

Date:

Chief Executive Officer
Douglas Shire Council
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Via email: planningscheme@douglas.qld.gov.au

Submission - Proposed Douglas Shire Planning Scheme

I wish to make the following comment regarding the Proposed Douglas Shire Planning Scheme:

- As a means of maintaining continuity and structure of the Scheme, I would like to see a commitment to regular review of the Scheme - at least every two years, rather than introducing a new Scheme.
- Council should ensure the Scheme is properly resourced to allow regular review and to ensure enforcement.
- Council should include the Precautionary Principle in the Scheme, perhaps at 1.7 of the Strategic Framework.
- The scheme should reflect the realities of climate change. I would like to see a predicted sea level / shoreline retreat map adopted to inform the Scheme. Council should develop and reflect in the Scheme, a policy and framework for retreat from rising sea level - I note this is work identified at 3.4.7.2 as a Land Use Strategy.
- I request that the necessary work be completed on those strategies and then released for public comment, within 12 months.
- In addition, I request the following Land Use Strategies be adopted specifically for the Cape Tribulation/ Daintree Coast area and work be completed in 12 months:
 - A scheme for 'buy back' of properties on roads which are servicing only a small number of houses.
 - Opposing mains power and supporting alternative power sources including Local area Green Grids.
- I support maintaining the existing urban footprint, and acknowledge the Scheme largely supports this position.
- In my view, "investigation areas" should be deleted from the Scheme until relevant land use strategies have been considered, specifically climate adaptation strategies.
- I do not support any action to re-zone the land west of Captain Cook Highway near Crees Creek, (Ferrero Rd) and do not support development of this land for retirement village or otherwise.
- I would like to see the Scheme include a new Policy for sustainable development including sustainable building design. Building design incorporating sustainable development features such as solar power, water tanks, cross flow ventilation, use of materials like wood instead of concrete,

window size and orientation, for example, could be articulated in Policy to act as incentive for more sustainable development in the Shire.

- Council should lobby for amendment to the new *Planning Act* to allow councils to make requirements above and beyond the standards in the *Building Act*. The inability of progressive councils to require much higher sustainability standards in all development is a major flaw in both Queensland and Australia's national climate policy. Building and construction makes a substantial contribution to the Australia's carbon footprint in both the initial construction and in the subsequent operation and use of buildings.
- I observe tension between the Crime Prevention Policy and the Landscaping Policy, and would like Council to have that tension resolved in favour of landscaping.
- I would like to see a stronger emphasis on endemic and native planting in Port Douglas and a restriction to only endemic in the Cape Tribulation/ Daintree Coast area.
 - a. Amend the Port Douglas / Craiglie local plan code to require that landscaping achieves 60% screening of buildings within 5 years. Its purpose should be to hide development behind a screen of endemic species.
 - b. Amend the Settlement Areas North of Daintree River Local Plan Code, Performance Outcome PO7, to replace 'native landscape character' with 'endemic landscape character'.
- I would also like to see landscaping of public land across the Shire restricted to endemic only.
- I am concerned at the lack of landscaping at Craiglie light industrial area. I would like to see a Masterplan developed for landscaping Craiglie as an entrance to Port Douglas.
- I would like to see a greater focus on water sensitive urban design, including detention basins that trap sediment and nutrient, gross litter traps, the rehabilitation of waterways and ensuring connectivity for fish passage in the design of waterway crossings or other in-stream construction.
- I support the implementation of a Special Entertainment District Precinct in Port Douglas supported by a local law made by the Council to facilitate local control over amplified music.
- I would like to see the Port Douglas/ Craiglie local plan code amended to clarify the term "tropical image" and the phrase "distinctive tropical vernacular, urban design and landscaping". I support the inclusion of the vernacular as referencing the authenticity, uniqueness, sense of place and identity of our urban places -as opposed to a generic, manufactured 'tropical' image.

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Submitter/s Names/Signatures (each submitter to sign)

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Submitter/s Address/es