



MiCorp Property **TOWN PLANNERS**

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**Minor Change to a DA and Extension of Approval Period,
REPORT – Development Application Approval for Material
Change of Use for Multiple Dwellings, Restaurant and Ancillary
Facilities, Reconfiguration of a Lot and Preliminary Approval for
Dwelling Houses on Lots 1, 2 and 6 C2253, 20-42 Mitre Street,
Craiglie.**

Douglas Shire Planning Scheme, Douglas Shire Council

March 2014

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1. EXECUTIVE SUMMARY

MiCorp Property Pty Ltd, on behalf of David and Jane Lucas, property owners of Lots 1,2 and 6 C2253, 20-42 Mitre Street, Craiglie, have prepared this planning report to support a Minor Change to a Development Approval (Material Change of Use for Multiple Dwellings, Restaurant and Ancillary Facilities, Reconfiguration of a Lot and Preliminary Approval for Dwelling Houses) and Extension to the Relevant Period (approval) under Section 383 of the Sustainable Planning Act 2009 (SPA) for three years. This minor change application only relates to the RoL and Preliminary Approval component of the DA which expires in October 2014.

The proposed minor change complies with the current Douglas Shire Planning Scheme and policies and should be supported for approval.

2. REQUIRED IDAS FORMS + DETAILS OF APPENDICES

The following plans and drawings supporting this Development Application are attached in Appendix B:

- Lot Plan Layout – SK02
- Master Plan of subject site – SK01

3. Site Characteristics

3.1 Summary of Proposal

MiCorp Property Pty Ltd, on behalf of David and Jane Lucas, property owners of Lots 1,2 and 6 C2253, 20-42 Mitre Street, Craiglie, have prepared this planning report to support a Minor Change to a Development Approval (Material Change of Use for Multiple Dwellings, Restaurant and Ancillary Facilities, Reconfiguration of a Lot and Preliminary Approval for Dwelling Houses) and Extension to the relevant period (Approval) under Section 383 of SPA for three (3) years. This minor change application only relates to the RoL and Preliminary Approval component of the DA which expires in October 2014.

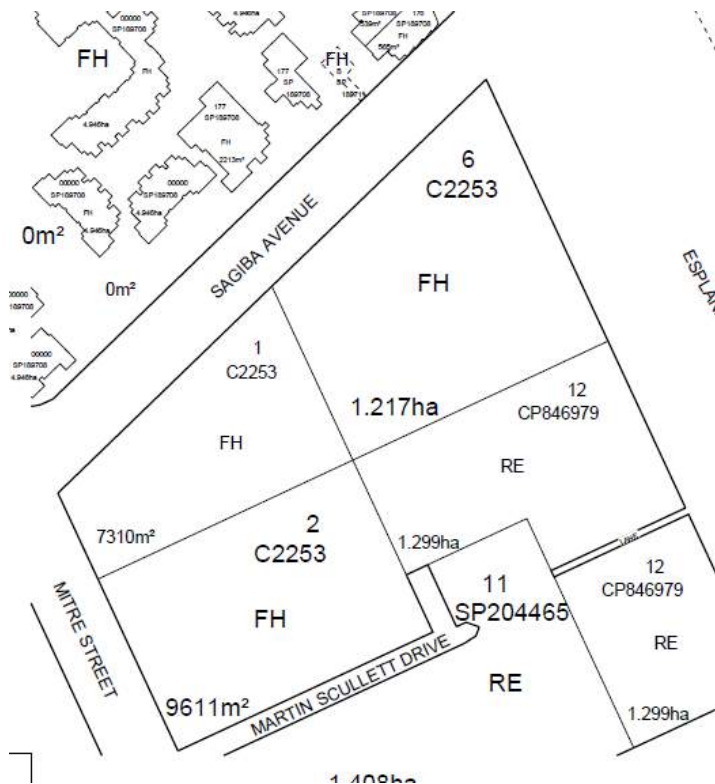
Address and Property Description

Lot 1,2 and Lot 6 on C2253

Total land area – 2.9ha

An excerpt from the Queensland government SmartMap of the location is below.

Figure 1 Smart Map Excerpt



Source: Queensland Globe, accessed 09/12//2013.

Local Planning Consent Authority

Douglas Shire
Douglas Shire Planning Scheme

Current Approval

A development approval for a Material Change of Use for Multiple Dwellings (Tourist) Restaurant and Ancillary Facilities, Reconfiguring a Lot (3 lots into 9) and Preliminary Approval for Dwelling Houses expires 13 October 2014. The Cairns Regional Council report (#2636876) incorrectly refers to the RoL as 3 lots into 5.

3.2 Site Tenure and History

The subject site is freehold vacant land. The original development approval was granted under the Douglas Shire Planning Scheme 1996 in October 2006. A request to change the approval was approved in December 2009 and subsequent extension to the currency period was approved in October 2010 by Cairns Regional Council.

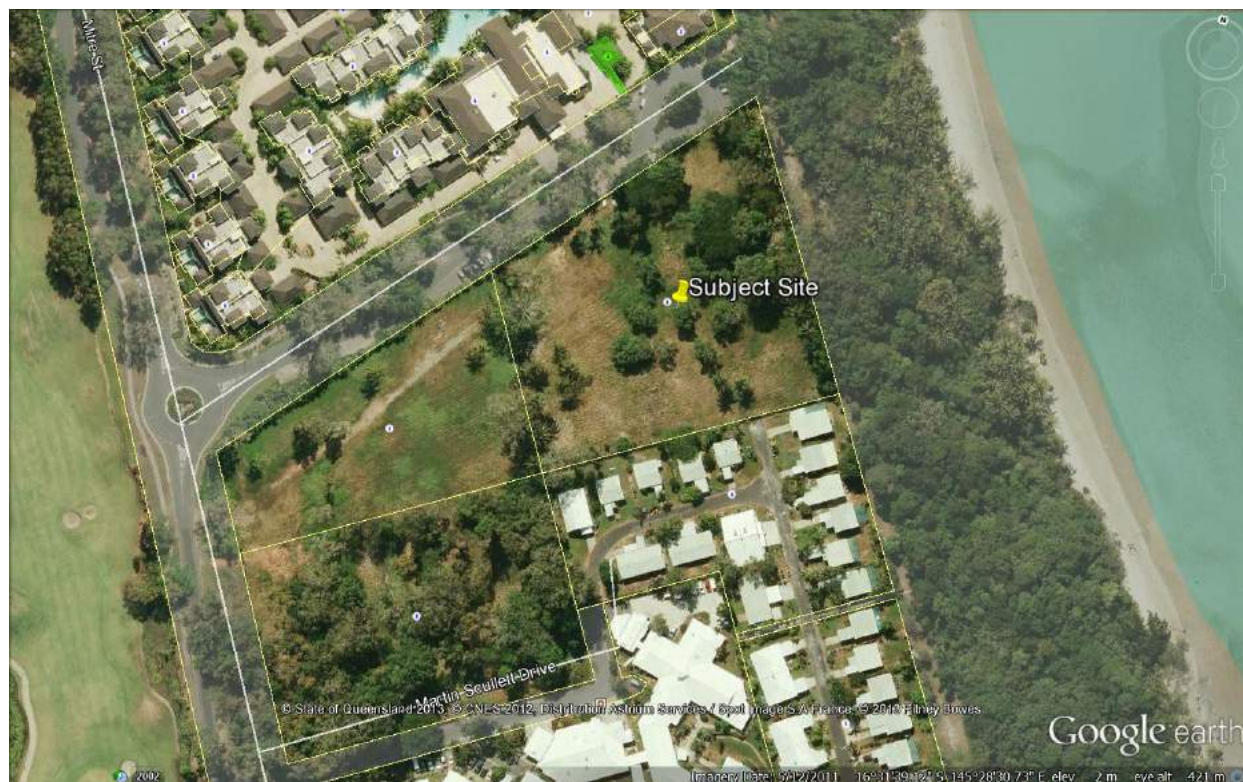
Pre-lodgement discussions have been ongoing with planning officers from Douglas Shire Council to ensure the best outcome. A site inspection was held with Jenny Elphinstone of Douglas Shire Council on January 21st 2014. Discussions relating to road access, beach access and design occurred and the outcomes of those discussions have been integrated into the appropriate sections of this report.

3.3 Physical Characteristics and Surrounding Land Uses

The site is located in Craiglie, just south of the main Port Douglas township. Sea Temple Resort adjoins the site to the north, sharing access from Sagiba Avenue, Paradise Links golf course to the west of the site, a retirement village adjoining the south of the site and beach/foreshore to the east.

The site is predominantly flat, with some remnant vegetation present. The site is located within the Coastal Zone but not within the Coastal Management District (CMD). Figure 2 displays an aerial photo of the subject site.

Figure 2 Aerial of Subject Site



Source: Google earth/Queensland Globe, accessed 11/02/1

4. Development Proposal

4.1 Proposal

The applicant is proposing a minor change to the existing development approval to allow for a reconfiguration of a lot (3 into 8), a decrease of 1 lots, and preliminary approval for seven houses and extension of the approval period. This will consist of seven (7) residential lots along the eastern boundary of Lot 6 and the balance of the property remaining as one lot.

The proposed lot layout comprises:

- Lot 01 – 935m²
- Lot 02 - 935m²
- Lot 03 - 935m²
- Lot 04 – 825m²
- Lot 05 – 797.5m²
- Lot 06 - 797.5m²
- Lot 07 – 996.4m²
- Road access easement – 955.4m²
- Balance as Lot 08 for the MCU component of the previous approval.
- Site dimensions of each lot are detailed on the plan attached 'Proposed Reconfiguration for 7 Housing Lots'. Noting the north-east lot frontages abutting onto the proposed access road consist of a 17m frontage with proposed Lot 7 being slightly wider at 20.9m.

4.2 Lot Layout

4.2.1 Staging

The release and sale of the lots will occur in a staged manner as interest in the lots occurs. There has been an overall property market slump in Port Douglas which has provided very difficult conditions to support the viability of a project of this significance. Due to the prevailing market conditions the owners of the land would like to stage the project with the release and availability of the 7 beachfront residential lots. The payment of headworks would be aligned with the release of the land.

4.3 Roads and Access

Sagiba Avenue was constructed as part of the Sea Temple development. This local government road will be used as the access to the new lots. It is proposed that the internal road design/treatments will be similar to

Sagiba Avenue for visual continuity. Further details will be provided at the Operational Works stage. Figure 3 below displays the access point and current design of Sagiba Avenue.

Figure 3 - Sagiba Avenue Access and Design





As per discussions with Douglas Shire planning officers, no new beach access will be created as part of this minor change. A current public beach access is located at the end of Sagiba Avenue, and this will be utilised for the new RoL. This also reduces the impact on the retirement village to the South, as there will not be an increase in foot traffic/access along the southern boundary.

4.4 Services

All new lots will have access to Council sewer and water connections. There will be minimal disturbance to the site from filling and excavation.

5. PLANNING ASSESSMENT

5.1 Introduction

This proposed minor change is required to be assessed in accordance with the relevant policies of the Douglas Shire Planning Scheme and any other planning documents relevant to the application. The previous approval was made under a superseded planning scheme and as such this approval has been assessed against the current Douglas Shire Planning Scheme 2006 for consistency.

5.1.1 Douglas Shire Planning Scheme

Under the current planning scheme the subject site is located within the Port Douglas and Environs Locality and is zoned as Residential 1. Reconfiguration of a Lot is code assessable within this zone and the plot ratio overlay identifies the site as “low scale”. The site is located below 20m AHD and in a low risk bushfire zone.

The following codes are applicable to the proposal:

- Port Douglas and Environs Locality Code;
- Residential 1 Planning Area Code;
- Acid Sulfate Soils Code;
- Reconfiguration of Lot Code

The proposal is deemed to apply with all codes within the Douglas Shire Planning Scheme. Refer to Appendix C for the full assessment against the relevant codes.

5.1.3 State Planning Policies

The Queensland Government introduced a single State Planning Policy in December 2013. The proposal does not require assessment against the State Planning Policy.

5.1.4 Far North Queensland Regional Plan 2009-2031

The Far North Queensland Region Plan is the overarching plan for the region. It provides a strategic vision for the region and provisions to achieve these outcomes. The subject site is located within the urban footprint mapping of the regional plan and complies with the objectives and outcomes of the plan.

6. CONCLUSION

MiCorp Property Pty Ltd, on behalf of David and Jane Lucas, property owners of Lots 1,2 and 6 C2253, 20-42 Mitre Street, Craiglie, have prepared this planning report to support a Minor Change to a Development Approval (Material Change of Use for Multiple Dwellings, Restaurant and Ancillary Facilities, Reconfiguration of a Lot and Preliminary Approval for Dwelling Houses). This minor change application only relates to the RoL component of the DA which expires in October 2014.

The proposed minor change complies with the current Douglas Shire Planning Scheme and policies and should be supported for approval.

APPENDICIES

APPENDIX A: Owner's Consent

APPENDIX B: Site Plans

Appendix C: Douglas Shire Town Planning Assessment

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

I, David + Jane Lucas [insert name in full]

as owner of premises identified as follows

20-42 Mitre Street, Craigie
[insert street address, lot or plan description, or coordinates of the premises the subject of the application]

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

Micorp Property [insert name of applicant]

on the premises described above for the purposes of:

Minor change to DA + Extension of Approval period.
[insert details of the proposed development, e.g. material change of use for three storey apartment building]

82 Jane Lucas [signature of owner]

signed on the 24 day of March 2014

Douglas Shire Planning Scheme Assessment

Port Douglas and Environs Locality Code		
General Requirements		
Performance Criteria	Acceptable Solution	Comment
<p>Buildings and structures complement the Height of surrounding development, AND</p> <p>Buildings are limited to two Storeys; 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); • 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</p>	<p>Not applicable. This proposal is for a RoL.</p>

	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: P1 Tourist and Residential – (High Scale); and P2 Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner Street).	
Development is connected to all urban services.	A2.1 Development is connected to available urban services by underground connections, wherever possible. AND/OR 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	Complies. All urban services will be provided either directly or via headworks contributions.
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.	Not applicable for this development.
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. All roads will comply by FNQROC standards.
Residential Development Outside Tourist Centre		
Existing residential housing estates are protected from incursion by higher density residential uses.	A15.1 Multi-Unit Housing does not establish in the residential estate of Solander and the areas in Reef Park estate included in the Residential 1 Planning Area.	Not applicable, this proposal is for a RoL amendment.

<p>Residential development, other than a House, is climate responsive, contributes positively to the character of the Locality, is complementary in scale to surrounding development and does not exceed the identified Plot Ratio designation on the Locality Map/s (that is):</p> <ul style="list-style-type: none"> land designated High Scale has a base Plot Ratio of 0.5:1 and a maximum Plot Ratio of 0.8:1; land designated Medium Scale has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.45:1; <p>OR</p> <ul style="list-style-type: none"> land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.35:1. <p>AND</p> <p>Will not achieve the maximum Plot Ratio specified above unless the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements (and referred to in the Acceptable Solution).</p>	<p>A16.1 Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ul style="list-style-type: none"> appropriate roof form and roofing material [10% Plot Ratio Bonus]; and appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer Planning Scheme Policy No. 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and minimum of 700mm eaves [15% Plot Ratio Bonus]; and orientation of the Building to address the street/s [5% Plot Ratio Bonus]; sheltered pedestrian Access by unenclosed covered common area walkway of 1.2 metres in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and inclusion of windows and balconies to the street façade of the Building [10% Plot Ratio Bonus]; and provision of lattice, battens or privacy screens [5% Plot Ratio Bonus]; and the overall length of a Building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% Plot Ratio Bonus]. 	<p>Not applicable, this proposal is for a RoL.</p>
<p>The Site Coverage of any residential or tourist development does not result in a built form that is bulky or visually obtrusive.</p>	<p>A17.1 The Site Coverage of any residential or tourist development, other than a House, is limited to:</p> <ul style="list-style-type: none"> 45% at Ground Level; 	<p>Complies.</p>

	<ul style="list-style-type: none"> • 40% at first floor level; and • 35% at second floor level, if applicable. 	
Tourist development provides a range of services and facilities for the recreational convenience of in-house guests.	A18.1 Tourist development provides a range of recreational facilities and small scale commercial services such as Restaurant/bars, shop/boutique, and tour booking office, for the enjoyment and convenience of in-house guests.	Not applicable. This amendment is for a RoL.
Protection of Scenic Amenity and Natural Values 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.
Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the locality	No Acceptable Solution.	Complies. The RoL will not adversely affect sensitive vegetation or foreshore areas.
Residential 1 Code		
Consistent and Inconsistent Uses		
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.	Complies. The proposal is a consistent use.
Site Coverage – Other than a House		
P2 The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive ²⁷ .	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.	Not applicable.
Building Setbacks – Other than a House		
P3 All Buildings are Setback to: <input type="checkbox"/> maintain the character of residential neighbourhoods; and <input type="checkbox"/> achieve separation from neighbouring Buildings and from Road Frontages	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.	Not applicable.

Fencing		
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>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>AND</p> <p>Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.</p>	Complies. Any fencing erected will comply by A4.1
Landscaping – Other than a House		
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>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p> <p>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>	Not applicable. This proposal is for a RoL.
Multi-Unit Housing		
This aspect of the code is not applicable to this development.		
Buffering Incompatible Land Uses		
P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural	A8.1 Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area	Not applicable. No agricultural activities occur onsite.

chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.	<p>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. (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>	
Sloping Sites		
P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A9. 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 slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p>	Not applicable the site does not have a significant slope.

	<p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.</p>	
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>	Not applicable the site does not have a significant slope.
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.	Not applicable the site does not have a significant slope.
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.	Not applicable the site does not have a significant slope.
Sustainable Siting and Design of Houses on Sloping Sites		
Not applicable. This development does not occur on a hillside.		

Acid Sulfate Soils Code		
Disturbance of Acid Sulfate Soils		
<p>P1 The release of acid and associated metal contaminants into the environment are avoided either by:</p> <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. 	<p>A1.1 The disturbance of Acid Sulfate Soils is avoided by:</p> <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 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. No Acid Sulfate Soils have been identified on the site.</p>
<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</p>	<p>A2.1 No Acceptable Solution</p>	<p>Complies. No Acid Sulfate Soils have been identified on the site.</p>

environment.	(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 9 – Reports and Information the Council May Request, for code and impact assessable development).	
Natural Areas and Scenic Amenity Code		
Development in Areas of Natural and Scenic Amenity Value		
P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Complies. A site plan has been provided with the development application. This proposal will have no impact on remnant vegetation or environmental values of the subject area.
P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; 	Complies. The proposal lies between two developed sites and will not have adverse environmental impacts on the surrounding area.

	<ul style="list-style-type: none"> removed from an identified area of important habitat. <p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p>AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p>	
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	<p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Not applicable for the RoL.
P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or reestablished and revegetated with species endemic to the local area.	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian</p>	Not applicable, no watercourses are adjacent to the RoL.

	<p>corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 –Perennial Watercourse – 20 metres • Category 3 –Minor Perennial – 10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres • P1 Category 2 – Perennial Watercourse – 5 Metres • Category 3 – Minor Perennial – 2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	
Use of Setback Areas/Riparian Corridors		
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the	Not applicable. No riparian corridors adjoin the subject site.

	<p>setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	
Retaining and Protecting Highly Visible Areas		
P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<p>A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p>A6.2 Any development remains unobtrusive and sited below the tree line and ridge line. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8– Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Not applicable. No development to be located on slopes above 15%.
Reconfiguring a Lot Code		
Area and Dimensions of Lots		
P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	Complies. Lots are a minimum of 800m ² . Proposed Lots 06 and 05 are 797.5m ² , however this will not have any detrimental impacts on residential amenity.
Residential 1 Planning Area		

<p>P4 The layout for a residential reconfiguration greater than 10 lots, gives the neighbourhood a positive identity by:</p> <ul style="list-style-type: none"> • protecting natural features, areas of environmental value and watercourses; • incorporating Site characteristics, views and landmarks; • providing a legible, connected and safe street, bicycle and pedestrian network that links to existing external networks; • providing community or necessary facilities at convenient focal points; • orientating the street and lots to ensure the siting and design of residential development maximises energy efficiency; 	<p>No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Not applicable. The proposal is for 8 lots, a decrease of 1 lot from the previous approval.</p>
<p>P5 Multi-Unit Housing is limited to a small proportion of the total number of lots in a new residential area and is dispersed to ensure conventional residential detached Houses dominate the streetscape.</p>	<p>A5.1 In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.</p>	<p>Not applicable. No lots will be for multi-unit housing.</p>
<p>Infrastructure for Local Communities</p>		
<p>P7 Provision is made for open space that: meets the recreational needs of residents and visitors to the Shire;</p> <ul style="list-style-type: none"> • provides a diverse range of settings; • creates effective linkages with other areas of open space and natural areas; and • contributes to the visual and Scenic Amenity of the Shire. 	<p>A7.1 An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions.</p> <p>OR</p> <p>A contribution is paid in lieu of an area being designated for open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions</p> <p>OR</p> <p>A combination of the above, as agreed to by Council.</p>	<p>Not applicable. This proposal is to amend a previous reconfiguration.</p>

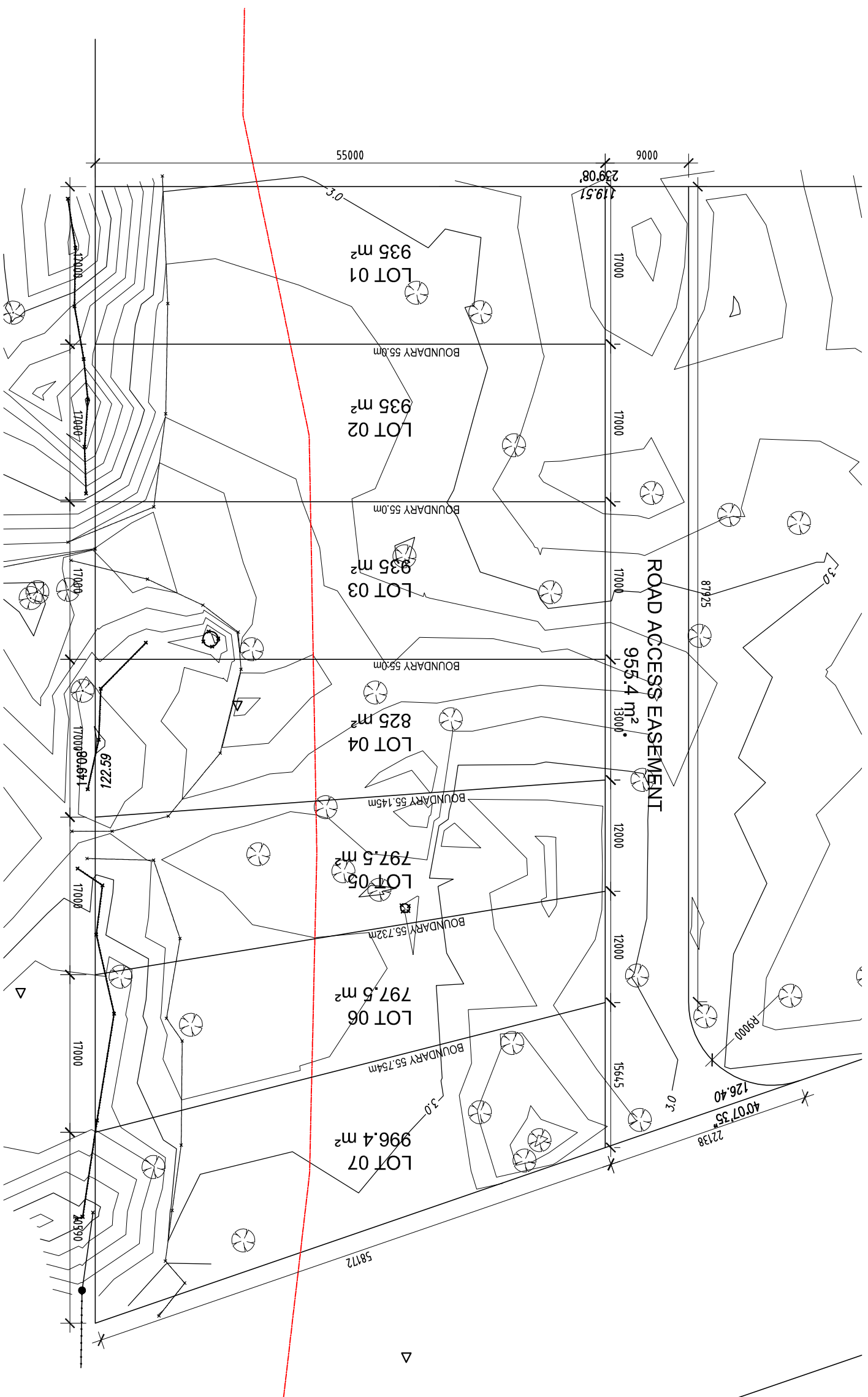
P8 Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the Shire.	A8.1 Informal Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Informal Parks being 0.5 – 1 hectare (Local Parks) and 3 – 5hectares (District Parks).AND Sporting Parks are provided at the ratio of 2 hectares per 1000 persons with aminimum size of Sporting Parks being1.2 – 2 hectares (Local Parks) and 5hectares (District Parks).	Not applicable to this proposal.
Road Network		
P9 The Road network: <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. 	A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. A9.2 The Road network takes into consideration the natural and cultural features of the Site, existing vegetation, Watercourses and contours. 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. A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical access from another road is possible. A9.5 Where the created allotments have frontage to more than one road, access to the individual allotments is from the lower order road.	Compiles. A safe and legible road network has been provided for the development. There will be no access directly to a state controlled road.
P10 The Road network for industrial/commercial reconfigurations ensures convenient movement and	A10.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 –	Not applicable. Not for an industrial/commercial reconfiguration.

Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.	FNQROC Development Manual. A10.2 Industrial/commercial traffic is able to Access a major Road without intruding into a residential neighbourhood.	
Pedestrian and Bicycle Network		
P11 Networks of pedestrian and bicycle paths are provided in safe and convenient locations.	<p>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.</p> <p>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.</p> <p>A11.3 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.</p>	Not applicable, access from an already formed road.
Stormwater Drainage		
<p>P12 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> • natural Watercourses; • surface or underground water quality; or • the built environment either upstream or downstream of the Site. 	A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies. Storm water drainage will comply by FNQROC standards.
Water Supply		
P13 An adequate, safe and reliable supply of Potable water is provided.	<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</p>	Complies. Each new lot will have connection to water and sewerage systems. There will be no adverse environmental impacts as a result of this.

	<p>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>	
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>Complies. Each new lot will have connection to water and sewerage systems. There will be no adverse environmental impacts as a result of this.</p>

	A14.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions	
Residential Development – Standard Format Plan with Common Property		
P15 Lots have an appropriate area and dimension to protect residential amenity.	A15.1 The lot configuration under a Standard Format Plan with Common Property satisfies the minimum area and frontage provisions of the Residential 1 Planning Area Code, as set out in Table 1, above.	Complies. Lot sizes comply with the minimum area.
P16 The Setback of Residential Uses from the Access driveways makes efficient use of the Site and provides for the amenity and privacy of residents.	A16.1 A minimum separation distance of 15 metres is provided between Residential Uses with Frontage to the Access driveway.	Complies. Minimum setback distances will comply where necessary.
P17 Internal Access driveways are designed to provide acceptable levels of safety, amenity and convenience for users, in addition to providing for visitor car parking.	A17.1 Access driveways serving more than 3 lots and a maximum of 20 lots are a minimum of 4 metres in width and provide designated areas for visitor parking at the rate of 1 car space for every 3 Houses/or other Residential Uses.	Will comply where necessary.
P18 Communal/public open space is provided to service the residents of the development and to contribute to the available public open space in the local community.	A18.1 The proportion of public open space and communal open space provided by the development is dependant upon the characteristics of the individual development and its proximity to nearby public open space, existing or planned. A split of 6% public open space and 4% communal open space is preferred, but will be determined on a Site/development specific basis.	Not applicable to this proposal.
P19 Boundary fencing does not have a significant impact on the visual amenity of the local area.	A19.1 The side and rear boundary fence is a maximum of 1.8 metres in Height and incorporates decorative panels which incorporate railings, pickets and/or vegetation screening to reduce the bulk and scale of the fence or wall.	Complies. Fencing constructed will comply with the acceptable solution where necessary.
P20 The installation of Fire Hydrants ensures that they are easy to locate and use in times of emergency and are of a standard consistent with service needs.	A20.1 Fire Hydrant installation for the development is provided in accordance with the requirements of the relevant Australian Standard.	Complies. Fire hydrants will be installed to the requirement of AS where necessary.

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.	No Acceptable Solution	Complies. The lot layout has been influenced by beach orientation.
P23 The road and lot layout minimises fossil fuel use by: reducing the need for and length of local vehicle trips, maximising public transport effectiveness, encouraging walking and cycling, and provision of appropriate street landscaping	No Acceptable Solution	Complies. The lot layout is practical for the access provided,



PROPOSED RECONFIGURATION FOR 7 HOUSING LOTS

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REV	DATE	DESCRIPTION	BY	DATE	SCALE	DRAWN	CHECKED	PROJECT	
	FEB-2014			FEB-2014	1:500@A3	HAL	SM	PROPOSED LOT DIVISION AT MANGO BEACH PT. DOUGLAS	



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