



4.3.11 Port Douglas Waterfront South Planning Area Code

Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Waterfront South Planning Area:

- ensure that any use of land in the Port Douglas Waterfront South Planning Area does not affect the environmental, habitat, conservation or scenic values of surrounding land and Dickson Inlet;
- provide for the establishment of marine-based industry on appropriate land with regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
- ensure that marine-based industry achieves appropriate environmental standards;
- ensure that industrial buildings have a high standard of layout and building design;
- ensure that landscaping provides an attractive streetscape and screens utility, storage and car parking from the street; and
- ensure that the Port Douglas Waterfront South Planning Area is protected from encroachment of incompatible land use activities.

Applicability

This Code applies to assessable development in the Port Douglas Waterfront South Planning Area for:

- Material Change of Use;
- 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;
- Building Work other than Minor Building Work not associated with a Material Change of Use.



Elements of the Code

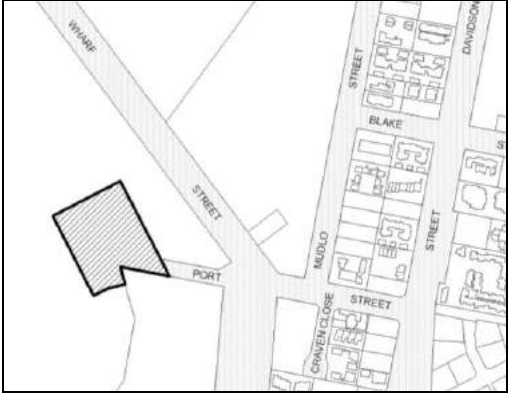
Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P1 The establishment of uses is consistent with the outcomes sought for the Port Douglas Waterfront South Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Waterfront South Planning Area.

Environmental Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P2 Development does not adversely impact on the natural environment, natural vegetation or Watercourses and uses existing infrastructure to service development.	<p>A2.1 An Ecological Assessment Report is prepared identifying the environmental qualities of the surrounding natural and man-made features which are to be managed; and</p> <p>A2.2 An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p><i>Note: 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, with particular reference to the requirements of an Ecological Assessment Report and Environmental Management Plan.</i></p>

Design and Layout

PERFORMANCE CRITERIA	ACCEPTABLE solutions
<p>P3 Development of land at the end of Port Street adjacent to Dickson Inlet shown in Figure 1 incorporates a slipway, or alternatively functioning facility, with capacity to service the Port Douglas marine and tourism industry.</p> <p>Figure 1</p> 	<p>A3.1 Development of land at the end of Port Street adjacent to Dickson Inlet shown in Figure 1 incorporates a slipway, or alternatively functioning facility, with capacity to service the Port Douglas marine and tourism industry; or</p> <p>A3.2 If development of land at the end of Port Street adjacent to Dickson Inlet shown in Figure 1 incorporates a slipway, or alternatively functioning facility, the development demonstrates and provides sufficient area on-site for a facility to provide the capacity of the existing Slipway located adjacent to Wharf Street; and</p> <p>A3.3 A master plan for the development of the whole land shown in Figure 1 is provided to demonstrate the integration of the slipway, or alternatively functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.</p>
<p>P4 Buildings and structures are set back from side boundaries and other sensitive areas such that the scenic amenity and environmental qualities of the adjacent area are not adversely affected</p>	<p>A4.1 No Acceptable Solutions Specified.</p>



Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P5 The site coverage of all Buildings ensures development:</p> <ul style="list-style-type: none"> a. is sited in an existing cleared area or in an area approved for clearing; and b. has sufficient area for the provision of services; and c. development does not have an adverse effect on the environmental, habitat, conservation or scenic values of the sensitive, adjacent areas. 	<p>A5.1 No Acceptable Solutions Specified.</p>

Loading/Unloading Facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P6 Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <ul style="list-style-type: none"> a. be accommodated on-site; b. maximise safety and efficiency of loading; c. protect the visual and acoustic amenity of the premises and adjoining premises; and d. minimise adverse impacts on natural characteristics of adjacent areas. 	<p>A6.1 Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to ingress and egress the site in a forward gear; and</p> <p>A6.2 Development is designed to ensure all service vehicles are contained wholly within the site when being loaded/unloaded; and</p> <p>A6.3 Driveways, parking and manoeuvring areas are constructed and maintained to:</p> <ul style="list-style-type: none"> a. minimise erosion from storm water runoff; and b. retain all existing vegetation.

Road Network

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P7 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.</p>	<p>A7.1 No Acceptable Solutions Specified.</p>



Landscaping and Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P8 Entry to the site is landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.</p>	<p>A8.1 Areas used for loading and unloading, storage, utilities and car parking are screened from public view:</p> <ul style="list-style-type: none"> a. by a combination of Landscaping and screen fencing; and b. dense planting along any Road Frontage is a minimum width of 3 metres.
<p>P9 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.</p>	<p>P9.1 For any development landscaping must be in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>
<p>P10 The Port Douglas Waterfront South Planning Area is not characterised by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>P10.1 Signage complies with the Design and Siting of Advertising Devices Code.</p>