

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)

Marni Faith Liddell

For companies, contact name

Postal address

7 Ribbon Ave

Suburb Port Douglas

State QLD

Postcode

4877

Country Australia

Contact phone number

0459387301

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

coastal_pt
@outlook.com

Applicant's reference number (non-mandatory requirement)

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

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☒ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- CHANGE OF CLASSIFICATION 10a → 1a
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☒ Code assessment

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

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☐ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		7	RIBBON AV.	4877	79	RP	DOUGLASS
ii)			POPS			746145	SHIRE
iii)			DOUGLASS				COUNCIL

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

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

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

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

3. Total area of the premises on which the development is proposed (Indicate square metres)1080m²**4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)**

Dwelling & SHED

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	Marm Liddell, Sam Liddell
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	<i>M Liddell</i> <i>S Liddell</i>
Date	20/12/16

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

Table J

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

Table K

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

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

Table L

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

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

☒ No
☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
Forms 1 & 2	

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)
HOME BASED BUSINESS FOR PERSONAL TRAINING	HOME BASED BUSINESS	—	MON - FRI 7am - 6pm	1

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

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

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

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input 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 type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
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 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 type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

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

OFFICE USE ONLY

Date received

Reference numbers

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

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150
FAX: (07) 4098 5180

Lot 9 Unit 5
Craiglie Business Park
Owen Street
CRAIGLIE QLD 4877

POSTAL:
P.O. Box 831,
PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

13 January 2017

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN Q 4873

Attention: Development Assessment

Dear Sir/Madam,

Re: Material Change of Use
Lot 79 RP746145 Ribbon Avenue, Port Douglas

GMA Certification Group has been engaged by the owners of the subject property to submit an Material Change of Use Application for a home based business. The property is located in the Port Douglas and Environs Locality and is within a Residential 1 Planning area.

The applicant seeks to establish a home based business which includes one on one personnel fitness training within the existing outbuilding on the premises.

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

1. Forms 1 & 5
2. Planning Assessment
3. 1 x copy of plans

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

Kind Regards,

GMA Certification Group
Encl.

BUILDING APPROVALS & INSPECTIONS

Gold Coast
(07) 5578 1622

Sunshine Coast
(07) 5449 0383

BUILDING CERTIFICATION

Cloncurry
(07) 4742 2022

Chinchilla
(07) 4669 1166

FIRE SAFETY AUDITS

Atherton
(07) 4091 4196

Childers
(07) 4126 3069



Planning Report

**Application for a Development Permit for a Material Change of
Use for the purpose of a Home Based Business on land
described as**

Lot 79 on RP746145 [no. 7] Ribbon Avenue, Port Douglas

JANUARY 2017

1.0 Application Details

Table 1. Summary of relevant details of the application.

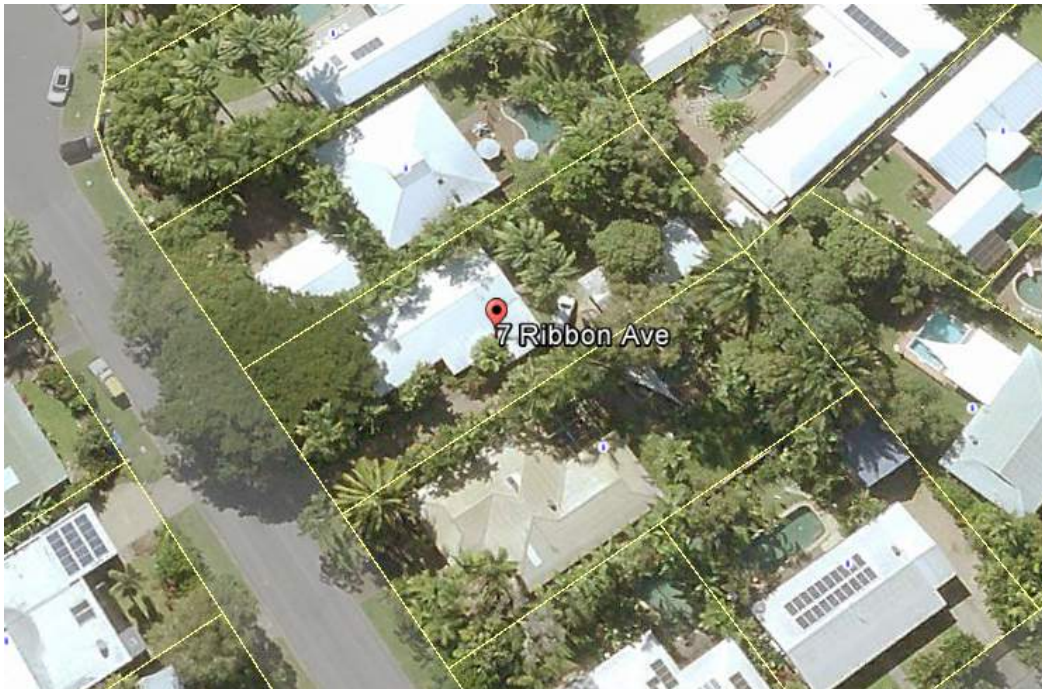
Applicant	Marni Liddell
Registered Owner of Land	Marni Liddell & Sam Liddell
Contact	Jeff Evans GMA Certification Group Pty Ltd PO Box 831 PORT DOUGLAS Q 4877 Ph 07 4098 5150 Fax 07 4098 5180 Email Jevans@gmacert.com.au
Real Property Description	Lot 79 RP746145
Location	7 Ribbon Avenue, Port Douglas
Tenure	Free Hold
Total Area	1080 sqm
Present Use	Residential
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Proposal	Development Permit for a Material Change of Use for a Home Based Business – Personnel Fitness Training
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Residential 1
Overlays	N/A

2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of a home based business on the subject allotment. The home based business is to operate within an existing garage (Class 10a building) on-site.

The attached plans illustrate:

- Site plan and floor plan.



3.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme and as defined in the Sustainable Planning Act, 2009 [SPA].

Under the provisions of the SPA and the Douglas Shire Planning Scheme, the following level of assessment is applicable, in accordance with the IDAS process:

- 'Code Assessable' – Material Change of Use for the purpose of a home based business within the Residential 1 planning area.

4.0 Planning Considerations

The Sustainable Planning Act 2009, provides a legislative framework within Queensland for local and state authorities to assess development applications. Relevant matters within the SPA with respect to the application are considered below.

4.1 Douglas Shire Planning Scheme Code Assessment

Table 3 provides an assessment of the proposal with regard to the Douglas Shire Planning Scheme's associated Codes. The proposal generally complies with the Acceptable Solutions of the Scheme.

Table 3. Assessment Against the Douglas Shire Planning Scheme Codes

Residential 1 Planning Area Code Elements of the Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.	The proposed home based business is compatible with the assessment table

Site Coverage – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive ¹ .	A2.1 Any form of development, other than a House, has a Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.	N/A

Building Setbacks – Other than a House

¹ For a House or an Outbuilding, the setbacks from road frontages and from side and rear boundaries and the site coverage are in accordance with the Standard Building Regulation.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 All Buildings are Setback to:</p> <ul style="list-style-type: none"> maintain the character of residential neighbourhoods; and achieve separation from neighbouring Buildings and from Road Frontages²⁷. 	<p>A3.1 Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi-Unit Housing outlined below in this Code.</p>	<p>N/A</p>
<p>P4 Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.</p>	<p>A4.1 Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street.</p> <p style="text-align: center;">AND</p> <p>Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.</p>	<p>N/A</p>
<p>P5 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.</p>	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided and,</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p>A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected and integrated with the development.</p>	<p>N/A</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 In new residential areas, Multi-Unit Housing:</p> <ol style="list-style-type: none"> is limited to a small proportion of available lots (eg. 15% of the total number of new lots), with a preference for corner allotments; and is dispersed to ensure conventional residential detached Houses dominate the streetscape; and uses building forms (eg. development footprint, height, massing, positioning of garages to reduce their dominance, and architectural detail) that match or complement those of the established detached Houses in the area. 	<p>No Acceptable Solution.</p>	<p>N/A</p>
<p>P7 Multi-Unit Housing is sited and designed to complement the residential amenity of the area. A Multi-Unit Housing development incorporates 1 Dwelling Unit per 500 m² of Site area and with a maximum of 3 Dwelling Units per Site area.</p>	<p>A7.1 Multi-Unit Housing establishes on a lot with a minimum area of 1000 m² and the lot has a minimum Frontage of 25 metres.</p> <p>A7.2 A Dwelling Unit in a Multi-Unit Housing development incorporates a maximum number of 3 bedrooms (or rooms capable of being used as a bedroom).</p> <p>A7.3 Site Coverage of Multi-Unit Housing is limited to:</p> <ul style="list-style-type: none"> 40% for 1 Storey development; or 35% for 2 Storey development. <p>A7.4 Building Setbacks for Multi-Unit Housing are:</p> <ul style="list-style-type: none"> 6 metres to the Main Street Frontage 4 metres to any secondary Road Frontage 	<p>N/A</p>

	<ul style="list-style-type: none"> • 6 metres to the rear boundary • 2.5 metres to the side boundary for 1 Storey development or 3 metres to the side boundary for 2 Storey development. <p>A7.5 A minimum of 40% of the Site is provided as Landscaping and Recreation Area.</p> <p>AND</p> <p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p> <p>OR</p> <p>At least 50% of the total Landscaping and Recreation Area is provided as one communal area having a minimum dimension of 6 metres.</p>	
	<p>A7.6 Each Dwelling Unit is provided with a designated refuse area which is screened from public view.</p> <p>A7.7 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p>AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the facade being fully enclosed.</p>	N/A

Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.	<p>A8.1 Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p>OR</p> <p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum</p>	The allotment is level and no further building work is proposed.

	<p>slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilized and,</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p>	
P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	N/A
P11 Development on sloping land minimises any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	N/A

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMMENTS
P13	A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	<p>A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m² and is sited clear of the High Bank of any Watercourse.</p> <p>(The 800m² area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	The site is level and no further building work is proposed.
P14	A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	N/A
P15	The exterior finishes of a House complements the surrounding natural environment.	A15.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	N/A
P16	A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A16.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	N/A

Landscaping Code

Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	The established landscaping on the property will remain and no further landscaping is proposed.

Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	The established landscaping on the property will remain and no further landscaping is proposed.
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on the Site which is removed or damaged during development of</p>	The established landscaping on the property will remain and no further landscaping is proposed.

	<p>the Site is replaced with advanced native species.</p> <p>A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	
<p>P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	N/A
<p>P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.</p>	<p>A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.</p> <p>A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p>A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p>A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	N/A

Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code. A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	No additional fencing is proposed at this time.
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area. A7.2 Tree species provide 30% shade over the area within 5 years. A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures. A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	N/A
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.	The established landscaping on the property will remain and no further landscaping is proposed.
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.	N/A

Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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; 	The established landscaping on the property will remain and no further landscaping is proposed..

	<ul style="list-style-type: none"> • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <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. 	
<p>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m² growing to the Building eave Height within 5 	<p>The established landscaping on the property will remain and no further landscaping is proposed.</p>

	<p>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>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>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>	
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Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p>	<p>The established landscaping on the property will remain and no further landscaping is proposed.</p>

	<p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	
<p>P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	N/A

Safety

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

	<p>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).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	
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Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>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:</p> <ul style="list-style-type: none"> • in an electric line shadow; or • 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</p>	N/A

	<p>further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>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>	
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Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use 	<p>A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>There is adequate area on-site for vehicle parking.</p>

<p>involves the retention of an existing Building and the previous requirements for car parking for the Building;</p> <ul style="list-style-type: none"> • 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. 		
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Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required. 	N/A

Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking</p>	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p>	N/A

<p>spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • 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. 	<p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	
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Compact Vehicles

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

Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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.	N/A

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 	<p>A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	Existing access from Mountain View Road will be utilised.

Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not	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	N/A

detract from an attractive or existing streetscape character.	<p>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 parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	
P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	N/A

Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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.	Existing access from Mountain View Road will be utilised.
P10 The surface construction materials of Access	A10.1 Surface construction materials are consistent with the	A gravel driveway is proposed at this time.

driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	
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Access for People with Disabilities

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

Access for Pedestrians

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

Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	N/A

Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed,	A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:	Gravel driveway will be suitably graded and drained.

<p>constructed and maintained such that they:</p> <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	<ul style="list-style-type: none"> • are sealed in urban areas: <p style="text-align: center;">AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	
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Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	N/A
P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	N/A
P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	N/A

Land Use Code

General Codes

Filling and Excavation Code

Cut and fill is not proposed for the site, therefore this Code is not applicable.

Overlay Codes

Cultural Heritage and Valuable Sites

Overlay is not applicable

Natural Hazards

The subject site is mapped as being Medium Risk Hazard – Bushfire.

The dwelling will be assessed under AS3959-2009 during the building approval assessment process.

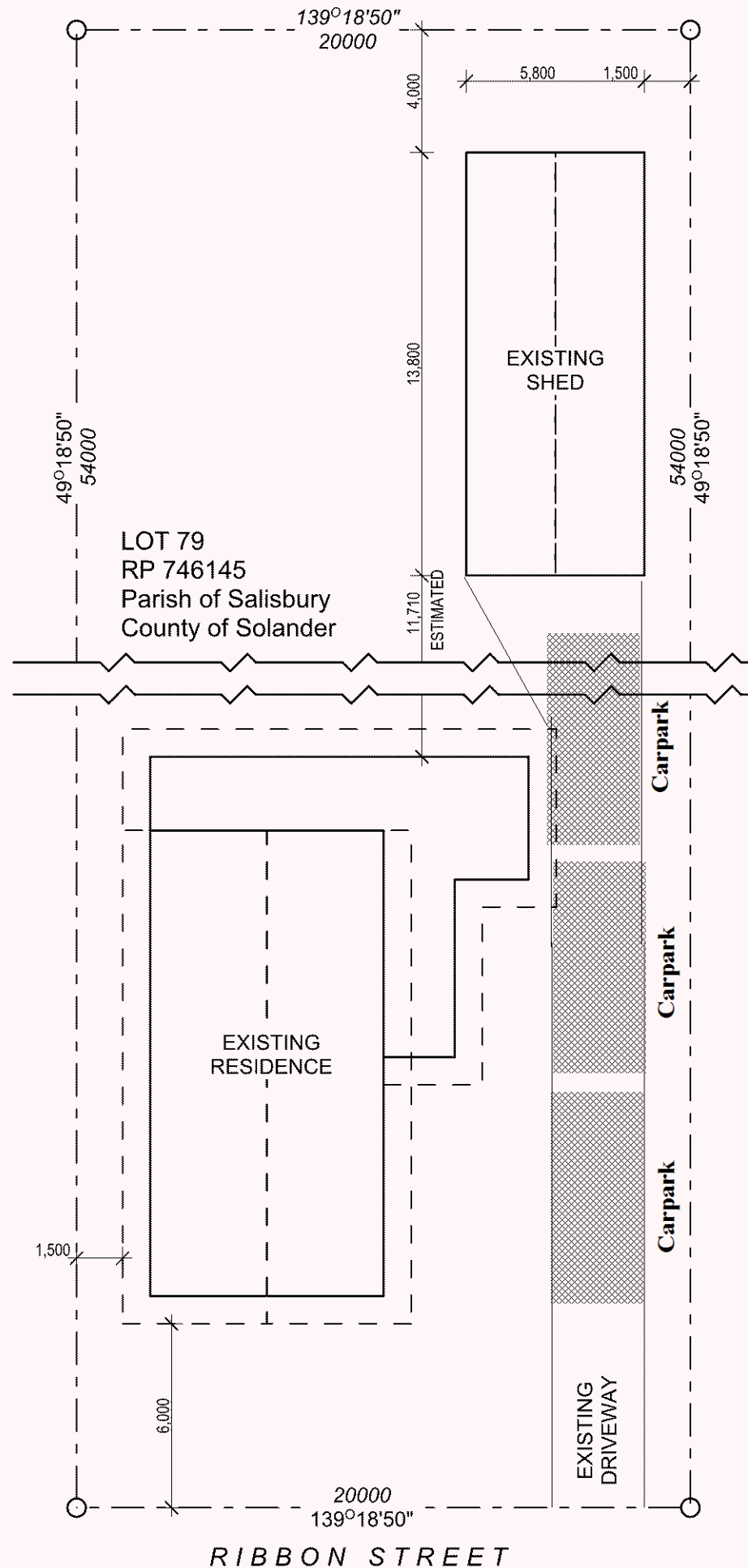
5.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling and shed on land describes as Lot 2 SP254664 Mountain View Drive, Shannonvale.

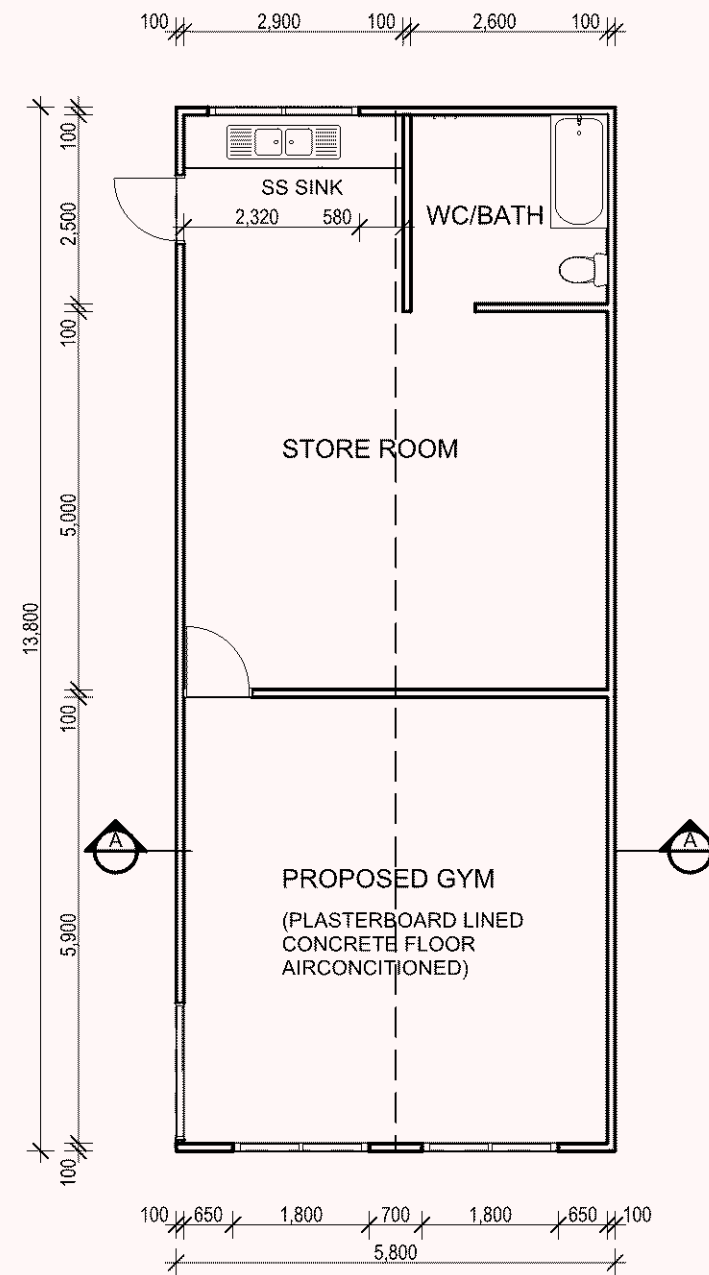
The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

In summary the report concludes:

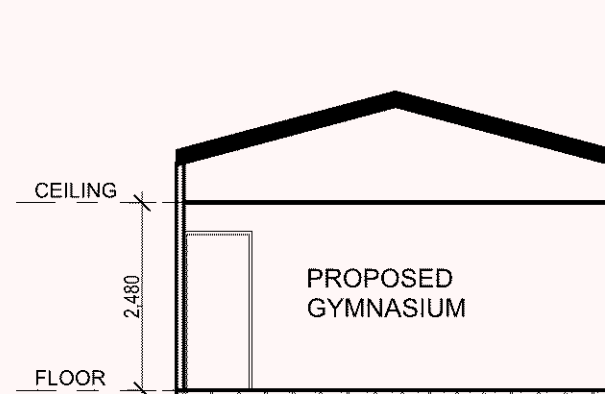
- The proposal complies with the requirements for making a Development Application under the Sustainable Planning Act; &
- The proposal is consistent with the existing and future use of the property.



SITE PLAN



FLOOR PLAN

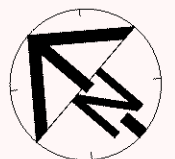


SECTION

REV	DESCRIPTION	DATE
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Client

MARNI LIDDELL

Job Title

**PROPOSED CHANGE OF
USE
TO EXISTING SHED**
7 RIBBON AVENUE
PORT DOUGLAS, 4871 QLD

Drawing Title

**SITE PLAN, FLOOR
PLAN & BASIC
SECTION**

Drawing Status

FOR APPROVAL

Scale Bar

1:100, 1:200

DO NOT SCALE FROM THE DRAWING
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE

Date Published 30/11/2016

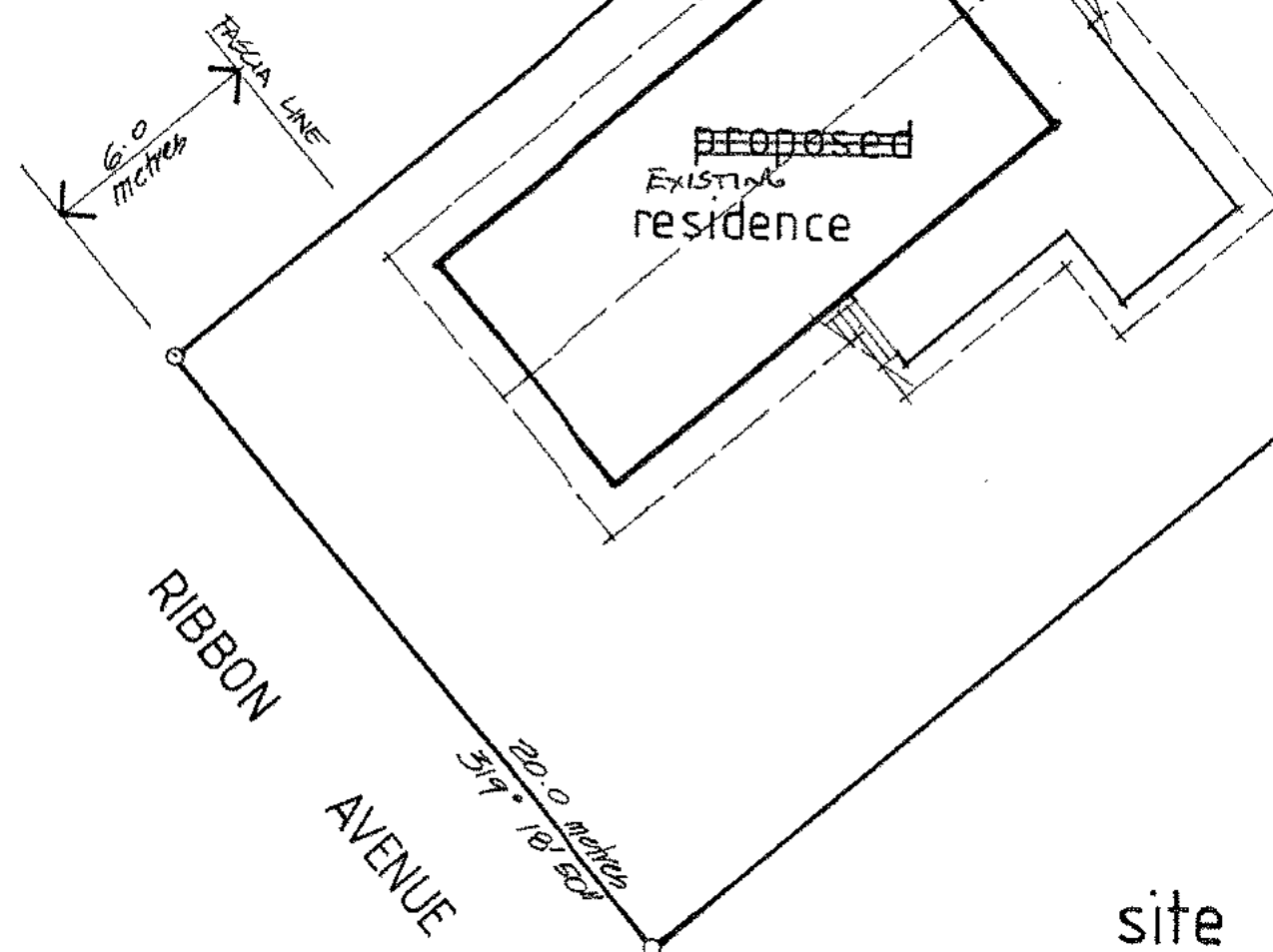
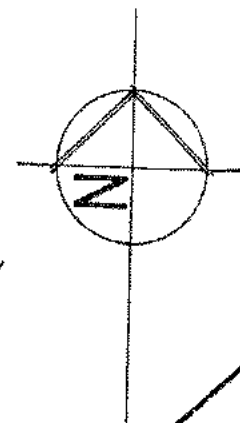
Job Number Dwg Number Revision

ML-001 WD01

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general notes :

- THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING LOCAL AUTHORITY BUILDING APPROVAL FOR, AND ASSIST IN THE CONSTRUCTION OF, A SINGLE UNIT DWELLING.
- BUILDER SHOULD CHECK ALL DIMENSIONS, HEIGHTS, LEVELS ETC. PRIOR TO FABRICATION OR ERECTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER THOSE SCALED FROM DRAWINGS.
- ANY ENQUIRIES RELATING TO CONSTRUCTION DETAILS SHOWN ON DRAWINGS SHOULD BE REFERRED TO THE DESIGNER.
- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS, DOUGLAS SHIRE BYLAWS AND THE BUILDING CODE OF AUSTRALIA.



site plan
1 : 200

rpdc :

lot 79
RP 746145
Parish of Salisbury-
County of Solander
DOUGLAS SHIRE COUNCIL

CONDITIONS APPLICABLE TO BUILDING PERMIT

- 5648
- Does not relieve the owner of responsibility to ensure that the work is carried out in conformity with the approved plans and specifications.
 - Does not imply an obligation on the Council to undertake detailed supervision of the construction or that the Council accepts liability for the construction for which the designer and the builder are entirely responsible.
 - Is given on the understanding that all works are carried out strictly in accordance with the approved plans and specifications, the bylaws of the Douglas Shire Council and any other requirements as may be imposed.
 - Does not give permission for the installation of a septic system nor for the connection of water. Separate applications must be submitted for each of these items.

APPROVED

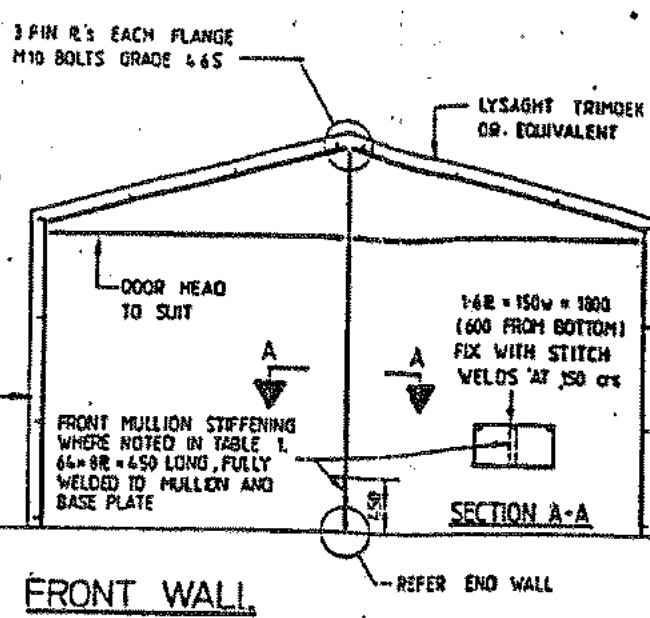
(Building Surveyor)

(Date)

proposed new residence
to be erected at Port Douglas
for Ned and Robyn Prior

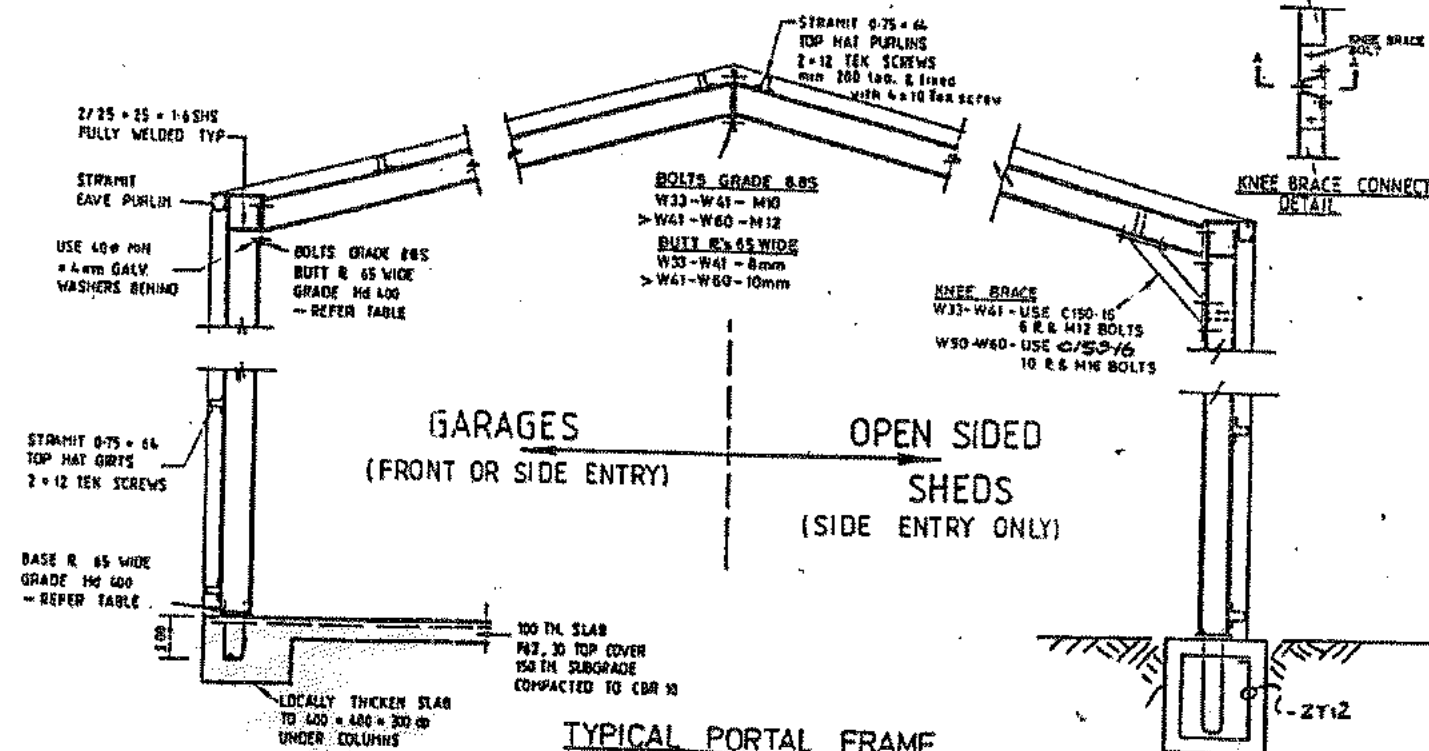
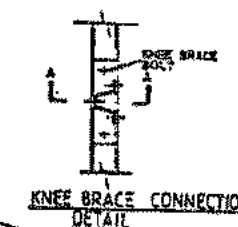
WORKPLACE HEALTH AND SAFETY ACT 1989
Owners are reminded that under this Act they have full responsibility for safety on this project unless they appoint a Principal Contractor prescribed. Contact your nearest office of the Division of Accident Prevention for information. Phone (07) 227 4398

BUNGUNDARRA DRAFTING
P.O. Box 92, Yeppoon Q. 4703
079 39 7903



Choose member schedule from table
using W rating closest to that calculated.

PLEASE NOTE THESE DRAWINGS AND SPECIFICATIONS ARE THE
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TYPICAL PORTAL FRAME
DETAILS

FOOTING DETAIL
(ALTERNATIVE NO. 5A)

30A WOODLARK STREET PH 066 214809
PO BOX 19 LISMORE NSW 2480

- GARAGES • CARPORTS
- INDUSTRIAL & FARM BUILDINGS

TEL: 046 27 1000
FAX: 046 4499

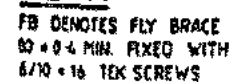
NOT TO SCALE

TH-6

Doc no.
13778-6

1000

**MATTING & RAYS
PER BLACK SET**



WIND RATING	GARAGE (Cpi = + 0.3)									OPEN SHED (Cpi = + 0.7)								
	END PORTAL	INTER PORTAL	END MILLION	FRONT MILLION	PURLINS GIRTS	FOOTING		BOLTS / PLATE		END PORTAL	INTER PORTAL	END MILLION	FRONT MILLION	PURLINS GIRTS	FOOTING		BOLTS / PLATE	
						WIDTH	DEPTH								WIDTH	DEPTH		
W33	C100-12	C150-12	C150-12	C150-16	1000 1200	600	700	12	8	C100-12	C150-12	C150-12	C150-12	1000 1200	750	600	12	8
W41	C100-12	C150-16	C150-16	C150-16	1000 1200	800	600	16	10	C100-12	C150-16	C150-16	C150-16	1000 1200	900	750	16	10
W50	C150-16	C200-16	C200-16	C150-20	750 750	900	750	16	10	C150-16	C200-16	C200-16	C200-16	750 750	1000	750	16	10
W60	—	—	—	—	—	—	—	—	—	C150-20	C200-20	C200-20	C200-20	750* 750	1000	1200	16	12
NOTE					2						1	3	3	2				

* FRONT MILLION STEERING BESSER FRONT MILLION

#TH - 1.2MM

- 1- ALL FRAMES TO HAVE KNEE BRACE TO DETAIL SHOWN ABOVE
- 2- MAXIMUM SPACING
- 3- 2 MULLIONS TO BE PROVIDED

GMA Certification Pty Ltd

A.B.N. 53 150 435 617

OFFICE ADDRESS:
Suite 26 "Advance Business Centre"
39-47 Lawrence Drive
NERANG QLD 4211

POSTAL ADDRESS:
PO Box 2760
NERANG QLD 4211

PHONE: 07 5578 1622
FAX: 07 5596 1294
EMAIL: admin@gmacert.com.au



PURCHASE ORDER

Purchase No: 00028696

Date: 13/01/2017

BA NUMBER: 20164799

TO:

**Douglas Shire Council
PO Box 723
Mossman QLD 4873**

SITE ADDRESS: Lot 79 Ribbon Ave, Port Douglas

DESCRIPTION	AMOUNT	CODE
Planning Application Fees	\$917.85	FRE

Your Invoice No.:

Vendor ABN: 71 241 237 800

GST: \$0.00

Total inc GST: \$917.85

Amount Applied: \$0.00

Code	Rate	GST	Sale Amount
FRE	0%	\$0.00	\$917.85
GST	10%	\$0.00	\$0.00

Balance Due: **\$917.85**

Please find attached our payment to the value of **\$917.85** for the above listed items.

PLEASE QUOTE our Purchase Order Number on the Receipt.

Receipts can be emailed or posted to the address at the top of this Purchase Order.