

Our Ref: J000472:HAR:KLG
Date: 12 October 2016

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

Mr Simon Clarke – Acting Manager, Sustainable Communities

Dear Sir,

RE: Combined Development Application for Reconfiguration of a Lot (1 Lot into 2 Lots) and Material Change of Use for 'Service Industry' (Proposed Lot 2 only) on land at 33 - 35 Owen Street, Craiglie, more particularly described as Lot 4 on SP210322

I refer to the above-described matter, and confirm that Gilvear Planning Pty Ltd has been engaged by Mr Phil Harman ('the Applicant') to lodge the following Development Application seeking a Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots) and Material Change of Use for 'Service Industry' ('the Application').

The Application relates to land located within the Craiglie Business Park, Craiglie more particularly described as Lot 4 on SP210322 ('the site').

Please find **enclosed** the following:

- a. Cheque in the amount of \$5,275.15 being Council's Application Fees (2016-2017 Fee Schedule, based on 2 lot reconfiguration, and total shed size of 449m²);
- b. Title Search (Annexure 1 – Page 9);
- c. Shed Layout (Annexure 2 – Page 11);
- d. Site Layout and car parking arrangements (Annexure 3 – Page 16);
- e. Code Compliance Assessment (Annexure 4 – Page 19);
- f. Completed IDAS Form 1, IDAS Form 5 and IDAS Form 7 (Annexure 5 – Page 89).

The following assessment of the site, its surrounds and planning considerations affecting same confirm that the proposed reconfiguration and material change of use for 'Service Industry' are generally consistent with the future intent for this area, and are not likely to detrimentally affect the amenity enjoyed by businesses in and around the site.

Site Description

The site is located at 33 - 35 Owen Street, Craiglie. With an area of 2,443sq m, the site is vacant, and burdened by an easement along its western boundary for stormwater purposes. The area within which the site is located is dominated by a range of industry and service industry land uses.

All infrastructure services are available to the site and the site is generally flat.

An aerial image of the site, courtesy Queensland Globe and Google Earth © 2016 is below for reference.



Proposed Reconfiguration

The Applicant proposes the reconfiguration of the site to create two allotments, with access for the front allotment (Site 1 on the RECS Plan, referenced as “Proposed Lot 1” in this Submission) being off Owen Street, with an access handle providing access and services to the rear allotment (Site 2 on the RECS Plan, referenced as “Proposed Lot 2” in this Submission). The proposed lot layout is illustrated on RECS Consulting Engineers and Building Designers Sheet SK1 included for reference at **Annexure 3**.

Lots will have characteristics outlined below:

Proposed Lot No	Size	Street Frontage	Depth	Other Characteristics
1	1,003m ²	26.007m	31.228m	The allotment permits construction of a 25m x 25m structure, whilst responding to the slightly unusual shape of the parent allotment. A small truncation on the south-western corner of this allotment permits appropriate vehicular movement for the proposed rear allotment.
2	1,440m ²	4m	30.759m	This battle-axe / rear allotment is proposed to be improved by sheds for Service Industry land uses, with a maximum building footprint of 449sq m. The site is able to accommodate car parking and landscaping as required.

Access and services for Proposed Lot 2 will be provided via a 4m wide concrete driveway off Owen Street.

Service Industry Use – Proposed Lot 2

It is proposed to construct a shed and driveway / parking areas for the purposes of a ‘Service Industry’ use on Proposed Lot 2.

Preliminary concept plans for the sheds proposed on the site are included for reference within **Annexure 2** for reference. It is noted that there is a minor difference between dimensions shown on these plans, and the “Building Foot Print” shown on RECS Plans at **Annexure 3**; the RECS building footprint is the final footprint proposed, and final Building Plans for construction will be modified for consistency with dimensions shown on RECS plans. However, general building arrangement and elevations will not significantly be altered.

Site arrangements, including for car parking, are illustrated on RECS plans at **Annexure 3**.

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

The Douglas Shire Planning Scheme defines ‘Service Industry’ as:

“Means any premises used, or intended to be used for trades and services that cater to the tourist and marine activities in Port Douglas. This includes the manufacturing of goods on the premises, depots for receiving goods to be serviced and any administration and minor sales functions associated with the use, where these are carried

out on the same Site and are ancillary to the Service Industry activity. Service Industry uses are limited to uses, which are allied to tourist and marine activities in Port Douglas.

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

- Limousine/bus depot;
- Cleaning or detailing of motor vehicles;
- Catering business;
- Servicing of small items and appliances such as:
 - Bicycles;
 - Cameras;
 - Electrical appliances for domestic or office use; and
 - Marine equipment;
- Printing;
- Fishing gear manufacturing;
- Marine engineering;
- Bulk storage and ancillary sales of:
 - Indoor / outdoor furniture;
 - Hardware supplies;
 - Raw materials;
 - Plants and landscaping supplies;

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

Key elements of the proposal are described below:

Site Area:	1,440m ² (Proposed Lot 2)
Site Cover:	31%

Floor Area:	449m ²
Height:	4.8m
Landscaping:	298m ² / 20.7% of the site
Parking:	Five (5) Car parks, including disabled space (Park 5), and a Van Space (Park 1) and maneuvering areas
Setbacks:	3m (northern property boundary) 4m (western boundary) 1.5m (from eastern edge of the easement along the western boundary)

Landscape Plans have not been prepared for the site, as compliance with reasonable and relevant requirements in regards landscaping may be confirmed by condition on any approval granted.

Planning Considerations

Sustainable Planning Act 2009

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

Assessable Development

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

Assessment Manager

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

Level of Assessment

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

Statutory Considerations for Assessable Development

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

Referral Agencies

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

Public Notification

This application does not require public notification.

State Resources

The proposal does not involve any State Resources.

State Planning Regulatory Provisions

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

Regional Plan

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

State Development Assessment Provisions

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

State Planning Policy

The site is mapped as being affected by:

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

Due to the minor nature of the proposal in terms of overall Gross Floor Area proposed; site area less than 2,500m², consistency with the planning provisions and relatively recent approval of subdivision, it is anticipated that such issues have been previously resolved and hence, achieves the objectives sought by the relevant Policies. Accordingly, no detailed assessment of the proposal against the Interim Development Assessment Provisions is considered necessary.

Douglas Shire Planning Scheme

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

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

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

- *“consolidate Port Douglas as the major tourist accommodation and tourist service centre in the Shire;*
- *Ensure that tourist development and associated landscaping is of high quality which reflects and complements the image of Port Douglas as a tropical seaside resort town of international renown;*
- *Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the Shire;*
- *Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features;*
- *Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas;*
- *Protect existing and future residential areas from the intrusion of tourist accommodation and activity;*
- *Protect sensitive environments and attractive features which give Port Douglas its distinctive character and identity, in particular Four Mile Beach, Dicksons Inlet and Flagstaff Hill;*
- *Protect the surrounding rural and natural environments from intrusion by urban development;*
- *Maintain the distinctive rural hinterland, dominant natural environment of the western escarpment, and the existing vegetated hillside of Flagstaff Hill; and*
- *Protect primary functions of the port (marine and fishing activities) from incompatible land uses and acknowledge the industrial and commercial land uses associated with the maritime industry, whilst also providing secondary opportunities for recreational use by residents and tourists.”*

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

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

- Port Douglas and Environs Locality Code;
- Industry Planning Area Code;
- Acid Sulfate Soil Overlay Code;
- Natural Hazards Overlay Code;

- Design and Siting of Advertising Devices Code;
- Filling and Excavation Code;
- Landscaping Code;
- Reconfiguration of a Lot Code;
- Vehicle Parking and Access Code.

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

Conclusion

Following an assessment of the site, surrounding land uses and planning considerations, it is submitted that the proposed reconfiguration (1 Lot into 2 Lots) and material change of use for 'Service Industry' purposes is unlikely to have significant impact upon the amenity of the area, nor to Council's infrastructure networks. It is therefore commended to Council for approval, subject to reasonable and relevant conditions.

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

Kind regards,



Kristy Gilvear
Director
Gilvear Planning Pty Ltd

Far North Queensland Office

t: 0448 897 991
e: kristy@gilvearplanning.com.au
p: PO Box 228, BABINDA, QLD, 4861

Encl: Cheque - \$5,275.15 being Council's Application Fees
Annexure 1 – Title Search (Page 9)
Annexure 2 – Preliminary Building Plans (Page 11)
Annexure 3 – Site Layout and Car Parking Plans (Page 16)
Annexure 4 – Code Compliance Assessment (Page 19)
Annexure 5 – Completed IDAS Forms (Page 89)

ANNEXURE 1: Title Search

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 24404278

Search Date: 06/10/2016 08:53

Title Reference: 50703206

Date Created: 24/01/2008

Previous Title: 50681571

REGISTERED OWNER

Dealing No: 711313080 03/01/2008

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

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 210322
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. MORTGAGE No 710202063 20/12/2006 at 12:43
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
3. EASEMENT IN GROSS No 710964112 04/09/2007 at 12:38
burdening the land
DOUGLAS SHIRE COUNCIL
over
EASEMENT D ON SP201317

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

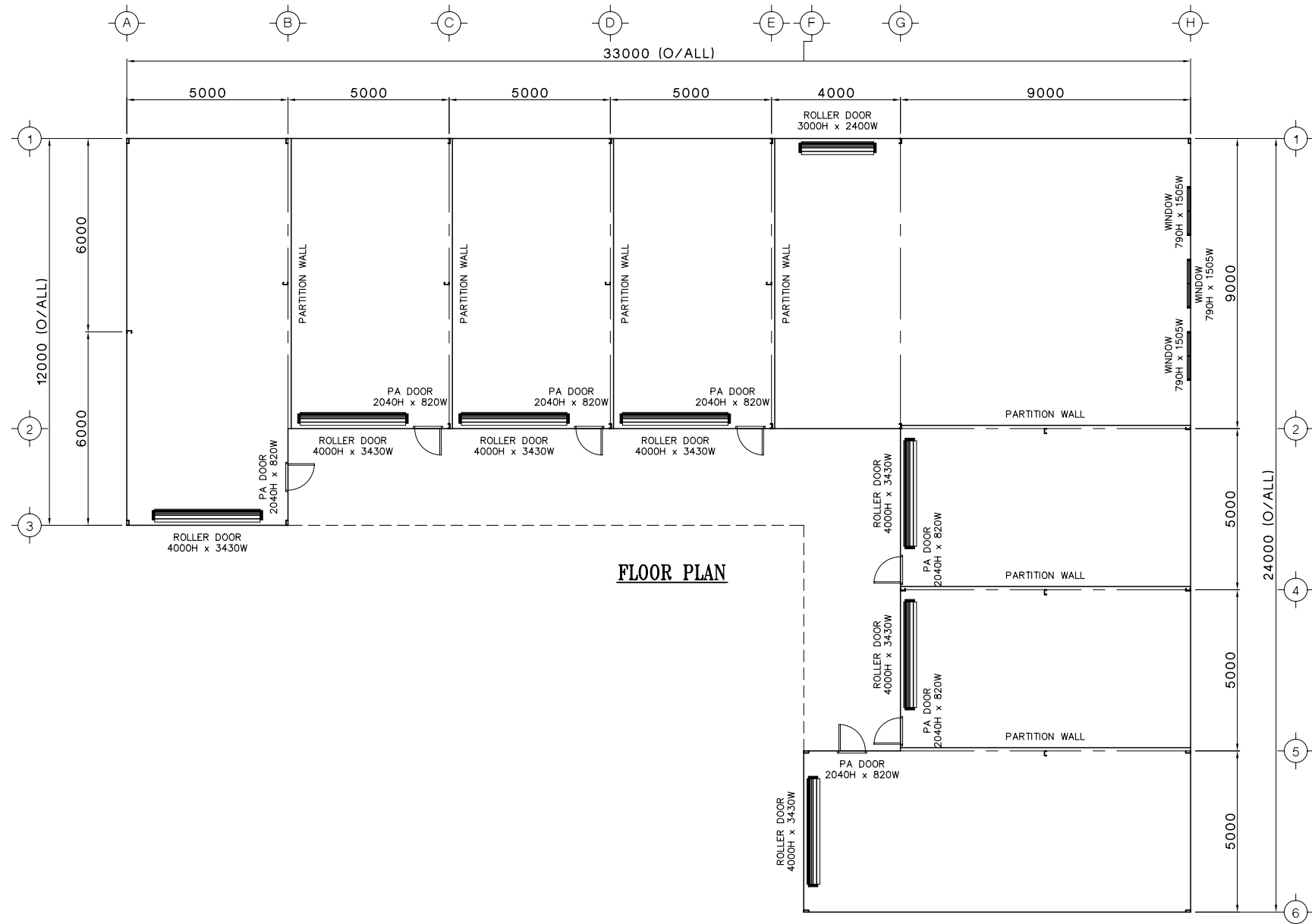
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

ANNEXURE 2: Preliminary Building Plans



APPROVED BY CUSTOMER:

SIGNATURE :

DATE :

NO.. DATE BY DESCRIPTION

REVISIONS

R.E. PROUD & ASSOCIATES Pty Ltd.
 CIVIL AND STRUCTURAL ENGINEERS
 Commercial / Industrial / Residential
 rpa@meridianalliance.com.au

Ballarat Ph: 03 5327 7477
 Hobart Ph: 03 6278 3190

Devonport Ph: 03 6424 1611
 Mackay Ph: 07 4953 5124

SHEDS 'n' SHOUSES

PROJECT:

Phil Harmon

SITE ADDRESS:

Lot 4 Owen Street
 Craiglie, QLD 4871

TITLE:

FLOOR PLAN

FOR A SHED 12M x 33M x 3.6M

RBP CERTIFICATION:

DESIGNED: AK

DRAWN: VINH

CHECKED: LK

SCALE: NTS

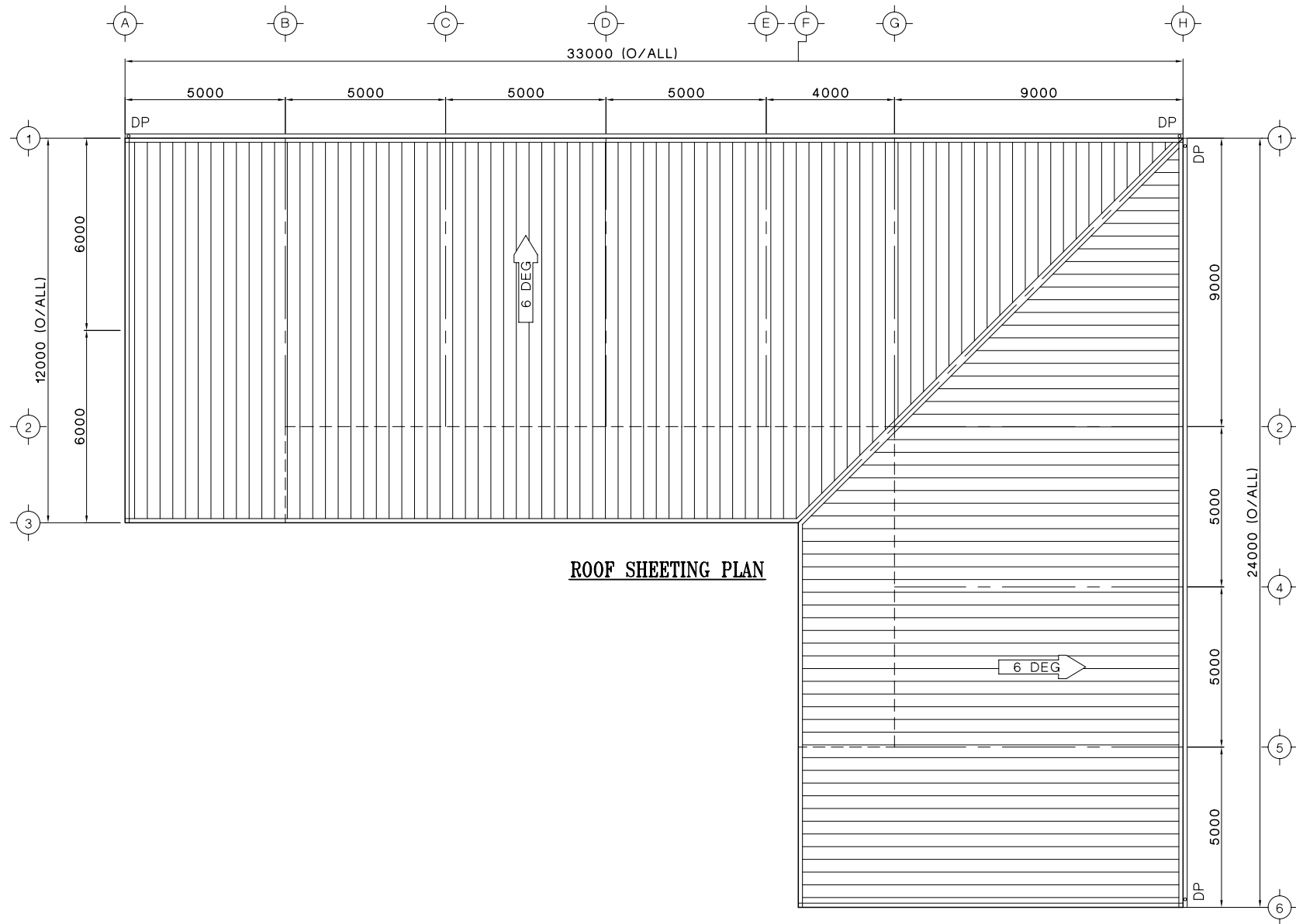
JOB NO: SNSHV12001C

DATE: 15 SEP 16

DRAWING NO. REV.

01

C



ROOF SHEETING PLAN

APPROVED BY CUSTOMER:				
SIGNATURE :				
DATE :	NO..	DATE	BY	DESCRIPTION
REVISIONS				

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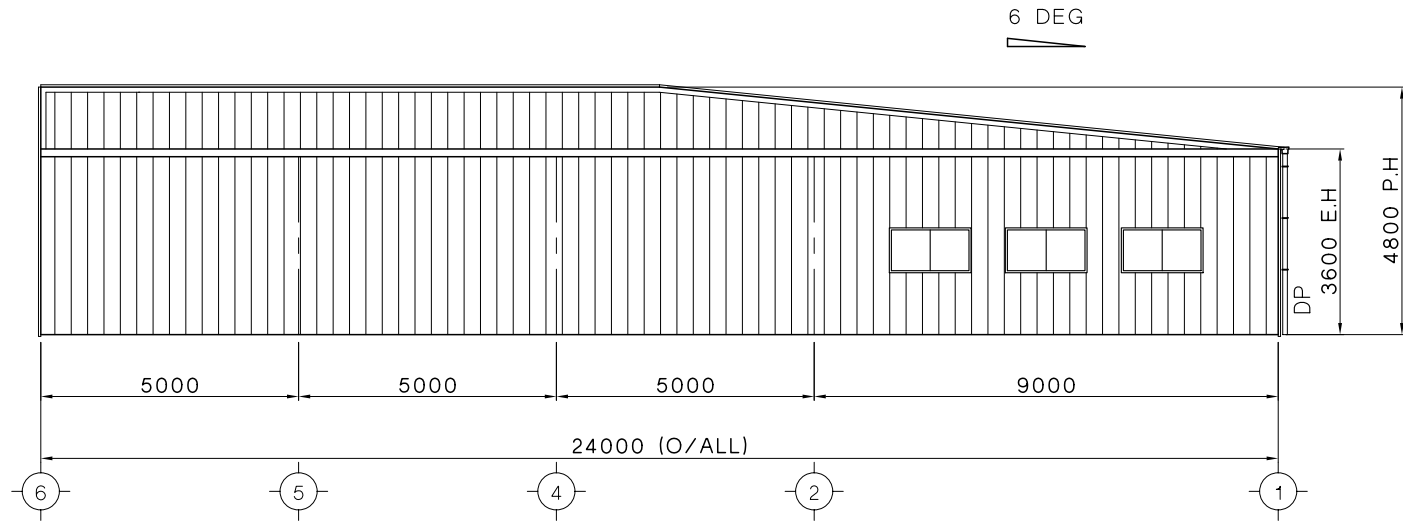
Devonport Ph: 03 6424 1611
Mackay Ph: 07 4953 5124



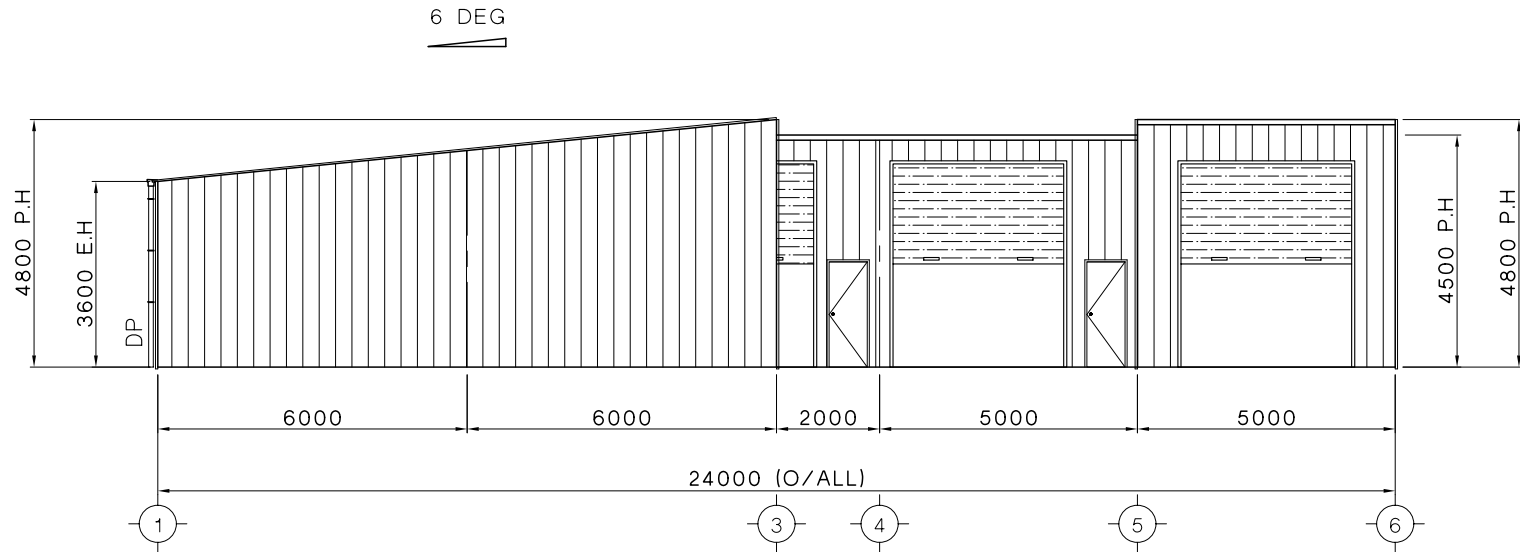
PROJECT:
Phil Harmon

SITE ADDRESS:
Lot 4 Owen Street
Craiglie, QLD 4871

TITLE: FLOOR PLAN FOR A SHED 12M x 33M x 3.6M			
RBP CERTIFICATION:		DRAWING NO.	REV.
DESIGNED: AK	SCALE: NTS	02	C
DRAWN: VINH	JOB NO: SNSHV12001C		
CHECKED: LK	DATE: 15 SEP 16		



RIGHT ELEVATION



LEFT ELEVATION

APPROVED BY CUSTOMER:

SIGNATURE :

DATE :

NO.. DATE BY DESCRIPTION

REVISIONS

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 Mackay Ph: 07 4953 5124

SHEDS 'n' SHOUSES

PROJECT:

Phil Harmon

SITE ADDRESS:

Lot 4 Owen Street
 Craiglie, QLD 4871

TITLE:

ELEVATION

FOR A SHED 12M x 33M x 3.6M

RBP CERTIFICATION:

DESIGNED: AK

DRAWN: VINH

CHECKED: LK

SCALE: NTS

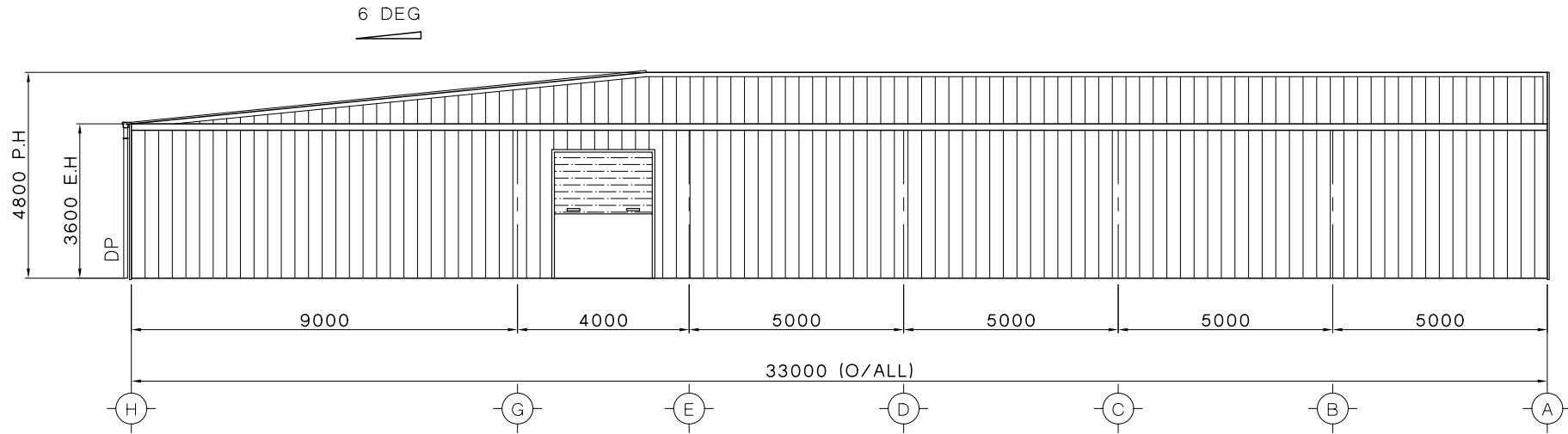
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DATE: 15 SEP 16

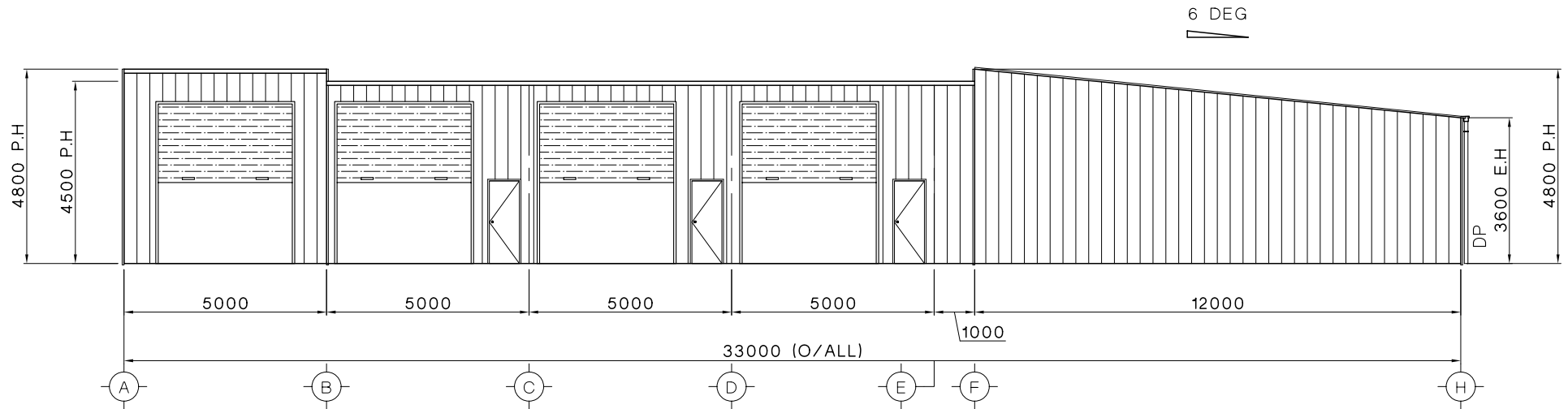
DRAWING NO. REV.

03

C



BACK ELEVATION



FRONT ELEVATION

APPROVED BY CUSTOMER:

SIGNATURE :

DATE :

NO.. DATE BY DESCRIPTION

REVISIONS

R.E. PROUD & ASSOCIATES Pty Ltd.
CIVIL AND STRUCTURAL ENGINEERS
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Hobart
Ph: 03 6278 3190

Devonport
Ph: 03 6424 1611
Mackay
Ph: 07 4953 5124

SHEDS 'n' SHOUSES

PROJECT:

Phil Harmon

SITE ADDRESS:

Lot 4 Owen Street
Craiglie, QLD 4871

TITLE:

ELEVATION

FOR A SHED 12M x 33M x 3.6M

RBP CERTIFICATION:

DESIGNED: AK

DRAWN: VINH

CHECKED: LK

SCALE: NTS

JOB NO: SNSHV12001C

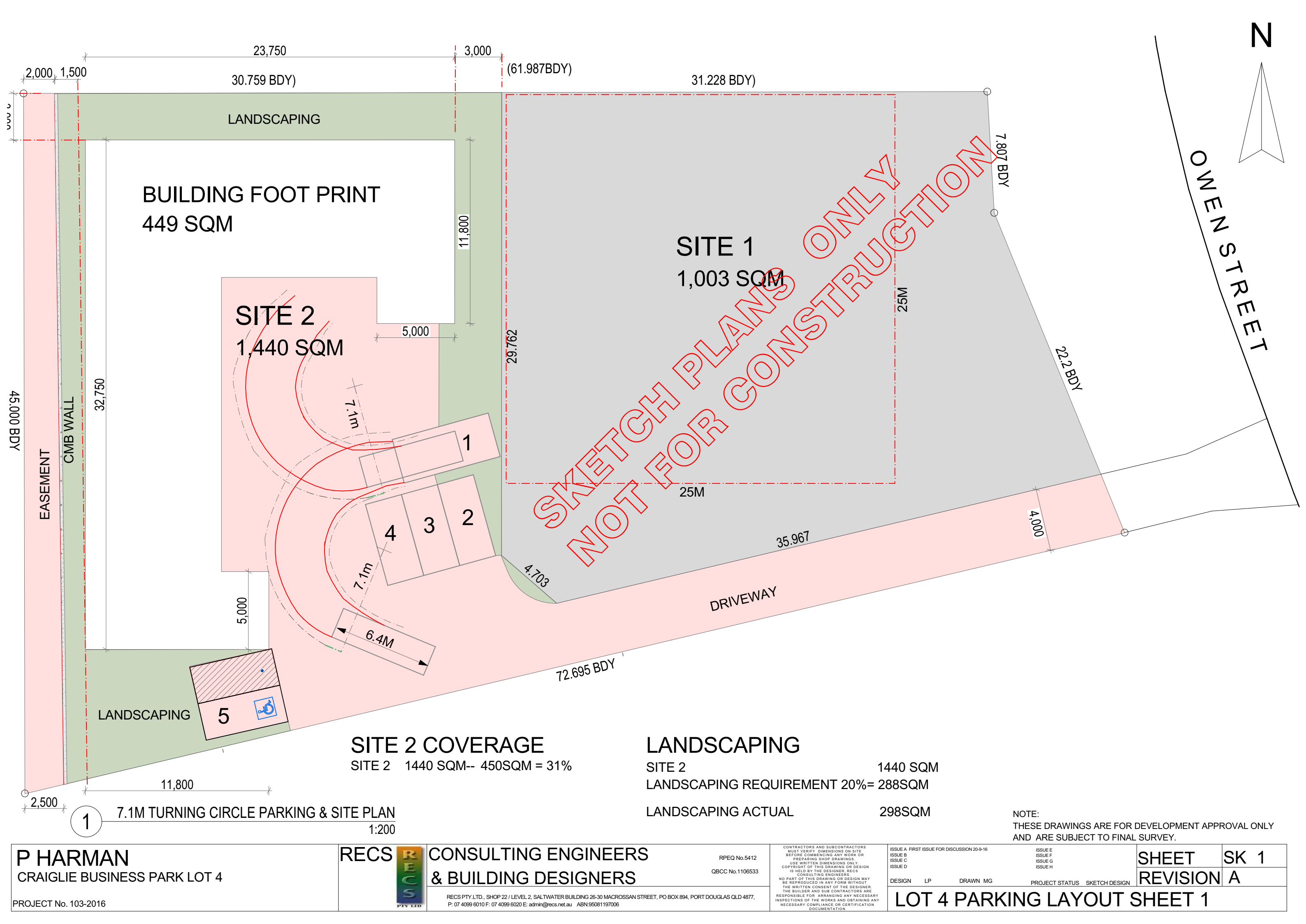
DATE: 15 SEP 16

DRAWING NO. REV.

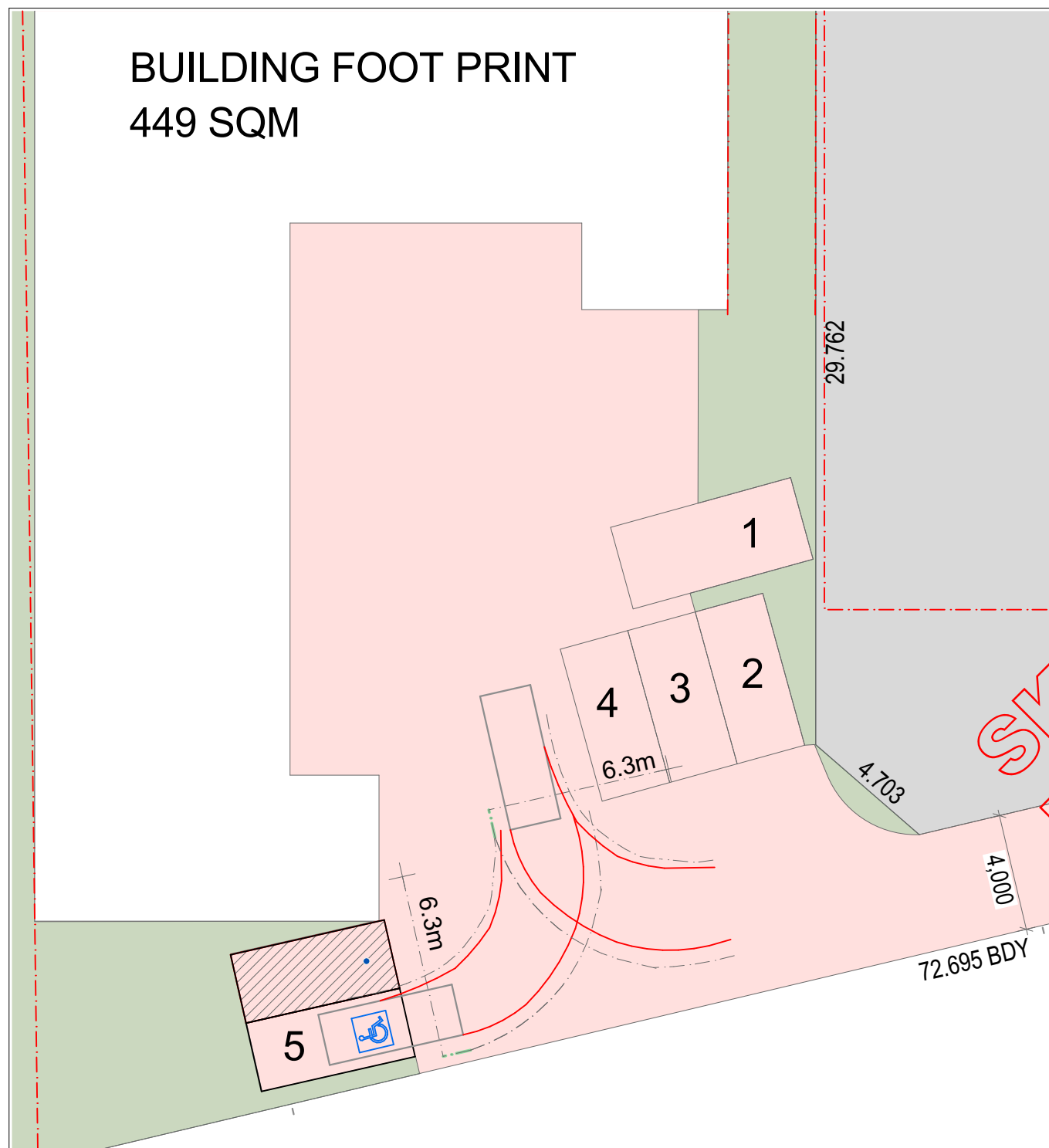
04

C

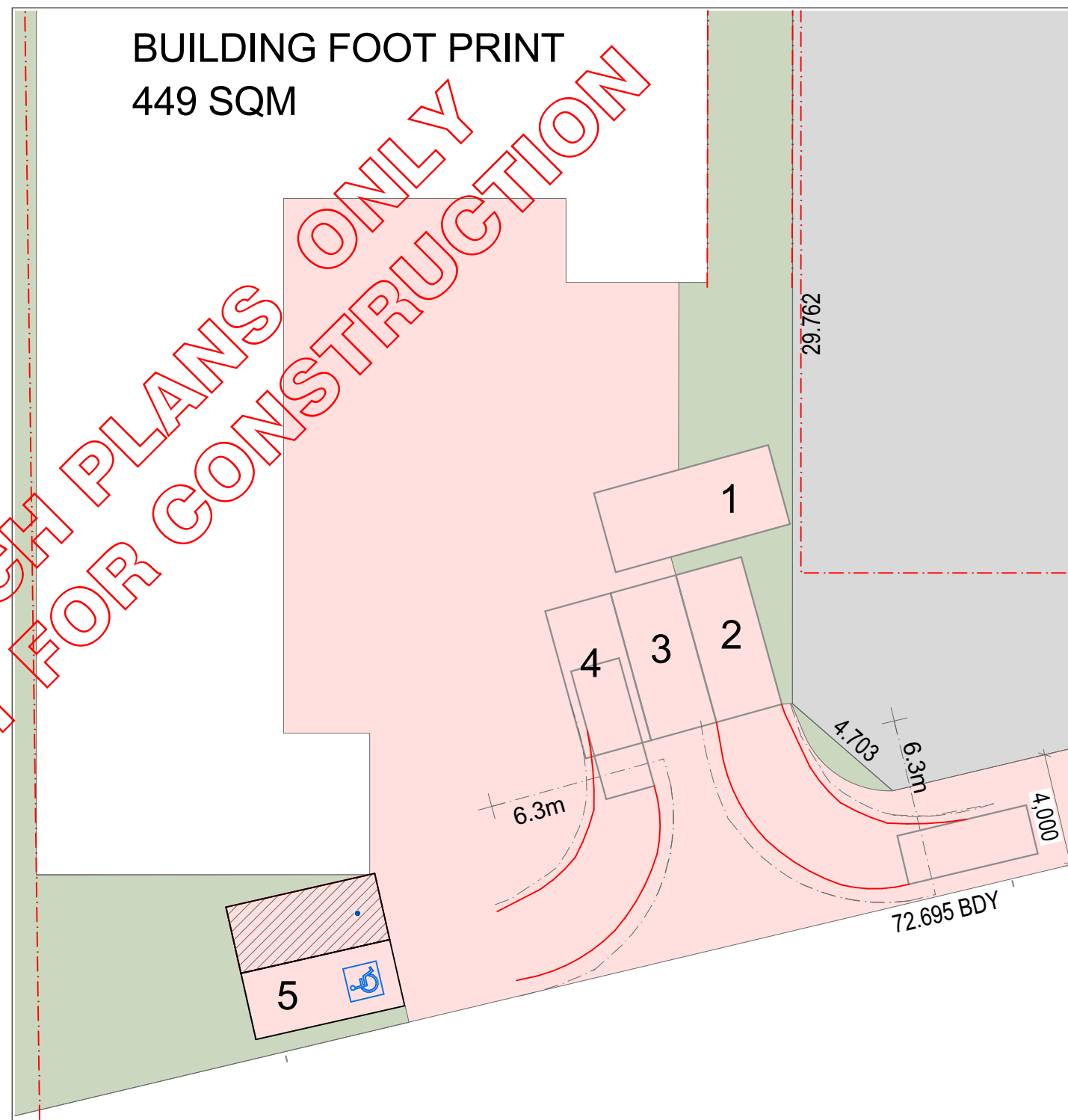
ANNEXURE 3: Site Layout and Car Parking Plans



N



1 DISABLED ACCESS PARKING
1:200



1 6.3M TURNING CIRCLE
1:200

P HARMAN
CRAIGLIE BUSINESS PARK LOT 4

PROJECT No. 103-2016



CONSULTING ENGINEERS
& BUILDING DESIGNERS

RECS PTY LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,
P: 07 4099 6010 F: 07 4099 6020 E: admin@reco.net.au ABN:95081197006

RPEQ No.5412
QBCC No.1106533

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CONSULTING ENGINEERS
NO PART OF THIS DRAWING OR DESIGN MAY
BE REPRODUCED IN ANY FORM WITHOUT
THE WRITTEN CONSENT OF THE DESIGNER.
THE BUILDER AND SUB CONTRACTORS ARE
RESPONSIBLE FOR ARRANGING ANY NECESSARY
INSPECTIONS OF THE WORKS AND OBTAINING ANY
NECESSARY COMPLIANCE OR CERTIFICATION
DOCUMENTATION

ISSUE A FIRST ISSUE FOR DISCUSSION 20-9-16
ISSUE B
ISSUE C
ISSUE D

DESIGN LP

DRAWN MG

PROJECT STATUS SKETCH DESIGN

ISSUE E
ISSUE F
ISSUE G
ISSUE H

SHEET
REVISION

SK 2
A

LOT 4 PARKING LAYOUT SHEET 2

ANNEXURE 4: Code Compliance Assessment

Industrial Planning Area Code

Purpose Statement	Comment
Provide for the establishment of Industry, Class A and Class B and Service Industry on appropriate land with regard to Site suitability, accessibility, surrounding land uses and location of utilities and services	The proposed development is code assessable, and located within an existing and established service industry precinct.
Ensure that Industry achieves appropriate environmental standards	
Ensure that industrial buildings have a high standard of layout and building design that provides an efficient, safe and attractive working environment	
Ensure that Industry, Class A and Class B and Service Industry do not adversely impact on surrounding land uses and Setback areas provide landscaped buffers to adjacent incompatible land uses	
Ensure that landscaping provides an attractive streetscape and screens utility, storage and car parking from the street	
Ensure that industrial land uses are protected from encroachment of incompatible land use activities	

Performance Criteria	Acceptable Solutions	Comment / Compliance
Consistent and Inconsistent Uses		
P1 The establishment of uses is consistent with the outcomes sought for Industry Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Industry Planning Area.	Complies: The proposed use for 'service industry' purposes is code assessable on the relevant Table of

Performance Criteria		Acceptable Solutions	Comment / Compliance
			Assessment. Reconfiguration as proposed is also code assessable.
P2	A caretakers Residence is only established in association with an industrial use or activity operating as the primary use on the site.	A2.1 Only one Caretakers Residence is established on the parent site in association with an industrial use or activity located on one industrial allotment on a Standard Format Plan.	Not applicable: No caretakers residence is proposed.
Site Coverage			
P3	The Site Coverage of Buildings ensures that there is sufficient area for the provision of services and Landscaping.	A3.1 The Site Coverage of all Buildings does not exceed 60% of the Site area.	Complies: Site coverage is approximately 31%.
Design and Siting			
P4	The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses.	<p>A4.1 Buildings/structures on Sites with Frontage to a State-Controlled Road, are Setback 8 metres from the Road Frontage.</p> <p>A4.2 In other cases, Buildings/structures are Setback:</p> <ul style="list-style-type: none"> • 6 metres from the Main Street Frontage; and • 4 metres from any secondary street Frontage. <p>A4.3 Where the site has a common boundary with land</p>	<p>Not applicable:</p> <p>The site does not have frontage to a State Controlled Road.</p> <p>Complies:</p> <p>The proposed sheds are sited greater than 6m from the main street frontage.</p> <p>Not Applicable:</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>in an Industrial Planning Area, the Buildings/structure may be built to the side and rear boundaries where the Building Code requirements are satisfied.</p> <p>HOWEVER</p> <p>Where the Building Code requirements are not satisfied, Buildings are setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from side and rear boundaries.</p> <p>A4.4</p> <p>Where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, the Building/structure is Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from the common boundary.</p> <p>A4.5</p> <p>The Building/structure is sited to maximise energy conservation, natural cooling and shading from summer sun, with the use of high quality materials and non-reflective roof materials.</p>	<p>Whilst the site does adjoin property within the Industry Planning Area, development to boundaries is not proposed.</p> <p>Not Applicable</p> <p>Complies:</p> <p>Non - Reflective roofing material will be used, in addition to the use of insulation to the roof to provide comfort and energy conservation internally.</p>
Loading and Unloading Facilities		

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P5 The transport of goods and materials to and from industrial sites does not adversely affect the movement of traffic on the Roads adjacent to the Site.</p>	<p>A5.1 All delivery/pick up vehicles are contained wholly within the Site when being loaded/unloaded.</p> <p>A5.2 Sufficient manoeuvring area is provided on Site to allow a single unit truck to ingress and egress the Site in a forward gear.</p> <p>A5.3 Site Access is limited to one Access point for each street Frontage.</p> <p>OR</p> <p>If the site has Frontage to the Captain Cook Highway and another road, Access is limited to the secondary Road.</p> <p>A5.4 Where two Access points to the street Frontage are necessitated, to facilitate manoeuvrability of large industrial vehicles, the accesses are separated by a minimum distance of 10 metres.</p>	<p>Complies:</p> <p>There is sufficient maneuvering area on site to accommodate access as required for the intended future use.</p> <p>Specifically, Park 1 has been sited to permit a 7.1m turn radius for a “van”. All other car parks can accommodate required conventional cars and car park turn movements permitting access to and from the site in a forward movement.</p>
Landscaping and Amenity		
<p>P6 Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.</p>	<p>A6.1 A minimum of 20% of the area of the Site is landscaped.</p> <p>A6.2 Dense Planting along any Road Frontage is a minimum</p>	<p>Complies:</p> <p>A minimum area of 20.7% will be landscaped on site.</p> <p>Compliance with this requirement may be confirmed via imposition of</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>width of 3 metres.</p> <p>EXCEPT THAT</p> <p>Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.</p> <p>A6.3 Any setback areas from the side and rear boundaries where the site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, are landscaped with Dense Planting in accordance with all the relevant requirements of the Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A6.4 Areas use for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping and screen fencing.</p>	<p>conditions on any approval issued.</p> <p>Landscaping will be of an appropriate standard given the nature of the use proposed, and will incorporate species permitted by Council Policy. Species selection will occur in consultation with Council Officers.</p>
<p>P7 Industrial areas are not characterized by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>A7.1 Signage complies with the Design and Siting of Advertising Devices Code.</p> <p>AND</p> <p>No wall signs are located on the walls of industrial Buildings facing the Captain Cook Highway or any other</p>	<p>Complies:</p> <p>While no signage is proposed at this stage, any future signage will comply with the relevant Code.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	State-Controlled Road.	

Port Douglas and Environs Locality Code

Purpose Statement	Comment
Consolidate Port Douglas as the major tourist accommodation and tourist service centre in the Shire.	The proposed development will not undermine or inhibit the achievement of overall objectives for the Port Douglas and Environs Locality. Development is code assessable, and generally compliant with relevant code requirements.
Ensure that tourist development and associated landscaping is of high quality which reflects and complements the image of Port Douglas as a tropical seaside resort town of international renown.	
Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the Shire.	
Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features.	
Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas.	
Protect existing and future residential areas from the intrusion of tourist accommodation and activity.	
Protect sensitive environments and natural features which give Port Douglas its distinctive character and identity, in particular Four Mile Beach, Dicksons Inlet and Flagstaff Hill.	
Protect the surrounding rural and natural environments from intrusion by urban development.	
Maintain the distinct rural hinterland, dominant natural environment of the western escarpment, and the existing vegetated hillside of Flagstaff Hill.	
Protect primary functions of the port (marine and	

Purpose Statement	Comment
fishing activities) from incompatible land uses and acknowledge the industrial and commercial land uses associated with the maritime industry, while also providing secondary opportunities for recreational use by residents and tourists.	

Performance Criteria	Acceptable Solutions	Comment / Compliance
General Requirements		
<p>P1 Buildings and structures complement the Height of surrounding development,</p> <p>AND</p> <p>Buildings are limited to two Storeys;</p> <p>OR</p> <p>In the High Scale locations depicted on the Locality Plan, development of three Storeys is appropriate.</p>	<p>A1.1 In the Planning Areas (and parts thereof) listed below the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> • Residential 1; • Industry; • Conservation; • Community and recreational Facilities; • Residential 2; • Tourist and Residential (Medium Scale); • Commercial – (Medium Scale, outside the Tourist Centre); 	<p>Complies:</p> <p>The total building height is 4.8m as illustrated on Plans included within Annexure 2 to this Submission.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> • Commercial – (High Scale, outside the Tourist Centre); and • 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); and • Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner Street). 	
P2 Development is connected to available urban services.	A2.1 Development is connected to available urban services by underground connections,	Complies: Appropriate access to road networks, water supply and

Performance Criteria		Acceptable Solutions	Comment / Compliance
		<p>wherever possible.</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	effluent disposal is available.
P3	Landscaping of development Sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.	A3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.	Complies: Compliance can be achieved through imposition of reasonable and relevant conditions on any approval issued.
P4	Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies: Compliance can be achieved through imposition of reasonable and relevant conditions on any approval issued.
Tourist Centre			
Not applicable			
Local Centres			
Not Applicable			
Residential Development Outside the Tourist Centre			

Performance Criteria	Acceptable Solutions	Comment / Compliance
Not applicable		
Other Development		
Not applicable		
Community Facilities		
Not applicable		
Protection of Scenic Amenity and Natural Values		
P21 The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.	A21.1 Any development in Macrossan Street between Davidson Street and the beach front, outside the Tourist Centre, is designed with Macrossan Street as the Main Street Frontage and the Buildings are Setback 6 metres from the Main Street Frontage.	Not applicable: The site is not located adjacent to or nearby Four Mile Beach.
P22 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the locality.	A22.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Not applicable: The site is not located adjacent to or nearby environmentally sensitive areas.
Special Management Areas		
Special Management Area 1: Flagstaff Hill		
Not applicable		
Special Management Area 2: Residential Growth Area		

Performance Criteria	Acceptable Solutions	Comment / Compliance
Not applicable		
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.	<p>A28.1 Only Service Industry uses are located in the Service Industry Precincts (Craiglie).</p> <p>AND</p> <p>The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the tourism or marine industry in Port Douglas.</p>	<p>Complies:</p> <p>A 'service industry' use is proposed.</p>
P29 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provides an attractive visual approach to Port Douglas with all buildings, structures and carparking areas setback a sufficient distance from the Frontage to enable landscaping to screen or soften the appearance of the development.	A29.1 Buildings and structures are setback 8 metres from the Captain Cook Highway Frontage, or no closer to the Captain Cook Highway Frontage than buildings and structures on adjoining Sites (averaged), which ever is the greater.	<p>Not applicable:</p> <p>The site is not located adjacent to the Captain Cook Highway.</p>
	A29.2 The Setback area to the Captain Cook Highway Frontage is landscaped with advanced Dense Planting including trees species (100 litre bag stock), which will, at maturity, exceed the Height of the Building on Site.	<p>Not applicable:</p> <p>The site is not located adjacent to the Captain Cook Highway.</p>
	A29.3 Advertising signs are discreet in appearance with no large advertising signs including tenancy signs located on or near the Captain Cook	<p>Not applicable:</p> <p>The site is not located adjacent to the Captain Cook Highway.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	Highway Frontage, or within any landscaped setback area adjacent to the highway.	
	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.	Not applicable: The site is not located adjacent to the Captain Cook Highway.
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.	Not applicable: Development of the parent parcel has already been approved.
	A30.2 The Needs Analysis incorporates a methodology to be approved by Council for the staged development of any reconfiguration of the land for industrial purposes, in line with a specified future demand scenario.	Not applicable: Development of the parent parcel has already been approved.
	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	Not applicable: Development of the parent parcel has already been approved.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	supported by another Needs Analysis prepared in accordance with A29.1 and A29.2 above.	
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.	Not applicable: Development of the parent parcel has already been approved, and parkland contribution arrangements have already been confirmed.
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.	Complies: Service industry uses on the land will not contain any greater than 30% of the floor area for retail purposes associated with the primary Service Industry use on site. Compliance with this requirement may be confirmed via condition on any approval granted.
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.	Not applicable: Residential development is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>AND</p> <p>New Road alignments are generally sited in accordance with the Access points identified on the relevant Locality Plan.</p>	
Special Management Area 4: Service Industry Precincts (Mahogany Street)		
Not applicable		
Special Management Area 5: Waterfront Investigation Precinct		
Not applicable		

Acid Sulfate Soils Overlay Code

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

Purpose Statement	Comment
To ensure that development which occurs on a Site containing or potentially containing Acid Sulfate Soils is undertaken so that the potential risks associated with disturbing Acid Sulfate Soils are addressed and minimised.	Expansive operational works are not proposed on the site. It is anticipated that there will be minimal, if any, disturbance of Acid Sulfate Soils by the development proposed. Any impacts may be addressed through imposition of reasonable and relevant conditions on any approval issued, if that is considered necessary.

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

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
	from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils.	
	<p>A1.2 Site planning, treatment and ongoing management are undertaken so that:</p> <ul style="list-style-type: none"> acid and metal contaminants are not generated and acidity is neutralised; untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment. 	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.</p>
Identification and Management of Acid Sulfate Soils		
<p>P2 The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.</p>	<p>A2.1 No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 9 – Reports and Information the Council May Request, for</p>	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	code and impact assessable development).	

Natural Hazards Code

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

Purpose Statement:	Comment
The purpose of this Code is to ensure that development does not occur in areas prone to the natural hazard of bushfires and to minimise any risks associated with bushfires in the Shire.	Hazards have been addressed through earlier approvals requirements. In any event, site design and layout, together with appropriate construction requirements (imposed through Building Act etc) address potential hazards issues associated with the use on site.

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
Bushfire		
P1 Development does not compromise the safety of people or property from bushfire.	A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. AND Development complies with a Bushfire Management Plan prepared for the site.	Not applicable: The site is not located within a High Risk Hazard zone.
P2 Development maintains the safety of people and property by: • avoiding areas of High or Medium Risk Hazard; or	A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard. OR	Not applicable: The site is not located within a High or Medium Risk Hazard zone.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> mitigating the risk through: <ul style="list-style-type: none"> lot design and the siting of Buildings; and including firebreaks that provide adequate: <ul style="list-style-type: none"> ☐ Setbacks between Building/structures and hazardous vegetation, and ☐ Access for fire fighting/other emergency vehicles; providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and providing an adequate and accessible water supply for fire-fighting purposes 	<p>For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500 m2:</p> <ul style="list-style-type: none"> are sited in locations of lowest hazard within the lot; and achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and 10 metres from any retained vegetation strips or small areas of vegetation; and are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>Building and structures on lots less than or equal to 2500 m2, maximize Setbacks from hazardous vegetation.</p> <p>AND</p> <p>For uses involving new or existing Buildings with a Gross Floor Area greater than</p>	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>50 m2 each lot has:</p> <ul style="list-style-type: none"> • a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or • an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool). 	
	<p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> • efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and • Setbacks and Building siting in accordance with 2.1 (a) above. <p>AND</p>	<p>Not applicable:</p> <p>Site is not within Medium or High Hazard.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> • a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> - a minimum cleared width of 20 metres; and - a constructed Road width and all-weather standard complying with Council standards. <p>OR</p> <ul style="list-style-type: none"> • where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails: <ul style="list-style-type: none"> - have a minimum cleared width of 6 metres; and - have a formed width and gradient, and erosion control devices to Council standards; and - have vehicular Access at each end; and - provide passing bays and turning areas for fire fighting applicants; and - are either located on public land, or within an Access 	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS).</p> <p>AND</p> <p>sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response.</p> <p>AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> • have a maximum gradient of 12.5%; and • exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads. 	
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements may be confirmed via the imposition of</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
materials manufactured or stored in bulk.		conditions on any approval issued.

Design and Siting of Advertising Devices Code

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

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

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

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

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Road reserve;</p> <ul style="list-style-type: none"> • do not rotate or spin in the wind; • only allowable within a Statecontrolled Road reserve where the speed limit is 60 km/hr or less; • if located within the Road reserve, located a minimum of 1 metre from the kerb; <p>OR</p> <ul style="list-style-type: none"> • where no kerb, a minimum of 10 metres from the edge of the Road carriageway. 	
	<p>A1.4 Where a Directional Sign:</p> <ul style="list-style-type: none"> • if attached to a street sign, has the same dimensions as the street sign, unilluminated and advertising the name and distance/direction to the business; • maximum of one directional sign per business attached to any street sign; • if attached to a property boundary fence or gate, maximum area of 0.3 m², unilluminated and advertising only the name and distance/direction to the business 	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements in this respect may be confirmed via the imposition of a condition on any approval issued.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>which is carried out on the property;</p> <ul style="list-style-type: none"> • maximum of one directional sign to any property boundary fence or gate for each Road Frontage. 	
	<p>A1.5 Where a Fascia Sign located on the fascia of an awning:</p> <ul style="list-style-type: none"> • maximum of one fascia sign per business or one per Frontage; • maximum Height above Ground Level of 2.5 metres; • does not project above or below the fascia of the Building; • does not project within 0.45 metre Setback from the face of the kerb or where no kerb exists, 0.30 metre from the fascia. 	Not applicable: a fascia sign is not proposed.
	<p>A1.6 Where a Home Activity or Home Based Business Sign:</p> <ul style="list-style-type: none"> • maximum of one sign per business; • maximum area of 0.3 m²; • located on the same premises as the Home Activity/ Home Based 	Not applicable: the use proposed is not for 'home activity'.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Business;</p> <ul style="list-style-type: none"> • not illuminated; • advertises only the name and occupation of the operator of the business. 	
	<p>A1.7 Where a Projecting Wall Sign:</p> <ul style="list-style-type: none"> • maximum of one projecting wall sign on any building facade or boundary wall; • does not project further than 0.75 metres from the building line; • minimum vertical clearance of 2.6 metres from the ground; • not located above any awning and located at ground floor level; • maximum surface area of 1 m²; • maximum depth of 0.3 metres; • does not project above the roof, parapet, or Building or wall line. 	Not applicable: a projecting wall sign is not proposed.
	<p>A1.8 Where a Symbol, being any ornamental design or device not otherwise described, whether or not a message is included in the</p>	Not applicable: a symbol is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	design or device: <ul style="list-style-type: none"> • maximum area of 1 m2. 	
	A1.9 Where a Tenancy Sign: <ul style="list-style-type: none"> • maximum of one tenancy sign per Site or development; • maximum Height of 5 metres; • maximum width of 1.5 metres; • maximum depth of 0.3 metres; • limited to one double sided sign with one advertising panel on each side of the sign, each advertising panel with a maximum area of 4 m2; • located on the boundary of a Site or fixed to a wall on the boundary of a Site to a Road Frontage. 	Complies: Compliance with reasonable and relevant requirements in regard to signage may be confirmed via the imposition of conditions on any approval issued.
	A1.10 Where a Wall Sign: <ul style="list-style-type: none"> • maximum of one wall sign on any building facade or boundary wall; • maximum area of 4 m2; • maximum length of 3 metres; • maximum Height of 2 metres and sited at ground floor level of 	Not applicable: a Wall Sign is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>a Building or boundary wall;</p> <ul style="list-style-type: none"> • does not project further than 0.10 metres from the face of the wall. 	
	<p>A1.11 Where a Window Sign:</p> <ul style="list-style-type: none"> • limited to windows on ground floor level only of any Building, or ground floor level and one level above if the Building is of a commercial nature; • maximum area of 1.2 m²; • maximum Height of 1 metre; • maximum length of 2.4 metres. 	Not applicable: a Window Sign is not proposed.
	<p>A1.12 Where an Indirectly Illuminated Sign:</p> <ul style="list-style-type: none"> • artificial light limited to illuminating the face of the sign; • does not cause light spillage from the source of external illumination; • complies with other relevant requirements for the particular type of Advertising Device, which are specified in this Code; • not located within a State-Controlled Road or on a 	Not applicable: an indirectly illuminated sign is not proposed.

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Sign.</p> <ul style="list-style-type: none">• Industrial Areas:<ul style="list-style-type: none">- Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary);- Tenancy Sign;- Wall Sign;- Window Sign; and- Indirectly Illuminated Sign.	

Filling and Excavation Code

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

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

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

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
		confirmed via the imposition of conditions on any approval issued.
	A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
Visual Impact and Site Stability		

Performance Criteria	Acceptable Solutions	Comment / Compliance
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 m2 whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
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.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	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.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
	A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
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.	Complies: Whilst filling and excavation on site is likely to be minimal, if any, compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.

Landscaping Code

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

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

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
Landscape Design		
P1 Landscape design satisfies the purpose and the	A1.1 Landscaping is undertaken in accordance with a Landscape	Performance Based Assessment: Compliance with this requirement

Performance Criteria	Acceptable Solutions	Comment / Compliance
detailed requirements of this Code.	Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping. AND Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any

Performance Criteria	Acceptable Solutions	Comment / Compliance
	plants only.	approval issued.
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping ⁴⁷ .	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	Complies: No existing native vegetation remains on site.
	A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape,	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and

Performance Criteria		Acceptable Solutions	Comment / Compliance
shading and the locality of the area.			relevant conditions on any approval issued.
P5	Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
Screening			
P6	Fences along street Frontages are articulated	A6.1 Perimeter fencing to any street Frontage complies	Complies: Compliance with this requirement

Performance Criteria	Acceptable Solutions	Comment / Compliance
with appropriate Landscaping.	with the relevant Planning Area Code.	may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A7.2 Tree species provide 30% shade over the area within 5 years.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A7.3 A minimum of 50% of the Landscaping and recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas	Complies: Compliance with this requirement may be confirmed via the

Performance Criteria		Acceptable Solutions	Comment / Compliance
		from the hot summer sun.	imposition of reasonable and relevant conditions on any approval issued.
P8	Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P9	The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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. 	Not applicable: residential development is not proposed.
		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 	Not applicable: Residential development is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>the Building eave Height within 5 years of planting;</p> <ul style="list-style-type: none"> screening shrubs to grow to 3 metres in Height within 2 years of planting; low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
	<p>A10.3 Dense Planting to the side boundaries incorporates:</p> <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. 	Not applicable: Residential development is not proposed.
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	<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. 	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<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 	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>within 5 years of planting;</p> <ul style="list-style-type: none"> screening shrubs to grow to 3 metres in Height within 2 years of planting; low shrubs, groundcovers and mulch to completely cover unsealed ground. 	approval issued.
	<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; low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
Maintenance and Drainage		
P12 Landscaped areas are designed in order to be maintained in an	A12.1 A maintenance program is undertaken in accordance with the Maintenance	<p>Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
efficient manner.	Schedule in Planning Scheme Policy No 7 – Landscaping.	where required.
	A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A12.3 Turf areas are accessible by standard lawn maintenance equipment.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A13.2 Overland flow paths are not to be restricted by	Complies: Compliance may be confirmed via the imposition of

Performance Criteria	Acceptable Solutions	Comment / Compliance
	Landscaping works.	reasonable and relevant conditions where required.
	A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
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.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	Not applicable: Bicycle paths are not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
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.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.2 All underground services are to be located under pathways and below the eaves of the Building.	Not applicable: no additional services are proposed
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land: <ul style="list-style-type: none"> • in an electric line shadow; or 	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. 	
	<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>Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</p>
	<p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</p>

Reconfiguration of a Lot Code

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

Purpose Statement:	Comment
Lots are suitable for their intended purposes	<p>The proposed reconfiguration:</p> <ul style="list-style-type: none"> • is unlikely to detrimentally affect the environmental and scenic values of the shire; • is not on land designated as GQAL; • seeks to provide for efficient use of land and infrastructure; and • provides sites that have capacity to meet a demand for service industry land in the Craiglie locality.
The environmental and scenic values of the Shire are protected	
Lot reconfiguration in the Rural Planning Area and Rural Settlement Planning Area does not result in fragmentation or alienation of GQAL	
Lot reconfiguration of land achieves good urban design outcomes	
<p>Lot reconfiguration in urban areas of the Shire facilitates:</p> <ul style="list-style-type: none"> • the efficient use of land; • safe, convenient and attractive neighbourhoods and functional industrial or commercial areas; • the efficient provision of infrastructure; • the efficient provision of transport services; • the provision of public open space, landscaping and recreational areas for outdoor recreation and community activities; • opportunities for walking and cycling for recreation and as alternative methods of travel. 	

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
Area and Dimension of Lots		
P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate	A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	<p>Complies:</p> <p>Proposed lots exceed minimum lot size requirements as</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.			confirmed.
Rural Planning Area			
Not applicable			
Rural Settlement Planning Area			
Not applicable			
Residential 1 Planning Area			
Not applicable			
Commercial / Industrial Planning Area			
P6	<p>The reconfiguration layout of an industrial/commercial area:</p> <ul style="list-style-type: none"> • facilitates the efficient use of industrial or commercial land; • ensures minimum impact on the natural environment and on the amenity of adjacent uses; • provides for a variety of lot sizes and complementary uses. 	<p>A6.1</p> <p>A Concept Plan for the proposed reconfiguration is prepared by a suitably qualified professional and identifies the location of:</p> <ul style="list-style-type: none"> • natural features, areas of environmental value and Watercourses; • street, bicycle and pedestrian networks and linkages to adjoining areas; • a variety of lot sizes and dimensions, with the minimum areas of 	<p>Alternative Compliance:</p> <p>The proposed reconfiguration seeks to create two allotments on an existing allotment within an industrial estate. A concept plan has been prepared, and seeks to identify major characteristics of the area and proposed allotments. It is submitted, however, that street and bicycle layouts, and provision of a variety of lot sizes have been assessed as part of prior development applications on the site.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		dimensions satisfying the requirements of Table 1, above.	
Infrastructure for local communities			
P7	Provision is made for open space that: <ul style="list-style-type: none"> • meets the recreational needs of residents and visitors to the Shire; • provides a diverse range of settings; • creates effective linkages with other areas of open space and natural areas; and • contributes to the visual and Scenic Amenity of the Shire. 	A7.1 An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions. OR A contribution is paid in lieu of an area being designated for open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions OR A combination of the above, as agreed to by Council.	Not applicable: An open space contribution has been assessed and provided for as part of earlier development applications. It is submitted that no further open space contributions are required.
P8	Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the Shire.	A8.1 Informal Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Informal Parks being 0.5 – 1 hectare (Local Parks) and 3 – 5 hectares (District Parks). AND Sporting Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Sporting	Not applicable: An open space contribution has been assessed and provided for as part of earlier development applications.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		Parks being 1.2 – 2 hectares (Local Parks) and 5 hectares (District Parks).	
Road Network			
P9	<p>The Road network:</p> <ul style="list-style-type: none"> • is integrated and consistent with the existing and proposed local Road network; • is legible and retains existing features, views, topography and vegetation; • is convenient and safe for local residents; • facilitates walking and cycling within the neighbourhood; and • is compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency. 	<p>A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>A9.2 The Road network takes into consideration the natural and cultural features of the Site, existing vegetation, Watercourses and contours.</p> <p>A9.3 The Road network is designed to reduce traffic speeds and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle paths network.</p> <p>A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is possible.</p> <p>A9.5 Where the created allotments have Frontage to more than one Road, Access to the individual allotments is from the lower</p>	<p>Alternative Compliance:</p> <p>No additional road is proposed for the subject development. Rather, access off an existing network, constructed in compliance with earlier development approvals, is proposed.</p> <p>The proposed access handle will incorporate an appropriate crossover with an access sealed width of no less than 4m.</p>

Performance Criteria		Acceptable Solutions		Comment / Compliance
		order Road.		
P10	The Road network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.	A10.1	Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 –FNQROC Development Manual.	Alternative Compliance: No additional road is proposed for the subject development. Rather, access off an existing network, constructed in compliance with earlier development approvals, is proposed.
		A10.2	Industrial/commercial traffic is able to Access a major Road without intruding into a residential neighbourhood.	
Pedestrian and Cycle Network				
P11	Networks of pedestrian and bicycle paths are provided in safe and convenient locations.	A11.1	Safe and convenient walking and cycling networks are provided to link residential areas to schools, community facilities, parks and public transport, Tourist attractions, commercial and industrial areas.	Alternative Compliance: No additional pedestrian or bicycle network is proposed for the subject development. Rather, access off an existing network, constructed in compliance with earlier development approvals, is proposed.
		A11.2	The pedestrian and bicycle path network is constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	
		A11.3	Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.	
Stormwater Drainage				

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P12 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> • natural Watercourses; • surface or underground water quality; or • the built environment either upstream or downstream of the Site. 	<p>A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.</p>
Water Supply		
<p>P13 An adequate, safe and reliable supply of potable water is provided.</p>	<p>A13.1 Where in a water supply area, each new lot is connected to Council's reticulated water supply system.</p> <p>AND</p> <p>The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>A13.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
Treatment and Supply of Effluent		
<p>P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>A14.1 Each new lot is connected to Council's sewerage system.</p> <p>AND</p> <p>The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>OR</p> <p>Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997.</p> <p>AND</p> <p>The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law.</p> <p>A14.2</p> <p>A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External</p>	<p>Complies:</p> <p>Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	Contributions	
Residential Development – Standard Format Plan with Common Property		
Not applicable		
Boundary Realignment		
Not applicable		
Energy Efficiency		
P22 The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.	A22.1 No Acceptable Solution	Complies: Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.
P23 The road and lot layout minimises fossil fuel use by: <ul style="list-style-type: none"> • reducing the need for and length of local vehicle trips, • maximising public transport effectiveness, • encouraging walking and cycling, and • provision of appropriate street landscaping 	A23.1 No acceptable solution.	Complies: Compliance with reasonable and relevant requirements may be confirmed via the imposition of conditions on any approval issued.

Vehicle Parking and Access Code

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

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

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
Vehicle Parking Numbers		
P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of	Complies: Five (5) car parking spaces are provided in accordance with Code requirements, incorporating a van

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>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>this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>park with appropriate turn capacity, and a disabled car park.</p>
Parking for People with Disabilities		
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces</p>	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
disabilities ⁴⁹ .	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. 	imposition of reasonable and relevant conditions on any approval issued. A disabled car park is proposed on site (Car park 5).
	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. 	Not applicable: Less than 50 parking spaces are to be provided on site.
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 parking in the spaces reserved for motor cycles due to 	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.	Complies: Motor cycle parking may be provided on site in a manner that is both safe and appropriate given the nature of the use. It is proposed that this parking be provide in an informal manner.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>capacity constraints; and,</p> <ul style="list-style-type: none"> • 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. 		
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 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, • the parking provided complies with other elements of this Code. 	<p>Not applicable:</p> <p>Parking areas do not exceed the 100 or 50 parking spaces thresholds.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
vehicles; and, <ul style="list-style-type: none"> the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 		
Bicycles Parking		
P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued. Given the nature of the use, it is unlikely that bicycle parking will be required, and it is proposed that it be provided in a safe, but more informal manner than traditionally provided.
Vehicular Access to the Site		
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> 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 	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street.	Complies: Site access will be provided in a manner that is compliant with relevant Australian Standards, and is efficient and safe. Compliance may also be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>intersection improvements;</p> <ul style="list-style-type: none"> current and future on-street parking arrangements; the capacity of the adjacent street system; and the available sight distance. 		
	<p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p>	<p>Complies:</p> <p>Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>Complies:</p> <p>Only one access to the each proposed site is provided.</p>
Accessibility and Amenity for Users		
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of</p>	<p>Complies:</p> <p>Parking spaces will be informally located to ensure appropriate access to the shed proposed is provided.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	
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. 	Complies: Parking will be informally provided in a manner to enable ease of access for all users as required.
	A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.	Complies: Shaded parking for loading is provided in the building.
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.	Alternative Compliance: Given the low key nature of the use proposed (service industry), it is submitted that a low key access arrangement is acceptable. It is not anticipated that high traffic volumes will be generated by the use as proposed.
P10 The surface construction materials of Access driveways within the Road	A10.1 Surface construction materials are consistent with the current or intended	Complies:

Performance Criteria	Acceptable Solutions	Comment / Compliance
reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Surface finish will be hard wearing. Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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.	Complies: Line marked pedestrian pathways may be provided to ensure safety for vehicles and pedestrians accessing the site. Compliance may be confirmed via the imposition of conditions on any approval issued.
Access for Cyclists		
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	Not applicable: Cyclist pathways and the like are not required for this form of development, given the nature of the use and its location.
Dimensions of Parking Spaces		

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P14 Parking spaces must have adequate areas and dimensions to meet user requirements.</p>	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 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. <p>AND</p> <p>Parking spaces for special</p>	<p>Complies:</p> <p>Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	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.	
	A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	Complies: Internal bicycle parking (within the sheds) may be provided, but is not anticipated to be required given the 'storage' nature of the use proposed.
On-Site Driveways, Maneuvering 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 	A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas: <ul style="list-style-type: none"> • are sealed in urban areas: AND <ul style="list-style-type: none"> upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; • have gradients and other design features in accordance with the provisions of the relevant 	Complies: Compliance may be confirmed by imposition of condition on any approval granted.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> are available at all times they are required. 	Australian Standards; and <ul style="list-style-type: none"> drain adequately and in such a way that adjoining and downstream land is not adversely affected. 	
	A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
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.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued, although it is noted that a low key use is proposed at this stage, unlikely to generate major parking, vehicle movement, turning or access requirements.
P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
free flow of moving traffic or pedestrian movement.		

ANNEXURE 5: IDAS Forms

IDAS form 1—Application details

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

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

PHIL HARMAN

For companies, contact name

C/- Kristy Gilvear, Gilvear Planning Pty Ltd

Postal address

PO Box 228

Suburb BABINDA

State QLD

Postcode

4861

Country AUSTRALIA

Contact phone number

0448 897 991

Mobile number (non-mandatory requirement)

0448 897 991

Fax number (non-mandatory requirement)

N/A

Email address (non-mandatory requirement)

Kristy

@gilvearplanning.com.au

Applicant's reference number (non-mandatory requirement)

J000472:HAR:KLG

1. What is the nature of the development proposed and what type of approval is being sought?**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

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

☐ Material change of use ☒ Reconfiguring a lot ☐ Building work ☐ Operational work

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Reconfiguration of a Lot (1 Lot into 2 Lots)

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment
Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

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

☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Material Change of Use for "Service Industry" as defined in the Douglas Shire Planning Scheme on Proposed Lot 2

d) What is the level of assessment?

☐ Impact assessment ☒ Code assessment
Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)
☐ Refer attached schedule ☒ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		33 – 35	Owen Street, Craiglie		4	SP210322	Douglas Shire
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Industry	Port Douglas and Environs Locality Service Industry Precinct	Refer Planning Submission
ii)			
iii)			

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

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

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

2,443sq m

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

Vacant

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

☒ No ☐ Yes—provide details below

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

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

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

Table F

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

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

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

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

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

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

☒ No
☐ Yes—please provide details below

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

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Gilvear Planning – Planning Submission	Online

14. Applicant's declaration

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

Notes for completing this form

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

Applicant details

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

Question 1

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

Question 6

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

Question 7

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

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

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

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

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

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

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

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

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

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

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

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Service Industry within Sheds, Car parking and access areas	Service Industry	449sq m GFA	TBC	TBC

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

☒ No ☐ Yes—provide details below

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

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

The reuse of existing buildings on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
New building work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
The reuse of existing operational work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
New operational work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes

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

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

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

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

OFFICE USE ONLY

Date received

Reference numbers

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IDAS form 7—Reconfiguring a lot

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

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

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

For requests for compliance assessment, you must:

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

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

Mandatory requirements

1. What is the total number of existing lots making up the premises? **One (1)**

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

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

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

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created			1	

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

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

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

☒ No ☐ Yes—provide details below

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

6. Does the proposal involve multiple stages?

☒ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

0

0

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

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☐ No ☐ Yes

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

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

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

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

9. What is the reason for the boundary realignment?

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

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

Mandatory supporting information

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

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

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

Notes for completing this form

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

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

I, Steve Thomas

Director of the below mentioned company

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

as owner of premises identified as follows:

LOT 4 on SP210322 at Owen Street, Craiglie

consent to the making of a development application under the *Sustainable Planning Act 2009* by

P. HARMAN

on the premises described above for the purposes of

RECONFIGURATION OF A LOT (1 Lot into 2 Lots) and SERVICE INDUSTRY



Steve Thomas

[signature of Director]

signed on the

20th

day of

October

, 2016

Smart eDA ID: 1476242453058

State assessments

33 OWEN ST, CRAIGLIE

1 matters requiring further investigation.

State Assessment and Referral Agency

State Assessment and Referral Agency

Environment and Heritage

[Coastal zone](#)

Yes