



## **COASTAL SUBURBS, VILLAGES & TOWNSHIPS LOCALITY**



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#### **4.2.5 Coastal Suburbs, Villages and Townships Locality Code**

##### **Purpose**

The purpose of this Code is to facilitate the achievement of the following outcomes for the Coastal Suburbs, Villages and Townships Locality:

- provide for attractive residential communities in areas of the Shire other than Mossman and Port Douglas;
- maintain development in the coastal suburbs, villages and townships as primarily low density residential development;
- encourage the development of tourist accommodation and facilities at an appropriate scale within and in convenient proximity to Daintree Village;
- protect the residential suburbs, villages and townships, in particular Wonga Beach, Newell Beach, Cooya Beach and Wangetti, from incursion by tourist accommodation and facilities;
- facilitate the development of local commercial and community services and facilities, including active and passive open space to a level adequate to service the resident population;
- ensure GQAL is protected from the impacts of residential development or indiscriminate residential expansion; and
- protect environmentally sensitive coastal areas and coastal processes from detrimental impacts associated with urban development.

##### **Applicability**

This Code applies to self assessable and assessable development in the Coastal Suburbs, Villages and Townships Locality for:

- Material Change of Use:

Except for:

- Business Facilities – using an existing Building in the Commercial Planning Area
- Primary Industry in the Rural Planning Area
- Shopping Facility – using an existing Building in the Commercial Planning Area;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use;
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use; and



- Building Work other than Minor Building Work not associated with a Material Change of Use in the Conservation Planning Area.

For self-assessable development assessed against this Code, the applicable Acceptable Solutions are A1.1 and A2.1 a), c) and e).

Self assessable development which does not comply with Acceptable Solutions as listed above, outlined in this Code will require Code Assessment.

## Elements of the Code

### *General Requirements*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	Buildings and structures complement the Height of surrounding development and Buildings are limited to two Storeys.	A1.1	In this Locality, 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.
P2	Development is connected to all urban services or to sustainable on Site infrastructure services.	A2.1	<p>Development is connected to available urban services by underground connections, wherever possible.</p> <p style="text-align: center;">AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p style="text-align: center;">OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p style="text-align: center;">AND</p>



	<p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p style="text-align: center;">AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>
<p>P3 Landscaping of development Sites complements the existing character of the Coastal Suburbs, Villages and Townships Locality.</p>	<p>A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality</p>
<p>P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p>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.</p>



*Local Centres*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P5 Local Centres are provided in the Coastal Suburbs to service the needs of the local communities.</p>	<p>A5.1 The existing Local Centre at Wonga Beach does not exceed a maximum Net Lettable Area of 300 m<sup>2</sup>.</p> <p>A5.2 Any additional Local Centre at Wonga Beach only establishes when the population has increased by 700 persons and then the second Local Centre, with a maximum Net Lettable Area of 350 m<sup>2</sup>, establishes in proximity to the existing Primary School in North Wonga.</p> <p>A5.3 The Local Centre at Newell Beach does not exceed a maximum Net Lettable Area of 200 m<sup>2</sup>.</p> <p>A5.4 The Local Centres at Cooya Beach are limited in size to:</p> <ul style="list-style-type: none"> <li>• Existing Centre – 320 m<sup>2</sup> of Net Lettable Area;</li> <li>• New Centre – 500 m<sup>2</sup> of Net Lettable Area, (only to establish after the connection of a sewerage system to service the new residential area of Cooya Beach).</li> </ul> <p style="text-align: center;">AND</p> <p>Any further commercial development at Cooya Beach over and above the Net Lettable Area specified for Local Centres above, is limited to commercial services which service the local community, such as Child Care Centres, Libraries etc.</p>



***Residential Development***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P6	Any expansion of residential development in the Shire outside Mossman and Port Douglas only occurs in areas designated for future residential development.	A6.1	Residential expansion occurs in the designated area at Cooya Beach, identified on the Locality Plan and a buffer area is provided between Bonnie Doon Road (the preferred route for heavy vehicles) and any residential uses.
P7	The existing large residential allotments at Wonga Beach in the Rural Settlement Planning Area are retained to maintain diversity and the existing character of the locality.	No Acceptable Solution	
P8	The residential amenity of permanent residents at Wangetti is protected.	A8.1	Any services and facilities are located on the western side of the Captain Cook Highway at Wangetti.



<p>P9 Residential and tourist 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 (that is):</p> <ul style="list-style-type: none"> <li>land designated Medium Scale in Cooya Beach has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.5:1;</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.4:1.</li> </ul> <p style="text-align: center;">AND</p> <p>Will not achieve the maximum Plot Ratio specified above unless the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements. (as referred to in the Acceptable Solution)</p>	<p>A9.1 Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ol style="list-style-type: none"> <li>appropriate roof form and roofing material [10% Plot Ratio Bonus]; and</li> <li>appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and</li> <li>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</li> <li>minimum of 700mm eaves [15% Plot Ratio Bonus]; and</li> <li>orientation of the Building to address the street/s [5% Plot Ratio Bonus];</li> <li>sheltered pedestrian Access by unenclosed covered common area walkway of 1.5 metres in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and</li> <li>inclusion of windows and balconies to the street façade of the Building [10% Plot Ratio Bonus]; and</li> <li>provision of lattice, battens or privacy screens [5% Plot Ratio Bonus]; and</li> <li>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].</li> </ol>
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*Community Facilities*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P10 Community facilities are appropriately located to service the needs of the community.</p>	<p>A10.1 Community facilities, such as community halls and clubs, Child Care Centres and emergency service facilities are located with direct Access to a main street and in proximity to other community facilities or commercial services.</p> <p>A10.2 The existing landfill Site at Newell Beach is ultimately developed for community/recreational facilities.</p>
<p>P11 Public open space for active or passive recreation, parkland or community recreation uses is provided and appropriately located to service the needs of the local community and to avoid detrimental impacts on the amenity of residential areas. Public Open Space should be made available free from drainage and flooding issues in accordance with the requirements of Planning Scheme Policy No 9 – Open Space Contributions.</p>	<p>A11.1 Public open space, which provides for the active or passive recreation of local residents is provided as follows:</p> <ul style="list-style-type: none"> <li>• informal active parkland is provided at Wonga Beach, Cooya Beach and Newell Beach with an area of approximately two hectares for each residential area, being: <ul style="list-style-type: none"> <li>– level usable land;</li> <li>– of regular configuration, such as rectangular; and</li> <li>– in an accessible location with a Road Frontage of not less than 60 metres;</li> </ul> <p style="text-align: center;">AND</p> <li>• in accordance with the relevant provisions of the Reconfiguring a Lot Code and Planning Scheme Policy No 9 – Open Space Contributions.</li> </li></ul>



### *Other Development*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P12 Tourist facilities and services are low key and do not adversely impact on residential areas.</p>	<p>A12.1 Tourist accommodation and facilities are not located in the residential areas of Cooya Beach, Newell Beach and Wangetti, other than Bed and Breakfast Accommodation.</p> <p>A12.2 Any tourist accommodation or facilities at Wonga Beach are limited to the Site already included in the Tourist and Residential Planning Area.</p>
<p>P13 Tourist accommodation and facilities are of an appropriate scale in the Daintree Village Township and are in character with the existing village.</p>	<p>A13.1 Tourist accommodation and facilities which establish within or in convenient proximity to Daintree Village are limited to small scale uses such as: Bed and Breakfast Accommodation, Host Farm Accommodation and small scale commercial/tourist uses such as art galleries, craft stores and cafes.</p>

### *Protection of Scenic Amenity and Natural Values*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P14 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality<sup>19,20</sup>.</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>

<sup>19</sup> The Environmental Protection Agency is a Concurrence Agency for assessable development within a Coastal Management District.

<sup>20</sup> Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.