i>	Red Beach	45lt	As shown
ANG eve	<i>Angiopteris evecta</i>	King Fern	200mm	1/m ²	FIC vir	<i>Ficus virgata</i>	Fig Wood	45lt	As shown
ASP ela	<i>Aspidistra elatior</i>	Cast Iron Plant	140mm	9/m ²	MEL mal	<i>Melastoma malabathricum</i>	Native Lassandra	140mm	3/m ²
ASP nid	<i>Asplenium nidus</i>	Bird's-Nest-Fern	200mm	1/m ²					
BLE v SIL	<i>Blechnum v 'Silver'</i>	Silver Blechnum Fern	140mm	1/m ²					
CAL lut	<i>Calathea lutea</i>	Havana Cigar	200mm	5/m ²					
CAL v REE	<i>Callistemon v 'Reeves Pink'</i>	Reeves Pink Bottlebrush	140mm	1/m ²					
COR can	<i>Cordyline cannifolia</i>	Native Cordyline	140mm	6/m ²					
COR v RED	<i>Cordyline fruticosa 'Red Sister'</i>	Red Sister Cordyline	140mm	1/m ²					
COS pro	<i>Costus productus</i>	Costus	200mm	1/m ²					
CRI ped	<i>Crinum pedunculatum</i>	Swamp Lily	140mm	2/m ²					
DRA ref	<i>Dracaena reflexa</i>	Song of India	140mm	1/m ²					
GAR v GLE	<i>Gardenia psidioides 'Glennie River'</i>	Gardenia Glennie River	140mm	3/m ²					
HEL ros	<i>Heliconia rostrata</i>	Heliconia Lobster Claw	140mm	1/m ²					
HEL v SEX	<i>Heliconia chartacea v 'Sexy Pink'</i>	Heliconia Sexy Pink	140mm	10/m ²					
LIR v EVE	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Liriope	140mm	5/m ²					
LOM hys	<i>Lomandra hystrix</i>	Matt Rush	140mm	3/m ²					
LOM lon	<i>Lomandra longifolia</i>	Matt Rush	140mm	1/m ²					
LOM v LUC	<i>Lomandra hystrix 'Luckystripe'</i>	Matt Rush Luckystripe	140mm	5/m ²					



Ficus superba (existing fig tree)
Strangler Fig

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

LANDSCAPE PLANTING SCHEME

ISSUE DATE : 17/NOV/2017

DRAWING NO.: LA-S.01

ANDREW PROWSE
LANDSCAPE ARCHITECT
PO BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

FEATURE TREES



Melicope rubra
Little Evodia



Plumeria obtusa
Evergreen Frangipani



Plumeria rubra
Frangipani



Melicope rubra
Little Evodia's flowers



Plumeria obtusa
Evergreen Frangipani's flowers



Plumeria rubra
Frangipani's flowers

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - FEATURE TREES

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

FEATURE TREES



Xanthostemon chrysanthus
Golden Penda



Xanthostemon chrysanthus 'Trailblazer'
Golden Penda Trailblazer



Xanthostemon chrysanthus
Golden Penda's flowers & foliage



Xanthostemon chrysanthus 'Trailblazer'
Golden Penda Trailblazer's foliage

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - FEATURE TREES

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

PALMS



Cyrtostachys renda
Lipstick Palm



Licuala ramsayi
Daintree Fan Palm



Ptychosperma elegans
Solitaire Palm



Rhapsis excelsa
Rhapsis Palm



Cyrtostachys renda
Lipstick's trunks



Licuala ramsayi
Daintree Fan Palm's foliage



Ptychosperma elegans
Solitaire Palm's crown



Rhapsis excelsa
Rhapsis Palm's foliage

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

SHRUBS & GROUND COVERS



Adiantum hispidulum
Rough Maidenhair Ferns



Angiopteris evecta
King Fern



Alpinia caerulea
Red Back Native Ginger



Alocasia macrorrhiza
Elephants Ears



Aspidistra elatior
Cast Iron Plant



Alpinia mutica
False Cardamon



Alpinia arctiflora
Snow Ginger

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - SHRUBS & GROUND COVERS (1)

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

SHRUBS & GROUND COVERS



Asplenium nidus
Bird's-Nest-Fern



Calathea lutea
Havana Cigar



Callistemon v 'Reeves Pink'
Reeves Pink Bottlebrush



Blechnum v 'Silver'
Silver Blechnum Fern



Cordyline cannifolia
Native Cordyline



Cordyline fruticosa 'Red Sister'
Red Sister Cordyline



Costus productus
Costus

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - SHRUBS & GROUND COVERS (2)

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

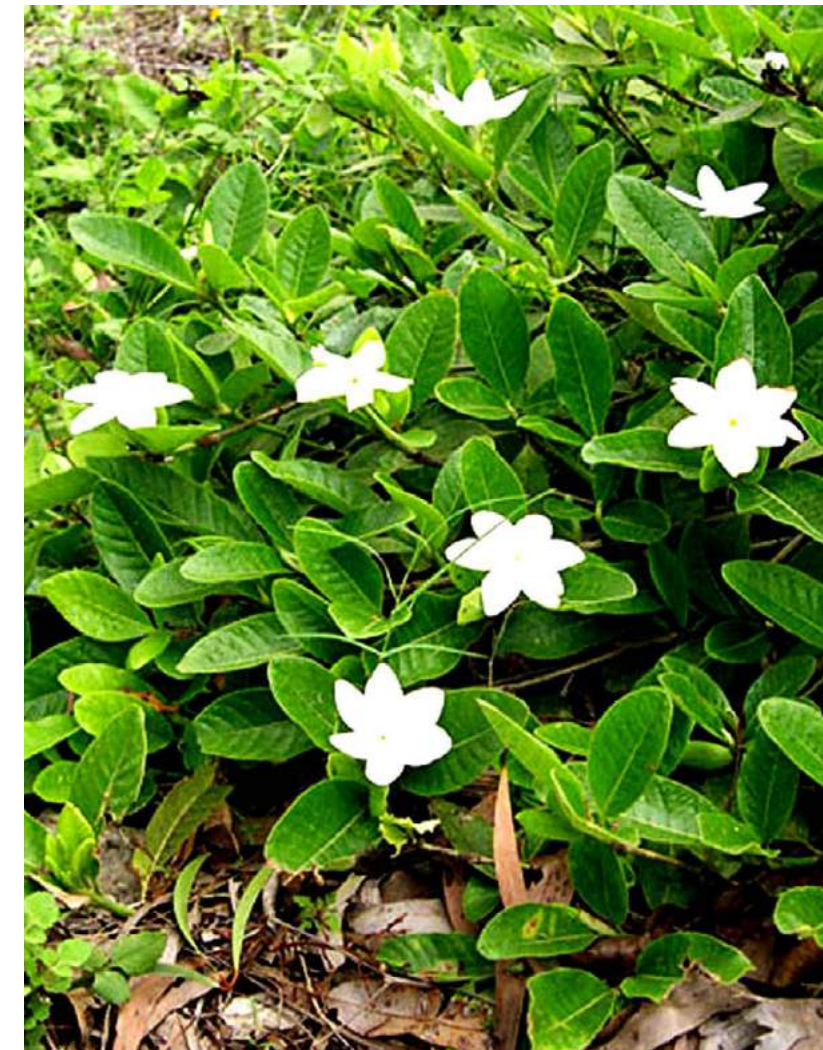
SHRUBS & GROUND COVERS



Crinum pedunculatum
Swamp Lily



Dracaena reflexa
Song of India



Gardenia psidioides 'Glennie River'
Gardenia Glennie River



Liriope muscari 'Evergreen Giant'
Giant Liriope



Lomandra hystrix
Matt Rush



Lomandra longifolia
Matt Rush



Lomandra hystrix 'Luckystripe'
Matt Rush Luckystripe

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - SHRUBS & GROUND COVERS (3)

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

SHRUBS & GROUND COVERS



Heliconia rostrata
Heliconia Lobster Claw's flowers

Heliconia rostrata
Heliconia Lobster Claw

Heliconia chartacea v 'Sexy Pink'
Heliconia Sexy Pink's flowers



Heliconia rostrata
Heliconia Lobster Claw

Cordyline cannifolia
Native Cordyline

Cordyline fruticosa 'Red Sister'
Red Sister Cordyline

Costus productus
Costus

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - SHRUBS & GROUND COVERS (4)

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

SHRUBS & GROUND COVERS



Melastoma malabathricum
Native Lassandra



Orthosiphon aristatus 'Mauve'
Cats Whiskers (Mauve flowers)



Orthosiphon aristatus 'White'
Cats Whiskers (White flowers)



Molineria capitulata
Weevil Palm



Ophiopogon japonicus
Mondo Grass



Phaius australis
Swamp Orchid



Proiphys amboinensis
Cardwell Lily

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - SHRUBS & GROUND COVERS (5)

ISSUE DATE : 21/NOV/2017

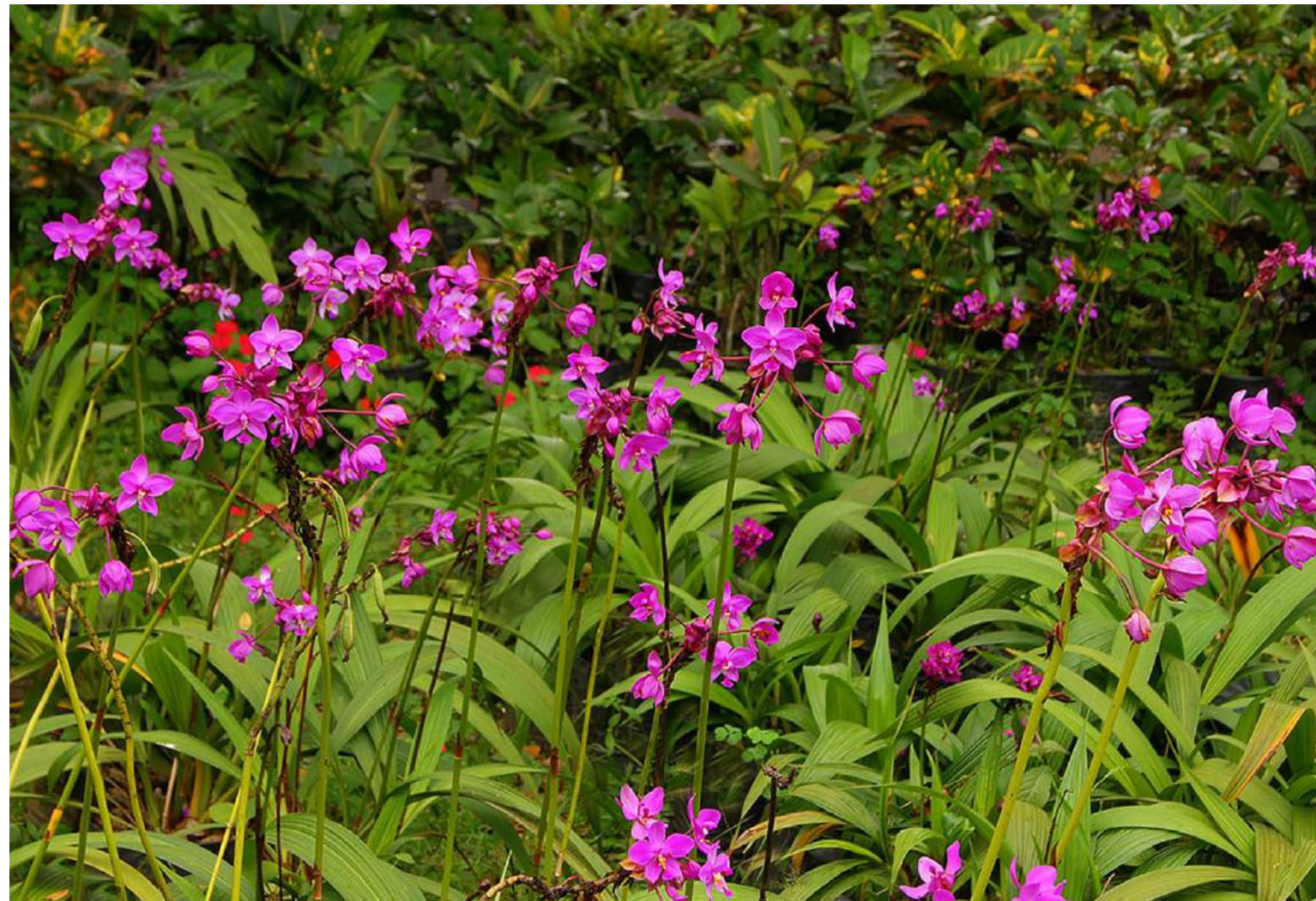
ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

SHRUBS & GROUND COVERS



Radermachera sp. Kunming 'Summerscent'
Radermachera Summerscent



Spathoglottis plicata
Ground Orchid



Spathoglottis plicata
Ground Orchid's flowers



Spathiphyllum wallisii 'Sensation'
Giant Peace Lily



Syzygium australe 'Resilience'
Lilly Pilly



Syzygium australe 'Resilience'
Lilly Pilly's flowers



Viola hederacea
Native Violet

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - SHRUBS & GROUND COVERS (6)

ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

REPLACEMENT PLANTING



Barringtonia asiatica
Box Fruit Tree



Dillenia alata
Red Beach



Ficus virgata
Fig Wood



Melicope rubra
Little Evodia's flowers



Dillenia alata
Red Beach's flowers



Melastoma malabathricum
Native Lassandra

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

PLANTING SCHEME - REPLACEMENT PLANTING

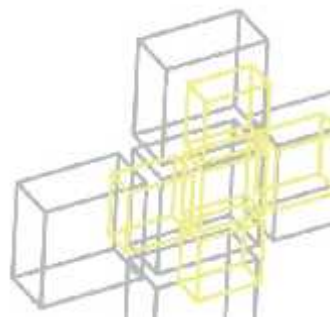
ISSUE DATE : 21/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1251

Annexure 5

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>	<p>✓</p>	<p>The proposal complies. The site is located within the Tourist and Residential Planning Area (High Scale).</p>	

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

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 complies.	
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

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
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.	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.	N/A	Not applicable.	
	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.	N/A	Not applicable.	
	A7.3 Any break in the building façade varies the alignment by a 1 metre minimum deviation.	N/A	Not applicable.	
	A7.4 A minimum of three of the following building design elements detailed below are incorporated to break the extended façade of a development: <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. Planning Scheme Policy No 2 – Building Design and Architectural Elements should be referred to for demonstrating compliance with elements listed above.	N/A	Not applicable.	
	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.	N/A	Not applicable.	

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

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

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>	N/A	Not applicable.	
	<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>	N/A	Not applicable.	
	<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	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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P12 Residents in residential accommodation located within the Tourist Centre are protected from noise intrusion associated with night time activities, bars and nightclubs.</p>	<p>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).</p>	<p>N/A</p>	<p>Not applicable.</p>	
<p>P13 Safe and convenient pedestrian linkages are promoted in the Tourist Centre.</p>	<p>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.</p>	<p>N/A</p>	<p>Not applicable.</p>	

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

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

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>	✓	<p>Total GFA = 735m² – excluded area (garages and private covered external areas) of 117m² = 618m². Site area = 1,012m². Plot ratio therefore = 618/1012 = 0.61.:1.</p> <p>Given the above, only 0.11 bonus plot ratio is required. The proposal is considered to achieve this through the inclusion of windows to the street frontage and the use of fenestration and privacy screening.</p>	
<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. 	✓	Proposal complies.	

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

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

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

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

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

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

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Special Management Areas – Special Management Area 5 – Waterfront Investigation Area Precinct				
<p>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.</p>	<p>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).</p>	<p>N/A</p>	<p>Not applicable.</p>	

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

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. 	✓	Proposal complies.	
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: <ul style="list-style-type: none"> P1 1.5 metres; or P2 an average of half of the Height of the wall of the Building, whichever is the greater. 	✓	Proposal complies other than a minor encroachment of the road frontage setback on the first level. Given the minor nature of this encroachment and the screening effect of existing and proposed vegetation, it will not compromise the character and amenity of the area.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Fencing				
P4 Perimeter fencing to the Frontage of a Site is not visually obtrusive and does not detract from the residential character of the area.	A4.1 Any fencing provided at the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street. AND Fencing at side and rear boundaries of the Site are a maximum of 1.8 metres in Height.	✓ ✓	Proposal complies or is capable of complying. Proposal complies or 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
Building Proportions and Scale – Other than a House				
<p>P5 The proportions and scale of any development, other than a House, are in character with the area and local streetscape.</p>	<p>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.</p> <p>A5.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a Habitable Room.</p> <p>AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the façade being fully enclosed.</p> <p>A5.3 Roof forms, materials and colours of the Building enhance the amenity of the street and locality including:</p> <ul style="list-style-type: none"> • the roof of Buildings are light coloured and non-reflective; and • white and shining metallic finishes <p>Are avoided on external surfaces in prominent view.</p> <p>The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p>While the ground level of the villas are adjoining and therefore exceed 30m in length, the proposal results in three (3) distinct buildings of 15m in length with significant variation in wall planes.</p> <p>Proposal complies.</p> <p>Proposal complies or is capable of complying.</p>	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Landscaping – Other than a House				
<p>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.</p>	<p>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.</p> <p>UNLESS</p> <p>A greater percentage is specified in a Land Use Code.</p> <p>AND</p> <p>P1 within the Site Frontage Setback area a minimum width of 2 metres of Landscaping, including 75% Dense Planting; and</p> <p>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.</p> <p>UNLESS</p> <p>A greater distance is specified in a Land Use Code</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal complies.</p>	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Recreation and Ancillary Facilities				
<p>P7 Tourist developments include recreational and ancillary services and facilities for the enjoyment and convenience of guests.</p>	<p>A7.1 Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities:</p> <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. <p>A7.2 Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.</p> <p>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.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	

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				
Site Requirements				
P1 A Site for Multi-Unit Housing/Holiday Accommodation/Retirement Facilities has sufficient area and dimensions to accommodate the Buildings/structures, open space, car parking and associated vehicular Access, Landscaping and recreation facilities for the enjoyment of guests.	A1.1 The Site has a minimum area of 1000m ² . AND A1.2 The Site has a minimum Road Frontage of 25 metres.	✓	Proposal complies.	
		✓	Site has 20m road frontage which is sufficient to accommodate the proposed development.	
P2 The building bulk is reduced through effective design and materials.	A2.1 The overall length of any Building does not exceed 30 metres. A2.2 The length of any continuous wall plane does not exceed 15 metres. A2.3 Building bulk is reduced by balconies, patios, recesses and variations in exterior building materials and colours. A2.4 Elevations provide visual interest through building elements, exterior colours, textures and materials. AND Buildings are designed in accordance with the requirements of the Planning Scheme Policy No 2 – Building Design and Architectural Elements.	✓	While the ground level of the villas are adjoining and therefore exceed 30m in length, the proposal results in three (3) distinct buildings of 15m in length with significant variation in wall planes. Proposal complies.	
		✓	Proposal complies.	
		✓	Proposal complies.	
		✓	Proposal complies.	
P3 The development addresses the Main Street Frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.	A3.1 The Building has balconies, windows or patios that face the Main Street Frontage, and remain unenclosed. A3.2 Perimeter fencing to any street Frontage complies with any specific fencing requirements detailed in the relevant Planning Area Code.	✓	Proposal complies.	
		✓	Proposal complies.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P4 The development does not adversely affect the privacy or liveability of adjoining development, and achieves a pleasant living environment for residents.</p>	<p>A4.1 Windows and openings of Habitable Rooms do not overlook Habitable Rooms of adjoining developments.</p>			
	<p>OR</p> <p>Where Habitable Rooms overlook Habitable Rooms of adjoining developments, privacy is protected by fixed external screens or other suitable elements to avoid overlooking.</p>	✓	Proposal complies.	
	<p>A4.2 Screening is provided where any windows, balconies or patios overlook other windows, balconies or patios of other Dwelling Units/Private Rooms within the development.</p>	✓	Proposal complies.	
<p>P5 Vehicle parking areas and driveways are safe, convenient and have minimal impacts on adjoining development.</p>	<p>A5.1 Vehicle parking areas are located under or behind the Building so they are not visually prominent from the street.</p>	✓	Proposal complies.	
	<p>A5.2 The car parking area is:</p> <ul style="list-style-type: none"> • illuminated at night; • well ventilated to avoid fumes being trapped; • screened from adjoining development; • 60% covered. 	✓	Proposal complies.	
	<p>A5.3 The driveway is a minimum of 2 metres from the side or rear boundary.</p> <p>OR</p> <p>A minimum of 1 metre with an average of 1.5 metre Landscaping screen is provided along the side or rear boundary adjacent to the driveway.</p>	✓	Proposal complies.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P6 Development does not adversely impact on the natural environment.	A6.1 The siting of Multi-Unit Housing/Holiday Accommodation minimises cut unless required for a basement or semi-basement car park.	✓	Proposal complies.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Landscaping and Open Space				
P7 The development provides a functional and usable Landscaping and Recreation Area for the use of guests.	A7.1 Landscaping and Recreation Areas must be provided at a minimum rate of: P1 30 m ² for the first bedroom of each Dwelling Unit; plus P2 15 m ² for each additional bedroom of each Dwelling Unit; or P3 15 m ² for each Private Room. AND A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room. OR At least 50% of the total Landscaping and Recreation Area required for all Dwelling Units/Private Rooms specified above is provided as one communal area, having a minimum dimension of 6 metres.	✓	Total landscaping and recreation area requirement = 225m ² . Total landscaping and recreation area provided = 365m ² .	
	A7.2 Each Dwelling Unit/Private Room is provided with a private roofed balcony, or patio with a minimum area of 6m ² and a minimum depth of 2 meters. In the case of each Dwelling Unit if the private roofed balcony, or patio is directly accessible to the private open space area required in A7.1 above, the area of the balcony, or patio can be used in the calculation of the private open space area up to a maximum area of 6 m ² for each Dwelling Unit.	✓	Proposal complies.	
		✓	Proposal complies.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	A7.3 Any swimming pool, including surrounding coping or paving, located within the front Setback Is Setback a minimum of 3 metres from the Main Street Frontage. AND No suspended or above ground swimming pool structures are located within the 6 metre Setback to the Main Street Frontage.	✓	Proposal complies.	
P8 The development provides residents with a range of on Site services and facilities.	A8.1 A communal clothes drying area of 30m ² is provided in a central location. OR Each Dwelling Unit has its own clothes drying area designated in their private open space and screened from view from public vantage points and other Dwelling Units on Site or on adjacent Sites.	✓	Proposal complies.	
	A8.2 A refuse bin storage area is provided and located for convenient use by all guests and is readily accessible to waste management contractors.	✓	Proposal complies.	
	AND The refuse bin storage area is screened from view from public Roads, is roofed and drained to sewer and has a hose and hose cock attached to provide for cleaning.	✓	Proposal complies or is capable of complying.	
Retirement Facility – Additional Provisions				
Location and Amenity				
P9 Retirement Facilities are located in areas which offer convenience to	A9.1 Retirement Facilities are conveniently located in established areas in close proximity to public	N/A	Not applicable.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
residents, and are designed to be compatible with the locality and surrounding area in which they are located.	transport, Shopping Facilities and health care services.			
Design Layout				
P10 Retirement Facilities are designed to provide for the amenity and security of residents ⁴⁴ .	A10.1 The Retirement Facility incorporates covered walkways wide enough to accommodate wheelchairs and ramps, where necessary, which provide on Site weather protection between all areas of the complex.	N/A	Not applicable.	
	A10.2 Decorative perimeter security fencing and gates are provided to ensure the safety and security of residents and the fencing complies with the relevant Planning Area Code.	N/A	Not applicable.	
	A10.3 Security screens are provide on all Dwelling Units or residential rooms to ensure the safety and security of residents, while allowing for the capture of prevailing breezes.	N/A	Not applicable.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P11 The internal layout of the Retirement Facility and the location of the Retirement Facility allows for the safe evacuation of residents in an emergency and provides for emergency services to efficiently Access the Site.	A11.1 The design of the Retirement Facility ensures that external circulation and Access and egress points on the Site facilitate the evacuation of the Site in an efficient manner.	N/A	Not applicable.	
	A11.2 The Site of the Retirement Facility is not prone to inundation and all circulation pathways throughout the Site are constructed above 3.2 metres AHD.	N/A	Not applicable.	
	A11.3 The location and Site of the Retirement Facility are readily accessible to emergency vehicles.	N/A	Not applicable.	
Ancillary Facilities				
P12 Retirement Facilities provides residents with a range of on Site services and facilities.	A12.1 Retirement Facilities incorporate a range of ancillary services and facilities, such as: lounge areas, library/reading room, TV games/recreation room, pharmacy, hairdresser, convenience store and the like.	N/A	Not applicable.	

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

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.	✓	Proposal is capable of complying.	
	EXCEPT THAT				
	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

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

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 complies.	
	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 complies.	
	A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	✓	Proposal complies.	

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

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 complies.	
	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 complies.	
	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 complies.	
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 complies.	

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

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.	✓	Proposal complies.	
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	✓	Proposal complies.	
	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.	✓	Proposal complies.	
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	N/A	Not applicable.	

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

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. A7.2 Tree species provide 30% shade over the area within 5 years. 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. A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	✓ ✓ ✓ ✓	Proposal complies. Proposal is capable of complying. Proposal complies. Proposal complies.	
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 complies.	
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 complies.	

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 complies.	
	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 complies.	
	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 complies.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • 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.	
	<p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 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.	
	<p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • 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

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 			
	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.	N/A	Not applicable.	
Maintenance and Drainage				
P12 Landscaped areas are designed in order to be maintained in an efficient manner.	A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	✓	Proposal is capable of complying.	
	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.	✓	Proposal is capable of complying.	
	A12.3 Turf areas accessible by standard lawn maintenance equipment.	✓	Proposal complies.	
	A12.4 Plant species are selected with long life expectancy and minimal maintenance requirement where on-site management will be limited.	✓	Proposal complies.	
	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	✓	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
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 complies.	
	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

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.	✓	Proposal is capable of complying.	
	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).	N/A	Not applicable.	
	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

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 complies.	
	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

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> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>N/A</p> <p>N/A</p>	<p>Not applicable.</p> <p>Not applicable.</p>	

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				
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>	✓	Proposal complies.	

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

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.	
	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. 	N/A	Not applicable.	
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.	N/A	Not applicable.	

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

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

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. 	N/A	Not applicable.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Bicycles Parking				
<p>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.</p>	<p>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.</p>	✓	Proposal complies.	

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

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

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.	✓	Proposal complies.	

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

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.	✓	Proposal complies.	
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

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

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

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

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>	

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: 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. 	✓	Proposal complies.	
	A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	N/A	Not applicable.	
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.	✓	Proposal complies.	
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.	✓	Proposal complies.	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.</p>	<p>A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTRROAD Guidelines.</p>	<p>N/A</p>	<p>Not applicable.</p>	

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

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

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

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

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

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

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

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Elements of the Code				
Energy Efficiency				
<p>P1 Buildings are designed and sited to:</p> <ul style="list-style-type: none"> • maximise the thermal comfort achieved within the building using passive design measures; and • minimise the need for energy reliant cooling appliances to achieve accepted levels of thermal comfort. 	<p>A1.1 For residential buildings, each dwelling unit achieves a minimum 5 star BERStm or NatHERStm (or equivalent) energy rating.</p> <p>OR</p> <p>A1.2 For residential buildings:</p> <ul style="list-style-type: none"> (a) All door openings and windows in habitable rooms that face between north and south east and south west and north are fully shaded by adjustable external shutters or blinds, and (b) Glazed windows or door assemblies have a minimum WERS Rating of 3 stars for cooling, and (c) All external walls (excluding windows and other glazing) achieve an overall R-value not less than R1.5, and (d) All ceilings (excluding garages, open verandahs and carports) achieve an overall R-value of R3.0, and (e) All habitable rooms have: (f) Have a window or door in opposite walls that are open-able to the outside; or (g) Have a direct flow path from an open-able window through the doorways or other openings within the dwelling unit to another window or opening to the outside; or (h) Open directly onto an unobstructed breezeway that is a minimum of 900mm wide an open-able at both ends with a minimum 1.5m² opening; or (i) Have a minimum ceiling height of 2.7m and at least one ceiling fan. 	✓	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
	<p>A1.3 For non-residential buildings:</p> <ul style="list-style-type: none"> (a) glazed windows or door assemblies have a minimum WERS52 Rating of 3 stars for cooling, and (b) all external walls (excluding windows and other glazing) achieve an overall R-value not less than R1.5, and (c) all ceilings (excluding garages, open verandas and carports) achieve an overall R-value of R3.0. 	N/A	Not applicable.	

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

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY	
P2	Hot water systems support the efficient use of natural resources and minimise consequent pollution such as greenhouse gas emissions.	A2.1	For all buildings with individual hot water systems installed in each dwelling unit or tenancy, all hot water systems installed comprise: (a) a system with a minimum of 24Renewable Energy Certificates, or (b) a natural gas system, or (c) a liquid petroleum gas (LPG) system with a 5 star AGA Energy Rating Label.	✓	Proposal is capable of complying.	
		A2.2	For all buildings with centrally installed hot water systems: (a) a low NOx gas water heating system/s supply hot water to all dwelling units or tenancies, or (b) solar water heaters supply hot water to all dwelling units or tenancies where less than 25% of water heating is provided by booster units, or (c) electric heat pump water heaters supply hot water to all dwelling units or tenancies, or (d) a gas-fired cogeneration or fuel cell unit is installed which supplies electricity and uses waste heat for cooling/heating and hot water.	N/A	Not applicable.	

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

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P3	Where practicable, and consistent with density and design provisions, residents should have access to a non-mechanical clothes drying area: (a) taking advantage of natural ventilation; and (b) receiving ample sunlight, in a manner that does not impair visual amenity.	No Acceptable Solution	✓	Proposal is capable of complying.	
P4	Cooking appliances are energy efficient.	A4.1 For residential buildings, each dwelling unit has: (a) a gas cook-top installed with a range hood; and (b) a gas oven with appropriate ventilation; or (c) a fan-forced electric oven	✓	Proposal is capable of complying.	
P5	All electrical appliances intended to be installed as standard into any residential building shall meet a minimum standard of 4 stars in accordance with the Australian Energy Rating Label.	A5.1 All: <ul style="list-style-type: none"> • Dishwashers; • Clothes dryers; • Clothes washers; • Airconditioners; and • Refrigerators/freezers where installed with the development, shall meet a minimum 4 star rating in accordance with the Australian Energy Rating Label.	✓	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
P6	Lighting is energy efficient.	A6.1 For residential buildings: (a) The minimum circuit efficacy for all common area lighting is 75 lumens per watt. (b) All common area lighting is fitted with automatic controllers. (c) Kitchens and living areas are fitted with energy efficient light fixtures such as fluorescent lighting.	✓	Proposal is capable of complying.	
		A6.2 For Business Facilities, the average lighting power density does not exceed 10 watts per square meter.	N/A	Not applicable.	
		A6.3 For Short and Shopping Facilities, the average lighting power density does not exceed 23 watts per square meter.	N/A	Not applicable.	
		A6.4 Individual tenancies within non-residential buildings are fitted with energy efficient light fixtures such as fluorescent lighting.	N/A	Not applicable.	
P7	Air conditioning, where not covered by an Australian Energy Rating Label, is energy efficient.	A7.1 Air conditioning units or systems comply with the minimum energy performance requirements specified in the Australian/New Zealand Standard AS/NZS 3823.2.2003.	✓	Proposal is capable of complying.	
Water Conservation and Reuse					

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P8 Rainwater harvesting systems are incorporated into residential and non residential buildings to ensure collection, treatment and reuse of rainwater on-site to reduce run-off and demand on the potable water supply. Internal fixtures supplied from a rainwater tank must have continuous supply of water</p>	<p>A8.1 All residential buildings provide rainwater storage tank/s on-site fitted with a first flush device and vermin-proof mesh strainer on the inlet and that has a capacity of:</p> <p>(a) 30,000 litres per dwelling unit where located in the Rural Planning Area or the Rural Settlement Planning Area, or</p> <p>(b) 5,000 litres per dwelling unit where located in any other Planning Area.</p> <p>All non-residential buildings provide rainwater storage tank/s on-site fitted with a first flush device and vermin-proof mesh strainer on the inlet and that has a capacity of 5,000 litres per toilet/urinal unit.</p>	<p>✓</p>	<p>Proposal is capable of complying.</p>	
	<p>A8.2 The rainwater tank is plumbed for external use for irrigation and pool top up and internal use for toilet cisterns and washing machind cold water taps.</p>	<p>✓</p>	<p>Proposal is capable of complying.</p>	
	<p>A8.3 A rainwater tank has –</p> <p>(a) An automatic switching device providing supplementary water from the reticulated town water supply; or</p> <p>(b) A trickle top up system, providing supplementary water from the reticulated town water supply with –</p> <p>i. A minimum flow rate of 2 litres per minute and a maximum flow rate of 4 litres per minute; and</p> <p>ii. Top up valves installed in an accessible location; and</p>	<p>✓</p>	<p>Proposal is capable of complying.</p>	

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	iii. A storage volume of the reticulated town water supply top up shall be no more than and no less than 1000 litres. A8.4 A backflow prevention device is installed to protect the potable water within the reticulated town water supply system in accordance with AS/NZS 3500:2003 Plumbing and Drainage.	✓	Proposal is capable of complying.	
P9 Plumbing fittings must support the efficient use of water.	A9.1 All sink, tub or basin taps or mixers have a certified AAA Water Conservation Rating.	✓	Proposal is capable of complying.	
	A9.2 All toilets have: (a) 4 litre or less average flush cisterns (when calculated in accordance with Australian/New Zealand Standard AS/NZS 6400:2003), and (b) matched pans.	✓	Proposal is capable of complying	
	A9.3 All showers have thermostatic mixers.	✓	Proposal is capable of complying	
Waste Minimisation				

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P10 Site and building design must facilitate efficient sorting and disposal to maximise recycling opportunities.</p>	<p>A10.1 For residential buildings, each dwelling unit has separated, built-in temporary storage for recyclable materials and general waste</p> <p>A10.2 All buildings include a refuse bin storage area: (a) with sufficient capacity for the collection of recyclable materials and general refuse, and (b) located for convenient use by all residents/tenants and readily accessible to waste management contractors, and (c) screened from view from public roads, is roofed and drained to sewer and includes a hose cock to provide for cleaning of refuse bins.</p>	<p>✓</p> <p>✓</p>	<p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p>	
Landscaping and Irrigation				

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P11 Landscaping must facilitate sustainable tropical design by: <ul style="list-style-type: none"> providing sufficient space for the retention and/or establishment of significant substantial vegetation, using locally appropriate plant species, using paving design and materials that minimise heat reflection and site run-off, providing appropriate seasonal shade and passive cooling/heating of outdoor spaces throughout the year, providing private open space located to maximise indoor/outdoor connections, and design and plant selection to minimise water use and contribute to stormwater management. 	A11.1 Impervious paving is limited to: <ul style="list-style-type: none"> (a) vehicle manoeuvring areas, (b) vehicle hard-stand areas, and (c) pedestrian movement paths. 	✓	Proposal complies.	
	A11.2 Landscape and recreation areas are planted to: <ul style="list-style-type: none"> (a) ensure the penetration of prevailing north-east and south summer breezes and north-east winter morning sun, and (b) minimise exposure to the prevailing west and south-west winter winds, and (c) shade the western walls of buildings. 	✓	Proposal complies.	
	A11.3 Opportunities for water infiltration on-site are maximised through: <ul style="list-style-type: none"> (a) Minimising the extent of impervious surfaces; (b) Use of porous paving in low traffic areas, (c) Draining hard surfaces towards permeable surfaces, and (d) Inclusion of turf and garden beds. 	✓	Proposal complies.	
Solar Panels				
P12 Solar hot water systems are located for optimum performance.	A12.1 Solar hot water systems are located on the roof of a building and the panels face solar north.	✓	Proposal is capable of complying.	
Private Swimming Pools				

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<p>P13 A swimming pool for recreational use by residents of a residential building is designed and constructed to minimise its resource needs by consideration of:</p> <ul style="list-style-type: none"> • potential usage in terms of number of swimmers; • purpose (e.g. lap swimming, plunging, etc); • siting issues; and • filtration systems. 	No Acceptable Solution.	✓	Proposal complies.	

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