



**DOUGLAS SHIRE
PLANNING SCHEME**

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CITATION AND COMMENCEMENT

Note: This part of the planning scheme will be completed prior to commencement.
This planning scheme may be cited as the Douglas Shire Planning Scheme.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the Douglas Shire Council local government area.

The commencement date for the planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included at Appendix 2.

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Appendix 1 Index and glossary of abbreviations and acronyms

Appendix 2 Table of amendments

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PART 1 ABOUT THE PLANNING SCHEME

1.1 Introduction

- (1) The Douglas Shire Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Douglas Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20 year horizon, it will have implications for the shire that will extend well beyond this timeframe. Therefore, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of Douglas Shire Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Figure 1.1.a.

Editor's note - State legislation may state that the planning scheme does not apply to certain areas, e.g. Strategic port land under the *Transport Infrastructure Act 1994*.

Figure 1.1.a – Local government planning scheme area and context



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Centre zone;
 - (ii) Community facilities zone;
 - (iii) Conservation zone;
 - (iv) Environmental management zone;
 - (v) Industry zone;
 - (vi) Low density residential zone;
 - (vii) Low-medium density residential zone;
 - (viii) Medium density residential zone;
 - (ix) Recreation and open space zone;
 - (x) Rural zone;
 - (xi) Rural residential zone;
 - (xii) Special purpose zone;
 - (xiii) Tourism zone;
 - (xiv) Tourist accommodation zone.
 - (g) the following local plans:
 - (i) Cape Tribulation and Daintree Coast local plan code
 - (A) Precinct 1 – General conservation precinct;
 - (B) Precinct 2 – Low impact residential precinct;
 - (C) Precinct 3 – Low impact commercial precinct;
 - (D) Precinct 4 – Low impact community purpose precinct;
 - (E) Precinct 5 – Low impact rural production and tourism enterprise precinct;
 - (F) Precinct 6 – Low impact tourism accommodation precinct.
 - (ii) Coastal communities local plan code
 - (A) Precinct 1 – Wonga Beach rural precinct;
 - (B) Precinct 2 – Wonga Beach low density residential precinct;
 - (C) Precinct 3 – Wonga Beach local centre precinct;
 - (D) Precinct 4 – Wonga Beach rural residential precinct;
 - (E) Precinct 5 – Wonga Beach Lifu Close precinct;
 - (F) Precinct 6 – Newell low density precinct;
 - (G) Precinct 7 – Newell local centre precinct.
 - (iii) Mossman local plan code;
 - (A) Precinct 1 – Mossman North precinct;
 - (B) Precinct 2 – Foxtton Road precinct;
 - (C) Precinct 3 – Junction Road residential precinct;
 - (D) Precinct 4 – Junction Road industry precinct;
 - (E) Precinct 5 – Town Centre precinct;
 - (F) Precinct 6 – Front Street precinct;
 - (G) Precinct 7 – Emerging Community precinct;
 - (H) Precinct 8 – Mossman South industry precinct;
 - (I) Precinct 9 – Mossman Gorge community precinct.
 - (i) Port Douglas / Craiglie local plan code;
 - (A) Precinct 1 – Port Douglas precinct;
 - (B) Precinct 2 – Integrated Resort precinct;
 - (C) Precinct 3 – Craiglie Commercial and Light industry precinct;

- (D) Precinct 4 – Old Port Road / Mitre Street precinct;
- (E) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/ Low Scale Entertainment Uses precinct.
- (ii) Return to Country local plan code
 - (A) Precinct 1 – Bulban precinct;
 - (B) Precinct 2 – Dawnvale precinct;
 - (C) Precinct 3 – Buru precinct;
 - (D) Precinct 4 – Zig Zag Yards Camp precinct;
 - (E) Precinct 5 – Degarra precinct;
 - (F) Precinct 6 – Kalkandamal precinct;
 - (G) Precinct 7 – Kaba Kada precinct;
 - (H) Precinct 8 – Daintree precinct.
- (h) the following overlays:
 - (i) Acid sulfate soils overlay;
 - (ii) Bushfire hazard overlay;
 - (iii) Coastal environment overlay;
 - (iv) Flood and storm tide hazard overlay;
 - (v) Hillslopes overlay;
 - (vi) Landscape values overlay;
 - (vii) Natural areas overlay;
 - (viii) Places of significance overlay;
 - (ix) Potential landslide hazard overlay;
 - (x) Transport networks overlay.
- (i) the following development codes:
 - (i) statewide codes:
 - (A) Community residence code;
 - (B) Forestry for wood production code;
 - (C) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
 - (ii) use codes:
 - (A) Animal keeping code;
 - (B) Caretaker's accommodation code;
 - (C) Centre activities code;
 - (D) Child care centre code;
 - (E) Community facilities code;
 - (F) Dual occupancy code;
 - (G) Dwelling house code;
 - (H) Dwelling unit code;
 - (I) Extractive industry code;
 - (J) Home based business code;
 - (K) Industry activities code;
 - (L) Multiple dwelling, short term accommodation code and retirement facility code;
 - (M) Parking station code;
 - (N) Relocatable home park and tourist park code;
 - (O) Rooming accommodation code;
 - (P) Rural activities code;
 - (Q) Sales office code;
 - (R) Service station code;
 - (S) Sport and recreation activities code;
 - (T) Telecommunications facility code.
 - (iii) development codes for the planning scheme:
 - (A) Access, parking and servicing code;

- (B) Advertising devices code;
 - (C) Environmental performance code;
 - (D) Filling and excavation code;
 - (E) Infrastructure works code;
 - (F) Landscaping code;
 - (G) Reconfiguring a lot code;
 - (H) Ship sourced pollutants reception facilities in marinas code;
 - (I) Vegetation management code.
- (j) schedules and appendices.
- (k) The following planning scheme policies support the planning scheme:
- (i) Planning scheme policy 6.2 – Building design and architectural elements;
 - (ii) Planning scheme policy 6.3 – Crime prevention through environmental design;
 - (iii) Planning scheme policy 6.4 – Environmental management plans;
 - (iv) Planning scheme policy 6.5 – FNQROC Regional Development Manual;
 - (v) Planning scheme policy 6.6 – Landscape values;
 - (vi) Planning scheme policy 6.7 – Landscaping;
 - (vii) Planning scheme policy 6.8 – Natural environment;
 - (viii) Planning scheme policy 6.9 – Natural hazards;
 - (ix) Planning scheme policy 6.10 – Parking and access;
 - (x) Planning scheme policy 6.11 – Places of significance;
 - (xi) Planning scheme policy 6.12 – Potential and actual acid sulfate soils
 - (xii) Planning scheme policy 6.13 – Site assessments;
 - (xiii) Planning scheme policy 6.14 – Structure planning.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
- (a) the Act;
 - (b) the *Sustainable Planning Regulation 2009* (the Regulation);
 - (c) the definitions in Schedule 1 of the planning scheme;
 - (d) the *Acts Interpretation Act 1954*; or
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.

- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note - this is an example of a note.

Editor's note - this is an example of an editor's note.

Footnote 1- see example at bottom of page..

1.3.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'.
- (2) A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) If adjoined on both sides by land in the same zone - the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
 - (b) If adjoined on one side by land in a zone and adjoined on the other side by land in another zone - the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
 - (c) If the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone - the entire waterway or reclaimed land is in the same zone as the adjoining land; or
 - (d) If the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note — the boundaries of the local government area are described by the maps referred to within the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:
 - (a) **Exempt development**
Note - a development permit is not required for exempt development.
 - (b) **Self-assessable development**
Note - a development permit is not required for self-assessable development.
 - (c) **Development requiring compliance assessment**
Note - a compliance permit is required for development requiring compliance assessment.
 - (d) **Assessable development**
Note - a development permit is required for assessable development.
 - (e) **Prohibited development**
Note - as development application or a request for compliance assessment cannot be made for prohibited development.
- (2) The Act and Regulation prescribe levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5.

1 Footnote – this is an example of a footnote.

1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency;
 - (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency;
 - (c) overlays prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency;
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency.
 - (f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note - the building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 1, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note - the Building Act 1975 permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
 - (a) Part 6 Zones;
 - (b) Part 7 Local plans;
 - (c) Part 8 Overlays.

Editor's note - a decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note - in a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Compensation

Compensation paid for loss of development rights under the 2006 Planning Scheme.

- (1) Lots identified in Table 5.6.n have been paid compensation for loss of development rights under the 2006 Planning Scheme.

Table 1.7.1.a - Land where compensation has been paid for loss of development rights under the 2006 Planning Scheme.

Real property description	Property address
Lot 423 RP738673	Cape Tribulation Road, Cow Bay
Lot 442 RP738994	Cape Tribulation Road, Cow Bay
Lot 398 RP739004	Maple Road, Cow Bay
Lot 390 RP739004	Maple Road, Cow Bay
Lot 380 RP739003	Maple Road, Cow Bay
Lot 362 RP739002	Pandanus Road, Cow Bay
Lot 353 RP739002	Hickory Road, Cow Bay
Lot 373 RP739002	Hickory Road, Cow Bay
Lot 125 RP748410	59R Quandong Road, Cow Bay
Lot 106 RP737399	Buchanan Creek Road, Cow Bay
Lot 74 RP737399	Buchanan Creek Road, Cow Bay
Lot 199 RP739767	Cedar Road, Cow Bay
Lot 59 RP738160	Spurwood Road, Cow Bay
Lot 110 RP738161	Quandong Road, Cow Bay
Lot 265 RP738997	Silver Ash Road, Cow Bay
Lot 267 RP738997	55R Kauri Close, Cow Bay
Lot 74 RP739766	Palm Road, Diwan
Lot 237 RP740952	Stonewood Road, Diwan
Lot 237 RP740658	White Beech Road, Cow Bay
Lot 72 RP737399	Buchanan Creek Road, Cow Bay
Lot 150 RP738591	Cape Tribulation Road, Diwan
Lot 318 RP739001	Pandanus Road, Cow Bay
Lot 234 RP740658	White Beech Road, Cow Bay

1.7.2 Native title

- (1) This planning scheme does not regulate Native Title. Nothing in this planning scheme is intended to diminish or extinguish Native Title. Additionally, this planning scheme does not affect or alter any Indigenous Land Use Agreement ('ILUA') in place within Douglas Shire.

1.7.3 Precautionary principle

- (1) Decision making processes associated with this planning scheme apply the precautionary principle to land use and development.
- (2) For the purpose of 1.7.3.(1), the precautionary principle is the principle that lack of scientific certainty should not be a reason for postponing a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage.

1.7.4 Declaration of amenity and aesthetic impact referral agency assessment

- (1) For the purpose of Schedule 7 Table 1 Item 17 of the *Sustainable Planning Regulation 2009*, it is declared that building work for a building or structure which is a detached class 1(a)(i) building or a class 10 building or structure within the Hillslopes overlay may:
 - (a) have an extreme adverse effect on the amenity, or the likely amenity, of the locality; or
 - (b) be in extreme conflict with the character of the locality.
- (2) Where building work is triggered by 1.7.4.(1), it must be referred to the local government as a concurrence agency and be assessed against the Hillslopes Overlay Code.

1.7.5 Relationship of the planning scheme to the planning scheme policies

- (1) The planning scheme should be read in conjunction with the planning scheme policies which:
 - (a) provide information that may be required or requested for a development application;
 - (b) contain standards;
 - (c) include guidelines or advice about satisfying assessment criteria in the planning scheme;
- (2) When preparing an application for assessment against the planning scheme or a part of the planning scheme, reference should be made to applicable planning scheme policies.

1.7.6 Film production

- (1) Circumstances for being exempt development if:
 - (a) involving film production carried out solely on private property, or filming for news, current affairs or live to air reporting, where carried out for a period of not more than 3 months.

Note – Despite (a) above, any requirements for buildings or structures will require an application for building works, and any requirements for vegetation damage will require an application for operational works.

Note – A filming permit will be required for the following activities:

- Closing or use of public areas;
- Vehicle access to public areas;
- Using freestanding equipment (e.g. – lighting, tracks and tripods) that may be a danger to the public or may restrict public use;
- Leaving cables on the ground in a public area;
- Using equipment such as catering or changing facilities.

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PART 2 STATE PLANNING PROVISIONS

2.1 State planning policy

- (1) The minister has identified that the state planning policy is integrated in the planning scheme in the following ways:

Aspects of a state planning policy appropriately integrated

<insert details>

Aspects of a state planning policy not integrated

<insert details>

Aspects of a state planning policy not relevant to Douglas Shire

<insert details>

2.2 Regional plan

- (1) The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Douglas Shire Council.

Table 2.3.a – Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
<insert details>	<insert details>	<insert details>

Editor’s note – for the above listed referral agency delegations, the applicant is not required to refer the application to ‘the entity’ listed under schedule 7 of the Regulation because the local Government will undertake this assessment role automatically.

2.4 Standard planning scheme provisions

- (1) The minister has identified that the Queensland Planning provisions version <insert version> dated <insert date> are appropriately reflected in the planning scheme.

Note – Section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.

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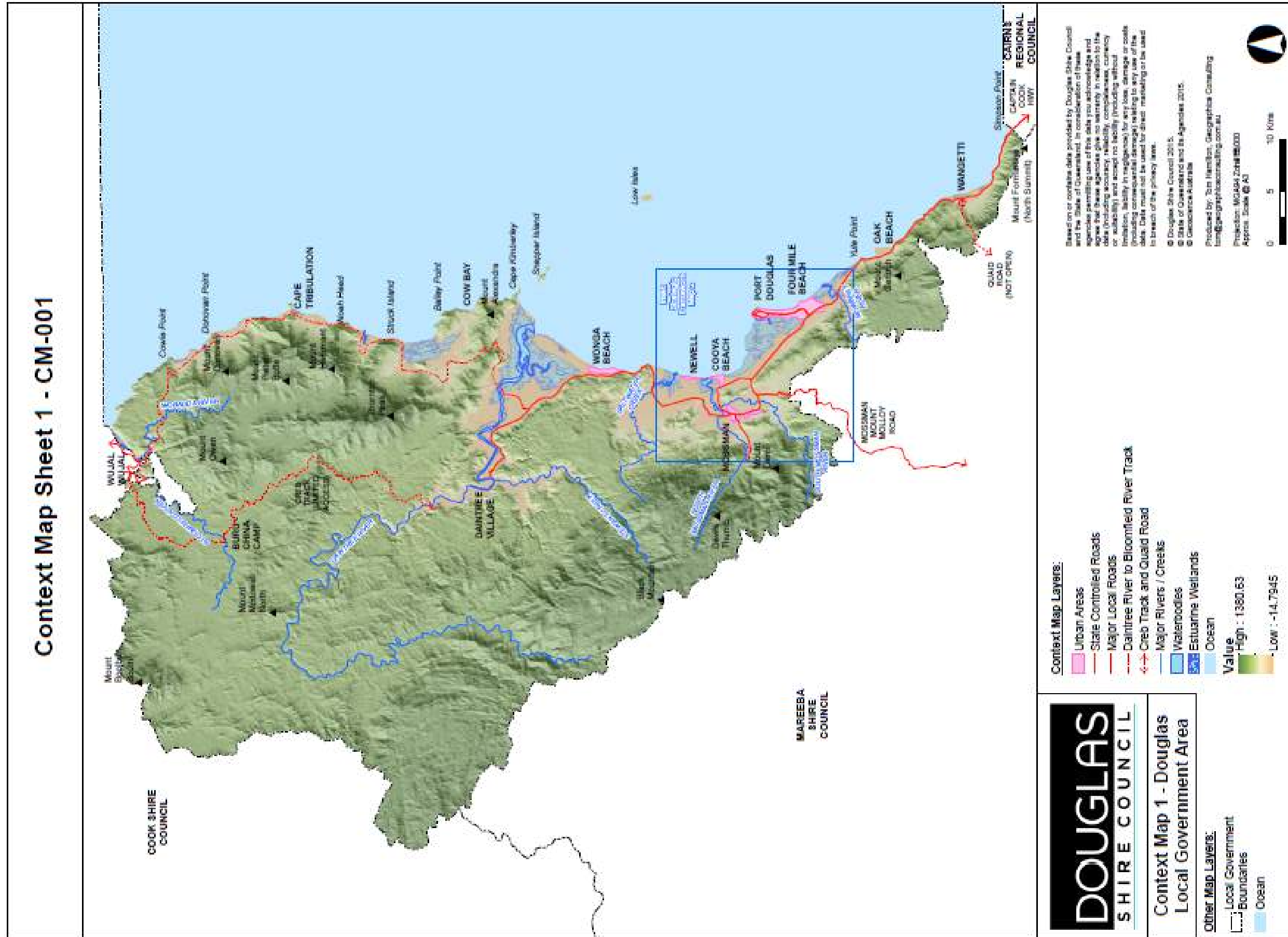
PART 3 STRATEGIC FRAMEWORK

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the strategic framework structure;
 - (c) the following themes that collectively represent the policy intent of the scheme:
 - (i) settlement pattern;
 - (ii) environment and landscape values
 - (iii) natural resource management;
 - (iv) strong communities and identity;
 - (v) economy;
 - (vi) infrastructure and transport.
 - (d) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (e) the element(s) that refine and further describe the strategic outcome(s);
 - (f) the specific outcomes sought for each, or a number of, elements;
 - (g) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

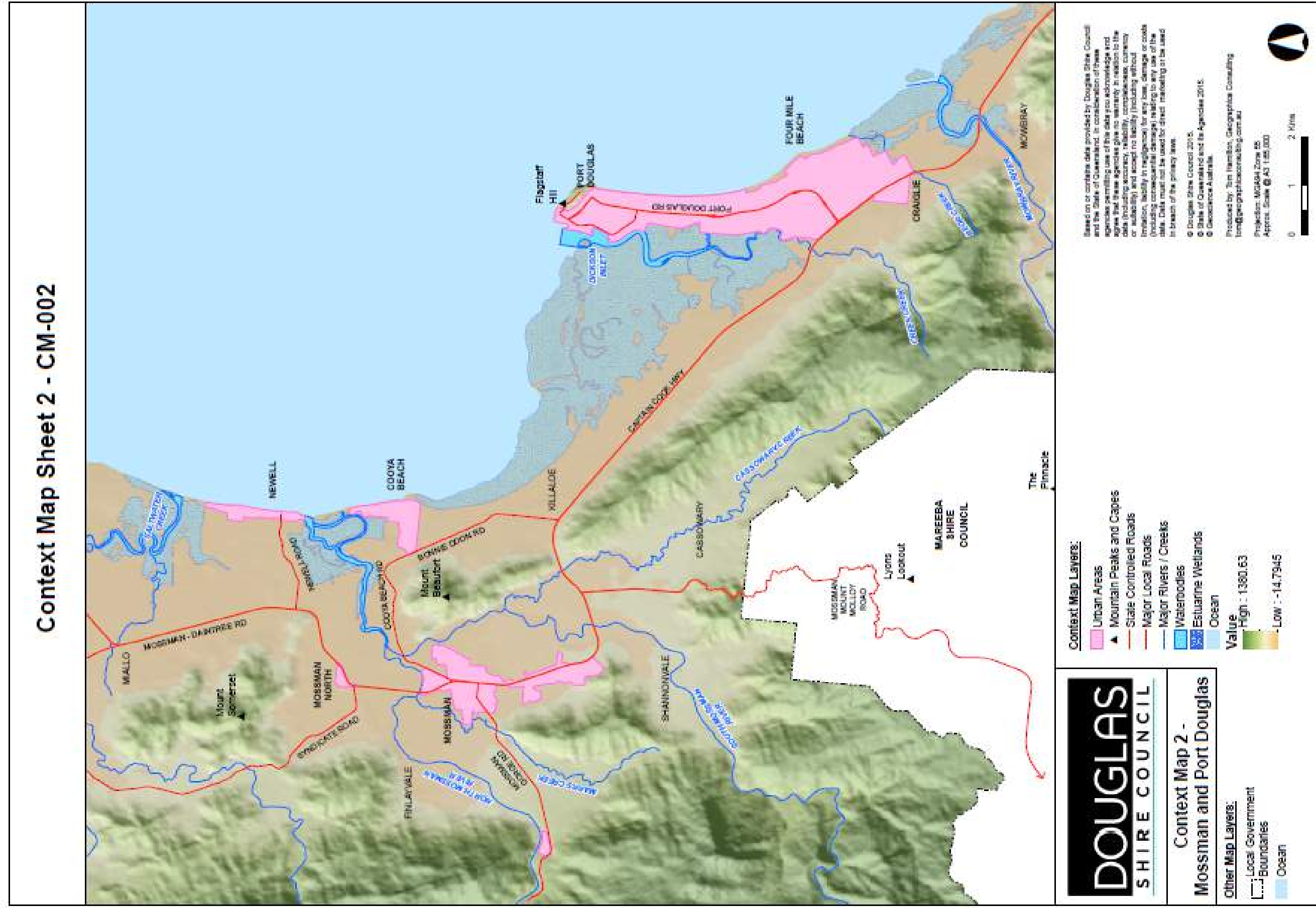
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Figure 3.1.a



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Figure 3.1.b



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3.2 Strategic intent

3.2.1 Douglas Profile

3.2.1.1 Douglas Shire's regional context

- (1) Figure 3.1.a and Figure 3.1.b show Douglas Shire in its regional context. The Shire is the northern-most local government area in Queensland's Far North Region. Its southern boundary is just north of Ellis Beach, approximately 25 kilometres north of the Cairns City centre: the major urban centre of the Far North Region. It extends about 95 kilometres along the Coral Sea coastline, adjacent to the Great Barrier Reef Marine Park, to the mouth of the Bloomfield River. In total, the Shire covers approximately 2427 square kilometres.
- (2) The Shire abuts Cook Shire and the small Wujal Wujal Aboriginal Shire located on the Bloomfield River to its north, Mareeba Shire to its west and Cairns Regional Council to its south.
- (3) Mossman, the administrative centre of the Shire is located 65 kilometres from Cairns City Centre and about 150 kilometres from Cooktown to the north by road. Port Douglas, one of Australia's premium tourism destinations is located on the coast approximately 10 kilometres to the east-south-east of Mossman.
- (4) A major feature of the Shire is its mountainous terrain which defines the northern, western and south boundaries and extends right to the Coral Sea coastline in numerous locations. The broad Daintree River effectively divides the Shire into northern and southern parts. To the south are the major coastal plain, farming and settlement areas and to the north is a predominately mountainous, forested and relatively isolated environment.

3.2.1.2 Physical setting

- (1) The Shire contains rich and diverse environmental, cultural and scenic landscapes including extensive areas of mountainous forested terrain, in the north, west and south defining limited areas of alluvial coastal plain, river valleys, estuarine flats and coastal headlands and sand ridges. The mountainous areas retain their natural vegetation whereas most of the coastal plain has been cleared for cultivation, grazing and settlement. Much of the Shire's foreshore, riverine and estuarine vegetation remains intact, although some areas have been cleared, as a result of agricultural or urban development. Numerous peaks in the Shire exceed 1,000 metres above sea level.
- (2) The Shire's main coastal plain is between Yule Point in the south and Rocky Point in the north, with the mountain ranges meeting the coastline at each of these two points. This area contains most of the Shire's cultivated land and the main urban settlements of Mossman and Port Douglas. This coastal plain is drained by the Mowbray, Mossman and, South Mossman Rivers and Saltwater Creek.
- (3) To the south of Yule Point, the Shire is relatively narrow in width and principally comprises the steep slopes of the McAlister Range. Small flatter areas at Wangetti, Oak Beach and Pebbly Beach contain small coastal and rural residential communities and some limited cropping areas.
- (4) To the north of Rocky Point, is the Dagmar Range, the Wonga foreshore dune formation and the Daintree / Stewart Creek River valley. The Daintree River is the Shire's major watercourse, draining an extensive area of mountainous terrain. It is periodically subject to significant and

extensive flooding and represents a significant geographical barrier between north and the south of the Shire, particularly at its lower reaches.

- (5) To the north of the Daintree River valley, the Shire consists almost entirely of mountainous terrain with small pockets of flat areas adjacent to the coast. The most significant of these flatter areas is immediately to the north of the Alexandra Range. Major creeks draining this area include Hutchinson, Buchanan, Bailey, Mackenzie and Cooper Creeks. Another area of flat land occurs between Noah Head and Cape Tribulation, with smaller areas around Noah Creek and just to the north of Cape Tribulation. Significant creeks include Myall and Mason Creeks.
- (6) To the north of Cape Tribulation, other areas of flat land are located to the south of Cowie Point and Donovan Point. A number of fast flowing creeks drain directly to the Coral Sea including Emmagen, Tachalbadga, Donovan, Melissa Creeks, while Meelele Creek and the Woobadda Creek drain northward into the Bloomfield River.
- (7) The far northern part of the shire in Buru-China Camp and the surrounding areas, the landscape is vastly different to the coastal regions north of the Daintree. In the Buru region, the landscape is mostly undulating to hilly, with steeper areas along the McDowall Range in the south and around Mount Owen to the east. Central and western areas are within the Bloomfield River catchments (Granite, Watermelon, Keating, Baird and Woobadda Creek sub-catchments). Eastern and southern areas are within the Daintree River catchment (Boolbun, Adastra, Kobi, Devil Devil and Hilda Creeks). The region is dominated by open eucalypt woodland and areas of grasslands with regrowth occurring in previously disturbed former mining, timber harvesting and grazing country.
- (8) The Shire also includes a number of offshore islands including Snapper Island, Low Isles and Struck Island.
- (9) The topography of Douglas Shire acts as substantial point of difference to other parts of the Far North Queensland region creating a quite distinct community of interest within the Shire. Residents identify closely with the Shire's physical setting as defining the boundaries to their community. This contributes significantly to the Shire's heightened sense of identity and interest in local issues.
- (10) The Shire's physical setting, located in a wet tropical climate, framed by lush World Heritage listed forests and fringed by the Coral Sea and associated World Heritage listed Barrier Reef Marine Park to the east, makes the Shire a desirable location for its residents and for tourists alike.

3.2.1.3 Environment

- (1) The Shire's natural beauty attracts residents and tourists from around the world. Two World Heritage Areas (the Wet Tropics World Heritage Area and the Great Barrier Reef World Heritage Area), cover 80% of the Shire, and the interface between the two is unique to the wet tropics. This characteristic is invaluable from both an environmental conservation and tourism perspective. The general predominance of the natural environment throughout the shire and the unique value of forests growing down to the shoreline should be recognised.
- (2) The Wet Tropics also presents an unparalleled record of the ecological and evolutionary processes that shaped the flora and fauna of Australia, containing the relics of the great Gondwanan forest that covered Australia and part of Antarctica, 50 to 100 million years ago. This area is mostly tropical rainforest and is extremely important for its rich and unique biodiversity.

- (3) Douglas Shire is home to a diverse range of native and endemic plants and animals, including habitat for rare and endangered species, some of which are found nowhere else on the planet. The Shire's high biodiversity values are reflected in its natural environments, ranging from rainforest and wet sclerophyll woodlands to mangrove forests and wetlands, to vegetated sand dunes/swale systems, reefs, foreshore areas, intertidal seagrass beds and estuarine creek and river systems. Some of these areas are located outside the World Heritage Areas and are exposed to development pressure.
- (4) Douglas Shire adjoins the State Great Barrier Reef Coast Marine Park. The Commonwealth Great Barrier Reef Marine Park is adjacent to the low water mark. The Great Barrier Reef is internationally recognised for its outstanding biodiversity. The World Heritage status of the reef acknowledges its diversity of species and habitats. The reef's extraordinary biodiversity and the interconnectedness of species and habitats make the Great Barrier Reef and surrounding areas one of the most complex natural systems on Earth. Maintaining a healthy and diverse Great Barrier Reef ecosystem is important so it is better able to withstand, recover and adapt to any negative impacts and stresses. A productive and healthy reef environment also contributes significantly to successful local fishing and prawn production industries.
- (5) The zoning plans which are in force over the marine parks control the use of the tidal lands and tidal waters within the parks. However, they do not place any direct control over the use of adjacent land, except where such use involves works within the park area, or directly discharges into the park area. Areas of important remnant/riparian habitat and areas of considerable biodiversity value which occur along the coastal plain are also subject to development pressure.

3.2.1.4 Historical context

- (1) Douglas Shire has a rich and diverse cultural heritage. The land was originally occupied by aboriginal people from distinct groups with different dialects in different parts of the Shire. The Buru-China Camp region has a long history of settlement, both by Indigenous and non-Indigenous people. Large aboriginal camps existed throughout the Buru area long before European settlement and many families remained after the land was fenced and divided into leases for cattle grazing. Although many Indigenous families were forced to move away, there has always been an aboriginal presence in the area with dwellings constructed using available materials, some of which were left following mining activities.
- (2) Timber harvesting, tin and gold mining, droving and cattle grazing were predominant in the Buru-China Camp region. In the early 1900s, the township of China Camp included a store, school, butcher and market gardens. The name China Camp was conceived when large numbers of Chinese camped in the area en-route to the Palmer River goldfields having landed at in Bloomfield.
- (3) Elsewhere, the post-contact cultural heritage places in Douglas reflect the area's development and can be described through a series of influential phases which provide an historical explanation of the Shire's existing settlement pattern. The majority of post-contact places reflect these phases:
 - (a) Gold discovery and port settlement:
 - (i) Gold discovery in the 1870s on the Hodgkinson River led to the development of a suitable route to the coast for access to and from the goldfields, resulting in the opening of a track down the southern range of the Mowbray River valley (the Bump Road). This track connected to the newly declared Town of Port Douglas,

established as the main port servicing the goldfields. In the late 1870s and early 1880s, Port Douglas was the preferred location for banks and government offices to service the trade from the mining fields. Craiglie, to the south of Port Douglas, was originally established as a packers and teamsters village, being the closest place to Port Douglas along the track to graze horses and cattle.

- (b) Timber harvesting and the development of the sugar industry:
 - (i) In the late 1870s timber getters were initially harvesting cedar along the Daintree and Mossman Rivers. In the 1880s, cane growing was established in the Mossman River Valley, ultimately leading to the establishment of the Mossman sugar mill on its current site in 1897.
 - (ii) Land north of the Daintree River was settled in the early 1880's with the intention of developing tropical agriculture. However such schemes were limited in success due to the areas isolation, protracted wet weather and cyclones.

- (c) The rise of Mossman as the Shire's administrative centre:
 - (i) Following the establishment of rail to Cairns (1891) and the establishment of the port of Cairns, the importance of Port Douglas declined. In 1900 a tramway link was established between the Mossman mill and Port Douglas for the transport of sugar, along with the establishment of cane rail to cane fields surrounding the town. By the 1920s, many businesses had relocated to be near the mill in Mossman from Port Douglas, a process that was hastened by a severe cyclone in 1911 that destroyed and damaged many of Port Douglas's buildings.

- (d) Development of road connections and pastoralism:
 - (i) The opening of the Captain Cook Highway to Cairns along the coast in 1933 led to the decline in the use of the Bump Road and the introduction of bulk sugar handling resulted in the cessation of sugar export via Port Douglas. The town reverted primarily to a fishing village and low key holiday destination, mainly used by nearby locals.
 - (ii) Dairying was established close to the Daintree township in the 1930's. However this was later superseded by beef cattle raising. A road was also established between Mossman and Daintree at this time.

- (e) Tourism expansion and the Daintree blockade:
 - (i) In the 1980's, the natural attractions of the Shire drew increasing numbers of visitors and an associated surge in the demand for accommodation, particularly in Port Douglas. Visitation was significantly boosted in 1984 with the opening of the Cairns Airport with direct international flights. An integrated resort development was established between Port Douglas and Four Mile Beach, along with a major tourist development at Dickson's Inlet in 1988, giving impetus for the development of further tourist accommodation and facilities. In addition, both Port Douglas and Mossman expanded its residential communities to cater for those seeking to live within the Shire.
 - (ii) In 1983-84, a controversial plan to connect Cairns to Cooktown resulted in a road being pushed through the forest via a coastal route over the steep Cowie and Donovan Ranges, connecting Cape Tribulation to the Bloomfield River. The construction of the road resulted in a large scale environmental protest known as the 'Daintree Blockade' which generated nationwide and international publicity, drawing attention to the plight of North Queensland's rainforests. In addition, in the late 1980's, the State Government over-ruled a Council decision to refuse a proposal to subdivide land into 958 one-hectare housing lots in the Daintree rainforests of Cow Bay, Diwan and Alexandra Bay. These actions refocused

attention on the Daintree area which is now recognised by all levels of government for its natural attributes and landscape values, resulting in measures to kerb further incompatible development in this part of the Shire.

- (4) These phases of history can be demonstrated through the variety of communities represented in the Douglas Shire, its pattern of settlement, a variety of cultural heritage places, public and community buildings, such as halls, churches, schools, cane rail infrastructure and other commercial and industrial buildings, including the Mossman sugar mill and the wharves at Port Douglas.

3.2.1.5 People and settlement

- (1) In 2011 Douglas Shire's population was 10 829 (ABS 2011 Census Quick Stats). At this time, the population of its main settlements included Port Douglas/Craiglie (4237), Mossman (1732), Wonga Beach (994) and Cooya Beach (855).
- (2) In comparison to other parts of Far North Queensland, the Shire has:
 - (a) Higher proportions of older age groups 55-64 years (13.9%) and 65-74 years (8.3%).
 - (b) Higher proportion of townhouses/flats/apartments (25%), concentrated in Port Douglas.
 - (c) Higher proportion of residents in long term caravan accommodation (3.7%).
 - (d) Higher household vacancy rates, particularly in Port Douglas, Wonga Beach and areas north of the Daintree.
- (3) The key demographic characteristics for Douglas are as follows:
 - (a) Population density is greatest in Port Douglas.
 - (b) There is noticeable seasonal variation in population in Port Douglas due to the influx of tourists during certain times of the year.
 - (c) A significant proportion of the population lives outside the Shire's urban areas.
 - (d) The proportion of the population in the older age groups is increasing, consistent with State-wide trends.
 - (e) Of the families in Douglas, 37.0% were couple families with children, 47.3% were couple families without children and 14.6% were one parent families. Household sizes are decreasing, consistent with State-wide trends.
 - (f) Of the employed people in Douglas, 14.2% worked in Accommodation. Other major industries of employment included Cafes, Restaurants and Takeaway Food Services 7.8%, School Education 4.4%, Scenic and Sightseeing Transport 4.4% and Supermarket and Grocery Stores 3.3%.
 - (g) On the day of the Census, the methods of travel to work for employed people were Car, as driver 54.5%, Walked only 8.5% and Car, as passenger 6.0%. Other common responses were Bicycle 5.0% and Other 1.4%. On the day, 1.7% of employed people travelled to work on public transport and 60.7% by car (either as driver or as passenger).

3.2.1.6 Built environment and heritage

- (1) Douglas Shire is characterised by a variety of buildings and places of heritage significance which contribute to the sense of place and have informed the character and style of the settlement areas in the Shire.
- (2) A distinct tropical vernacular is established in the Shire, representing a wide variety of different eras of Shire development and progress. This distinctive tropical vernacular contributes significantly to the identity of the Shire, making the place special for visitors and residents alike.

- (3) The historical gridded street pattern in the Port Douglas town centre, the dominance of vegetation over built form, and the open space between the Boat Harbour and Wharf Street are important elements in the townscape of Port Douglas.
- (4) The rural setting of Mossman as the Shire's administrative centre and mill town, framed by the western mountains, Mount Beaufort and the Mossman River, and its characteristically traditional north Queensland on-the-front-alignment buildings and wide main street, and the Rain-trees are important qualities of the town.
- (5) A particular characteristic of built environment in Douglas Shire is that each of the Shire's communities are contained within well-defined urban boundaries, designated towns, villages and other settlement areas. There is clear sense of town and country, where the settlement edges are not blurred by expanding suburbia. For example, the remote rural setting of Daintree Village is a very distinctive, tourism-focussed community, contained and surrounded by agricultural land and the Daintree River.
- (6) From the Mossman sugar mill to the Blockade site at Cape Tribulation, to the wooden bridges that span many creeks and rivers in the Shire, to the more formal monuments such as the Bombing monument in Miallo, the Carstens Memorial and the War Memorial in Macrossan Street and Wharf Street, Port Douglas, respectively, each helps describe the story of the Shire.
- (7) Elsewhere, other built heritage places include rural homesteads, public and community buildings such as halls, churches, cemeteries, schools and tramway infrastructure.

3.2.1.7 Economy

- (1) The tourism and sugar industries are the principal determinants of economic activity, employment and population growth in Douglas Shire. The development and construction industry and the retail service sectors are dependent on these important income generating industries. Other primary production activities, such as fisheries, although important, have a relatively minor role to play.
- (2) The interdependent relationship between the Mossman sugar mill and canegrowers makes the sugar industry that much more important to the economic well-being of the Shire. One cannot survive without the other, making the retention of cane lands very important. The cane land areas are not only important for agriculture, but are increasingly valued in terms of their contribution to scenic amenity, the Shire's tourism and recreational value and to the overall liveability of the Shire. However, while the sugar industry is still a significant contributor to the economy, it employs a relatively small proportion of the Shire's workforce.
- (3) Both domestic and international tourist visitation continues to be vital to the Shire's economy. The tourism industry relies primarily on the internationally renowned natural attractions of the Great Barrier Reef and the World Heritage Area rainforests, as well as the Shire's outstanding scenic setting. Port Douglas will continue to be one of Australia's premier tourism destinations. Great care is needed to ensure that development not only protects the Shire's natural assets, but promotes attractions that are relevant to, and appropriate for the Shire, so that the long-term unique attractiveness of the Shire to tourists is sustained.
- (4) Port Douglas is home to a small fishing fleet and is expected to continue to function as a small, but significant port. However, aquaculture expansion is likely to be limited by environmental constraints.

- (5) Beef cattle production is a relatively small industry in the Shire, located mainly in, and around, the Stewart Creek Valley.
- (6) Other crops, principally tropical fruit crops including tea and cocoa, are of little direct economic significance. However they are a valuable asset to the local economy and tourist industry.
- (7) The unique community, north of the Daintree River, has the opportunity to showcase sustainable living and legitimate caretaking of the local environment. Small scale developments that occur in existing cleared areas contribute to this area's local economy without compromising the environmental values of the area.

3.2.1.8 Transport

- (1) The transport system in Douglas Shire consists of a network of sealed and unsealed roads, tramways and sidings, a port, public boat ramps, marinas and wharves, a vehicular ferry across the Daintree River and private airstrips and helicopter landing sites. Most of this network is located south of the Daintree River servicing the settlement and farming areas. A local network of pedestrian and cycle paths is also available in some of the urban areas of the Shire.
- (2) The Captain Cook Highway is the principal access route into Douglas Shire, linking the area to Cairns. The Captain Cook Highway between Buchan Point (in Cairns Regional Council) and Yule Point is of great scenic importance. For the most, it is a winding two-lane road. Upgrading this road to a higher standard has the potential to significantly detract from its scenic appeal. Accordingly the vehicular capacity of the Captain Cook Highway has implications on the ultimate development and population capacity of the Shire.
- (3) In the long term, Council may need to consider a by-pass around Craiglie depending on the ultimate pattern of development planned for the Port Douglas-Craiglie area.
- (4) Other significant roads in the Shire include the Mossman-Mount Molloy Road providing direct access to the Tablelands, the Mossman-Daintree Road providing the main route north of Mossman to the Daintree River and Village, Bailey Creek and Cape Tribulation Roads, north of the Daintree River and the 4 wheel-drive Bloomfield Track, between Cape Tribulation and Degarra.
- (5) The Cairns Regional Electricity Board constructed the CREB Track from Daintree to Bloomfield in 1965 for the supply of electricity through to Cooktown. The CREB track is 4 wheel-drive only and becomes inaccessible particularly during the during the wet season. The CREB track is the main route for residents in the Buru-China Camp area to access services and neighbouring communities.
- (6) The Daintree River and its vehicular ferry represents a significant break between movement north and south of the river and also represents a significant threshold on development and population capacity on the northern side of the river. The Far North Queensland Regional Plan does not envisage any alternative to the ferry, and as such, areas north of the Daintree River will remain sparsely populated and maintained as a conservation area and a remote recreation experience.
- (7) Port Douglas is a significant port for fishing boats, reef tours and holiday charter vessels and this role is expected to continue. Land available for the water access is limited and the waterfront area has been the subject of a number of studies that seek to coordinate land use at the waterfront.

3.2.1.9 Infrastructure

- (1) Service infrastructure in Douglas Shire has always represented a constraint on the extent and configuration of development within the Shire. Adequate services can be provided to a variety of development forms, at a cost. However, traditionally Douglas Shire has sought to minimise that cost, economically and environmentally. The protection of ecological and scenic landscape values are a significant factor for consideration in the implementation of any infrastructure scheme.

- (2) Water supply
 - (a) Douglas Shire extracts raw water from Daintree in the north to Mossman in the south. Some of these extraction locations are pristine rainforest and untouched by human activity. Once extracted raw water is treated at Council's treatment plants and then stored in one of seventeen reservoirs so that it is on tap when required throughout the region.
 - (b) Mossman, North Mossman, Port Douglas, Newell, Cooya Beach, Cassowary and Mowbray communities are supplied with water from Rex Creek, a tributary of the Mossman River within the Mossman Gorge section of the Daintree National Park. The water is treated at the Mossman Water Treatment Plant located at Gorge View Crescent, Mossman.
 - (c) Miallo, Rocky Point and Wonga and surrounding communities are supplied with water from Little Falls Creek in the Whyanbeel Valley. Water is supplied to most surrounding areas, with the exceptions being the upper parts of Whyanbeel, Saltwater Creek, Bamboo Valley Creek and north of Vixies Road in Wonga. This water is treated at the Whyanbeel Water Treatment Plant located at Karnak Road, Karnak.
 - (d) The Daintree and surrounding communities are supplied from Intake Creek, a tributary of the Daintree River upstream of the township and Stewart Creek. This water is treated at the Daintree Water Treatment Plant located at Stewart Creek Road, Daintree Village. The existing infrastructure is of limited capacity and probably not able to cater for much more development than currently exists in the area.
 - (e) Elsewhere in the Shire, development is reliant on its own water supply provisions, including the extraction of bore water.
 - (f) Upgrading of water supply capacity represents a significant financial investment to the Shire and can be considered to be a threshold for the capacity of future development in the Shire.

- (3) Waste water treatment
 - (a) There are two waste water treatment plants in Douglas Shire serving the main township communities, as follows:
 - (i) The Mossman Waste Water Treatment Plant located at Junction Road, Mossman, services the Mossman township, the Mossman Gorge Community and parts of Cooya Beach. The plant treats waste water to a secondary standard and has a capacity of 4529 people or 1.15 mega-litres per day. The liquid stream treatment is an oxidation ditch with clarifier. Effluent is chlorinated and discharged to the Mossman River. Sludge is dewatered via sludge lagoon and belt filter press.
 - (ii) The Port Douglas Waste Water Treatment Plant located at Port Road, Port Douglas, services Port Douglas and Craiglie. The plant treats waste water to a tertiary standard and has a capacity of 20,000 people or 4.9 mega-litres per day. The liquid stream treatment is via a sequencing batch reactor. Effluent is treated with UV and discharged to Dickson's Inlet or reused. Sludge is dewatered from an aerobic digestion system using a belt filter press. Recycled water is reused at Mirage and the Links Golf Courses.
 - (iii) Due to the relatively low-lying and flat nature of the terrain, the Port Douglas system includes a number of small catchments which drain by gravity to pump

stations. These pump the sewage via rising mains to the sewage treatment plant. The capacity of individual pump stations represents a significant consideration in respect of any higher density development which may occur in the Port Douglas area.

- (b) Elsewhere in the Shire, other methods of waste water treatment are employed including package plants for isolated developments or individual septic tanks and absorption trenches or transpiration areas. The latter can be problematic during the wet season, particularly in areas with a high water table.
- (4) Refuse disposal
- (a) The disposal of waste by land fill no longer occurs in Douglas Shire. Waste in the Shire is collected at transfer stations and disposed of outside the Shire. There are four transfer stations that receive local residents' domestic and self-haul waste and recycling materials, located at Killaloe Dump Road, Killaloe; Rankine Street, Newell; Quandong Road, Cow Bay and Mossman-Daintree Road, Daintree.
 - (b) All general waste that is collected kerbside is taken to the Advanced Resource Recovery facility, operated by Sita Environmental Solutions at Portsmouth (Cairns). All general waste is processed into compost. Any residual waste (non-organic waste that cannot be processed) is transported to landfill on the Atherton Tablelands.

3.2.1.10 Community services

- (1) Social infrastructure is the framework of community services and facilities that provide for the quality of life and well-being of the Shire's residents. The distinctive character and unique sense of place of each town and village represented in the Shire contributes to strong community pride and well-being. A range of community facilities and services are available to meet the needs of the community. A hospital is located in Mossman along with family, maternal and child health care services provided elsewhere in Mossman and in Port Douglas. A need has been identified for a well-located, aged care facility in the Shire.
- (2) A range of other facilities and organisations are provided throughout the Shire, including child care centres, schools, libraries, public parks and reserves, community halls, sporting clubs, youth groups and emergency services. (3) The region also offers a range of formal outdoor sporting spaces, interconnected and accessible open space corridors and opportunities for self-directed recreation. An outdoor healthy lifestyle is integral to the character of the Shire, including in particular, the provision of well-designed and highly-shaded park and open space areas in the Mossman and Port Douglas town centres.

3.2.2 Shaping the future

3.2.2.1 Planning stewardship

- (1) The planning scheme has a very important role to play in ensuring that growth in Douglas Shire is aimed at minimising human impact on the environment while continuing to support economic progress and social well-being. Essentially this entails strong stewardship and the pursuit of planning strategies that:
 - (a) conserve the Shire's natural environment and outstanding biodiversity values;
 - (b) utilise the region's natural resources efficiently, in particular water and energy, while reducing waste;
 - (c) ensure the region's atmosphere remains clear and clean;
 - (d) contain urban growth to a defined footprint and promote the best use of land that is allocated for that purpose;

- (e) support development of a diverse thriving economy that complements the region's green and environmentally responsible image.
 - (f) provide opportunities that ensure everyone is able to participate, live, work and benefit in the healthy cohesive environment that the Shire promotes.
- (2) This planning scheme promotes environmental responsibility in Douglas Shire as being fundamental to the community's future prosperity and is consequently a common theme that will direct land use decision making.

3.2.2.2 Reinforcing Douglas Shire's sense of place and identity

- (1) Sense of place is a dual characteristic that derives from certain distinctive features of a place and the feelings and perceptions that people hold with regard to that place. In planning, it is usually used to promote positive places that foster community attachment.
- (2) At the Shire-wide scale, the topography, creeks and rivers, and the coastline contribute significantly to the Shire's sense of identity. Residents identify closely with the Shire's physical setting, and this in part, contributes to a heightened sense of place and interest in local issues. This physical definition creates a range of smaller communities within the Shire's boundaries, many with their own unique sense of identity, character, history and culture. It is important to protect this sense of place as it enhances the quality of life for its residents, and is of enormous value for tourism.
- (3) During the life of this planning scheme, the Shire will continue to grow while retaining the unique characteristics of individual communities and building upon these qualities through local variation in development requirements. This will be done through the Local Plans which are tailor-made to suit local needs. Amongst other things, each local plan will:
- (a) identify the qualities that make the individual place special, including environmental and built form characteristics;
 - (b) promote gateway treatments, nodes of activity, viewing corridors and landmark sites;
 - (c) define an urban / rural interface boundary to reinforce the sense of town and country.
- (4) In addition, tourism activity will need to be Shire-appropriate with a discerning preference for nature-based tourism that has a direct association with the environmental and rural characteristics of the Shire, as opposed to large-scale attractions that have little connection to local context, particularly those that can be found anywhere.
- (5) Port Douglas will retain its lively tropical tourism 'buzz' as a premier tourist destination. Development will be carefully planned to achieve sensitive incremental change, rather than instant, over-scaled development projects, that have little local context or character.

3.2.2.3 Catering for economic opportunity

- (1) Tourism and primary production will remain significant drivers and employers in the Shire, but other supporting industries and services will continue to emerge. While increasing economic opportunity for Douglas will involve strategies that go beyond the scope of what a planning scheme can achieve, it will involve the general diversification of the Shire's economic base to counter the negative effects of global trends. In turn, this will provide greater resilience in the local Douglas economy. Amongst other things, this will involve:
- (a) a focus on building up small business in the community;
 - (b) the allocation of land for future enterprise needs within the community;

- (c) building up tourism opportunities taking advantage of the Cairns airport as an international gateway, and in particular marketing Port Douglas as a premier tourism destination;
 - (d) recognition and protection of the Shire's environmental and scenic assets and realising the recreational and economic opportunity they deliver, in a well-planned and managed network of environmental parks, trails and tracks;
 - (e) improving transport links into and out of the Shire, as well as within the Shire;
 - (f) allowing 'start-up' business to establish as small-scale home based businesses without excessive red tape;
 - (g) a continued focus on education and training opportunities within the community;
 - (h) taking advantage of digital technologies and the associated digital economy.
- (2) This planning scheme will promote Douglas Shire as a place to invest and conduct appropriately planned and environmentally responsible businesses.

3.2.2.4 A sustainable Shire

- (1) The planning scheme has a key role to play in ensuring growth in the region is sustainable aiming to minimise human impact on the environment while, at the same time, continuing to support economic opportunity and social well-being. Essentially this entails the pursuit of planning strategies that:
- (a) conserve the Shire's natural environment and outstanding biodiversity values;
 - (b) utilise the Shire's resources, including energy and water, efficiently including waste reduction;
 - (c) ensure the Shire's atmosphere remains clear and clean;
 - (d) contain urban growth to a defined urban footprint and promote the best use of land that is allocated for urban purposes;
 - (e) support the development of a diverse and thriving economy that complements the Shire's green and environmentally responsible image;
 - (f) provides opportunities that ensure everyone is able to participate, live, work and benefit in the healthy environment that the Shire promotes.
- (2) The planning scheme promotes sustainability in Douglas Shire as being fundamental to the Shire's future prosperity and is consequently a common theme that will direct future land use decision making.

3.2.2.5 Increasing housing choice

- (1) Housing needs of the Douglas Shire are varied and as such a variety in housing choice is needed to cater for those needs. While there is a concentration of high density housing in Port Douglas, the majority of this housing type is tourist accommodation or resort style living. Elsewhere, a significant proportion of the Shire's housing stock consists of suburban detached housing. The development industry continues to construct this form of housing, which is most notable in the more recent residential estates established in Mossman, Cooya Beach and Craiglie.
- (2) The trend in the Shire has generally been toward smaller lot sizes, containing bigger houses. However this is not necessarily producing a more affordable product. Despite this, housing is still reasonably affordable in some parts of the Shire. However there is quite a substantial difference in affordability between individual communities in the Shire. As household sizes continue to decrease alternative accommodation choices will be need to supplied beyond the standard 3 and 4 bedroom housing stock that continues as the predominant housing supplied to the market.

- (3) There is also growing need for some form of aged care facility in the Shire as the population in older age groups increases, in line with the State-wide trend.

3.2.2.6 Acknowledging limits to development capacity within the Shire

- (1) Douglas Shire has previously had sufficient space to cater for its population growth and this is likely to continue to be the case into the foreseeable future. However the amount of land in the Shire that is constrained by one or more factors is significant. Amongst other things, such constraints include:
 - (a) land containing vegetation of high ecological significance, including endangered, and of concern, flora and fauna;
 - (b) wetland areas;
 - (c) quality agricultural land;
 - (d) land subject to significant natural hazards such as flood and storm tide inundation.
- (2) The implication of the limited supply of unconstrained land makes decisions about land use and future urban growth, even more important. The Shire will cater for modest growth in housing and most of this growth will be accommodated in Mossman in the foreseeable future, with an adequate supply of land already catered for.
- (3) There is pressure in Port Douglas / Craiglie to extend urban development on to the western side of the Captain Cook Highway. Previous planning regimes resisted such a move, as being contrary to the Shire's iconic values. Additional land is still available at the at the southern end of Craiglie on the eastern side of the Captain Cook Highway and in-fill opportunities still exist in Port Douglas so as not to warrant an immediate need for urban residential development on the western side of the highway. However the area is considered in the longer term to potential represent an area that may be suitable for accommodating further residential growth.
- (4) Furthermore the capacity for the Shire to continue to grow is also constrained by the need to provide a reliable and adequate water supply, and in the road capacity of the Captain Cook Highway to cater for increase traffic volumes. Both of these represent thresholds, beyond which significant and expensive infrastructure upgrades would be required.

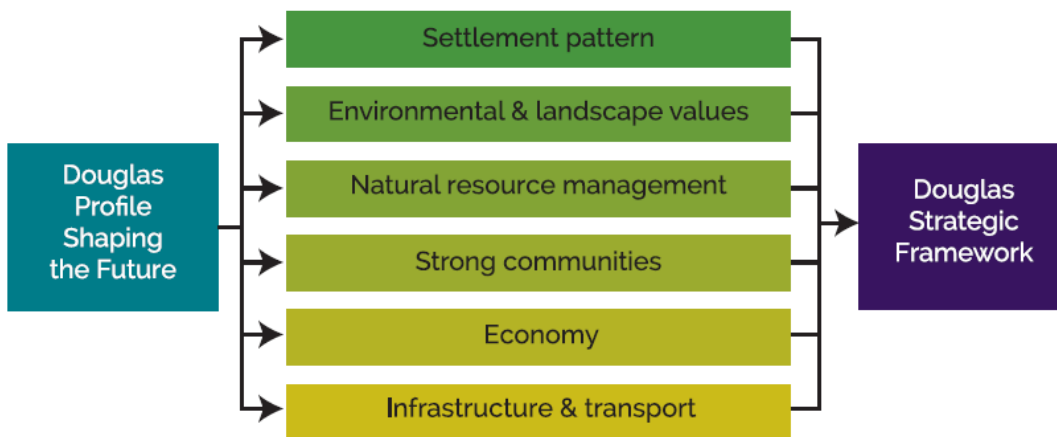
3.3 Strategic framework structure

- (1) Council's vision for Douglas Shire is described in the six themes which set the policy direction in this framework. These themes are as follows:
 - (a) Settlement pattern;
 - (b) Environment and landscape values;
 - (c) Natural resource management;
 - (d) Strong communities and identity;
 - (e) Economy;
 - (f) Infrastructure and transport.
- (2) The six themes are interrelated and are not to be viewed as stand-alone. No particular theme overrides any other. The planning scheme facilitates the theme outcomes by:
 - (a) providing for the outcomes of the State Government's Far North Queensland Regional Plan 2009-2031 ('the Regional Plan') as they relate to Douglas Shire;
 - (b) applying the State Planning Policy;
 - (c) establishing a framework that provides policy direction to facilitate development that supports the needs of the community;
 - (d) promoting innovative planning outcomes where it supports the policy intent of the strategic framework.

- (3) Douglas Shire Council proposes to be the custodian that shapes the Shire’s future in order to improve the quality of life of its residents. Section 3.2.2 of the Strategic Intent specifically examines ways to achieve this through:
- (a) planning stewardship;
 - (b) reinforcing Douglas Shire’s sense of place and identity;
 - (c) catering for economic opportunity;
 - (d) a sustainable Shire;
 - (e) increasing housing choice;
 - (f) acknowledging limits to development capacity in the Shire.

These five principles provide the rationale that supports the more specific details contained within each Strategic Framework theme.

Figure 3.2.2.6.a – Combining local and state context



- (4) The planning scheme will also complement other initiatives of Council to ensure that Douglas Shire is able to take advantage of opportunities as they arise. The six themes in the following section explain how the planning scheme will do this.

3.4 Theme 1 - Settlement pattern

The settlement pattern for the region is shown on the Strategic framework maps contained in Schedule 2.

3.4.1 Strategic outcomes

- (1) The Shire will consist of a network of well planned, discrete settlements that integrate existing and future development while maintaining an emphasis on the natural and scenic qualities of the landscape.
- (2) Coastal settlements are consolidated by conserving the natural state of coastal areas outside existing urban areas.
- (3) Commercial and retail activity is concentrated into defined town centres.
- (4) Industrial activities are located in areas that are separate from sensitive land uses.
- (5) New rural residential development areas are not established. However existing rural residential areas will be protected from further incremental subdivision and land use activities that would compromise the ambience and amenity of such areas.

- (6) The rights and interests of native Title land holders are recognised through provision for Indigenous housing and seasonal camps (bayan) on Aboriginal Freehold land within the Return to Country local plan code.
- (7) Natural hazards and the impacts of climate change will determine the location, scale and intensity of land use activities. Development will achieve an acceptable or tolerable level of risk based on a fit for purpose risk assessment.

3.4.2 Element – Urban settlement

- (1) The urban area is intended to include residential areas, business areas, community and recreational facilities and other services and facilities necessary to provide for the Shire's urban population.
- (2) The two major urban communities in Douglas Shire are Port Douglas and Mossman. Port Douglas has a distinctive tourism focus, being located close to the sea and Dickson's Inlet, while Mossman is the Shire's major administrative and rural service centre. Douglas Shire also has a range of compact townships and villages in scenic rural settings.
- (3) Residential development is primarily detached low-set housing, with medium density development focussed in and around the Port Douglas town centre, and in the nearby tourist areas to the south of the town centre..
- (4) Commercial development is low-profile and is predominately focussed along the main streets in Port Douglas (Macrossan Street) and Mossman (Front Street).
- (5) Industrial development occurs in clusters in Mossman South and adjacent to the Mossman sugar mill close to the Mossman town centre. A newer industrial land subdivision is established on the western side of the Captain Cook Highway in Craiglie. Marine-orientated industry, and associated tourism activities, occurs adjacent to Dickson Inlet in Port Douglas.

3.4.2.1 Specific outcomes

- (1) The settlement pattern for Douglas Shire is shown on the Strategic Framework map contained Schedule 2.
- (2) Urban development occurs within the urban area as shown on the Strategic Framework Map contained in Schedule 2. Expansion beyond this boundary is not facilitated as it does not support the efficient and orderly delivery of urban infrastructure.
- (3) Residential investigation areas are allocated at Wujal Wujal (reflecting the Urban Footprint nominated in the 'Regional Plan'), Mossman and Craiglie, but some of these areas are not anticipated to be required until later in the planning scheme time horizon: if not beyond it. No urban development is to occur within the Residential investigation areas until a comprehensive structure plan has been prepared that provides for integrated, well-connected residential settlements, taking into account constraints, infrastructure servicing and capacity requirements, flooding and drainage, and sequencing.
- (4) The development of rural towns and coastal settlements will be confined to distinct township boundaries, with coastal settlements consolidated to conserve the natural state of coastal areas outside existing urban areas..
- (5) Urban areas are protected from encroachment of competing and conflicting land use activities.
- (6) Artificial lakeside and coastal canal developments are not established.

- (7) Residential developments are designed to incorporate pedestrian, cycle and road connections that offer a high degree of permeability and legibility.
- (8) Development does not rely on complex, visually intrusive engineering solutions to overcome site constraints.
- (9) Local plans provide localised planning responses and desired development outcomes for communities.
- (10) Residential developments are designed and located to ensure the operational integrity of key infrastructure within the shire is not compromised.

3.4.3 Element – Activity centres

- (1) Activity centres are concentrations of activity, including amongst other things, retail, business, employment, research, education, health and community services.
- (2) Douglas Shire is part of a network of activity centres that is specifically defined within the Regional Plan. The principal activity centre for the Far North Queensland region is Cairns City, which provides the highest concentration, range and density of activities and services for the entire region. Also of planning influence to Douglas Shire is the existing Major Regional Activity Centre at Smithfield.

Note – All of these places are part of the adjoining Cairns Regional Council local government area.

- (3) Mossman and Port Douglas are both defined as District regional activity centres under the Regional Plan. District regional activity centres generally contain a reasonably large concentration of business, employment and population. They provide a range of convenience retail and urban services and may contain small district or branch offices of government. Despite being relatively close, each centre has a different role that results in different economic synergies. Mossman is the main administrative, service, agricultural and industrial centre, whereas Port Douglas has a stronger tourism focus.
- (4) Attractive, vibrant and functional activity centres are integral to local economic development as well as servicing the needs of the business sector and the community. New commercial developments should be located in appropriate areas within the town centres to ensure that their viability is maintained. There is also a need to retain a high level of services within the Shire to meet the needs of the community, to provide employment opportunities and reduce the need to commute outside the Shire for work opportunities.

3.4.3.1 Specific outcomes

- (1) The hierarchy of activity centres established within the region is shown on the Strategic framework maps contained in Schedule 2.
- (2) Activity centres are the focus of retail, employment and community services catering for the needs of the Shire's residential and tourist-oriented communities alike.
- (3) Mossman and Port Douglas are the Shire's District activity centres. Mixed use development will be permitted, noting that this form of development is more likely to be achieved in Port Douglas, due to its tourism focus. Future growth of each centre will respect the centre's distinctive character and functions.
- (4) Local activity centres will take the form of a cluster of shops and associated commercial activities catering for the needs of a cluster of smaller neighbourhoods.

- (5) Neighbourhood activity centres will take the form of small-scale neighbourhood facilities providing opportunities to cater for the day-to-day convenience needs of individual towns and neighbourhoods.
- (6) New and redeveloping activity centres will establish high quality environments drawing on the positive characteristics of the surrounding area having particular regard to creating or reinforcing security, vitality and a sense of place.
- (7) Entertainment and after hours activities are appropriately located in activity centres, mainly concentrating in and close to the Port Douglas town centre.
- (8) Development is designed to integrate into activity centres through mechanisms such as:
 - (a) mixed use development.
 - (b) high quality footpaths and streetscapes suitable for walking and cycling.
 - (c) awnings and shade trees along pathways.
 - (d) active street faces with smaller active front tenancies.
 - (e) limiting or sharing vehicular access across footpaths to encourage a continuous built form.
 - (f) concealing parking behind, underneath and/or above tenancies in architecturally screened roof-top car parking.
 - (g) using spaces above retail tenancies for other uses.
- (9) Community services and facilities are provided close to the communities they serve and public transport routes.

3.4.4 Element – Industry areas and activities

- (1) Growth in manufacturing, property and business services and transport and storage will continue to contribute to Douglas Shire's economy. The infrastructure required to support industry and business development will continue to be planned and provided.
- (2) Any future expansion of industry is encouraged in Mossman rather than Port Douglas having regard to the high demand for land for tourism and residential purposes at Port Douglas and the role of Mossman as a commercial centre.

3.4.4.1 Specific outcomes

- (1) Sufficient land and infrastructure is supplied in Industry areas such as Craiglie and Mossman South to accommodate new and expanding enterprises.
- (2) The Mossman Mill is of critical importance to the future prosperity of Mossman. It is intended that land, at and near, the Mossman Mill will become the consolidated industrial area in Mossman catering for low/medium industrial development. As such, an Industry investigation area is allocated on the Strategic framework maps as contained in Schedule 2 for Mossman North adjacent to the sugar mill. This investigation area will cater for the types of industry that may otherwise constitute an amenity nuisance in other industrial locations. However prior to establishment of such uses, it will need to be demonstrated that such uses are adequately separated and any impacts appropriately mitigated to ensure that nearby residential amenity is not compromised.
- (3) Existing higher impact industry uses are protected from encroachment by development that would compromise the ability of the land use to function safely and efficiently.

- (4) Marine orientated activities will establish in Dickson's Inlet in Port Douglas, in accordance with the Port Douglas / Craiglie Local Plan code.
- (5) The industry area at Craiglie is a mix of commercial services / service industries. However, it will not be promoted as an area suitable for land uses that rely heavily on the highway for exposure to trade/function.

3.4.5 Element – Residential areas and activities

- (1) Mossman currently contains a large supply of broad hectare land available for residential growth, whereas other areas including Port Douglas/Craiglie are constrained by ecological values and infrastructure constraints.
- (2) The coastal settlements of Wonga Beach, Newell and Cooya Beach and various other small towns, villages and rural residential land, including the land north of the Daintree River, are not intended to grow or increase in density over and above existing zoned land and what current approvals provide. These communities generally have low levels of infrastructure and significant coastal or environmental constraints.

3.4.5.1 Specific outcomes

- (1) Coordinated residential development will be facilitated. Development will not compromise the effective development, or continued use of adjacent land or the comprehensive development of land that is part of a local plan or structure plan.
- (2) Residential development is located and designed to provide a wide range of living options that maintain and enhance the character and identity of individual communities.
- (3) Residential areas are used for residential purposes. Non-residential uses are provided, only where they support the local community, and where such uses do not detract from the residential amenity of the area.
- (4) Medium density housing is facilitated within identified areas in the relevant zones.
- (5) Areas identified for low density residential development provide predominantly low-rise detached dwelling houses to maintain the low density character of the area.
- (6) Residential greenfield development incorporates:
 - (a) mixed lot sizes to promote a range of housing choices and densities;
 - (b) high levels of pedestrian, cycle and road permeability and connectivity;
 - (c) the efficient and timely provision of infrastructure and services;
 - (d) open space that provides opportunities for sport and recreation activities;
 - (e) elements that promote a positive identity and character.
- (7) Residential development incorporates tropical design principles that are responsive to the natural environment and climate.
- (8) Home based businesses are established where they are low impact in nature, subordinate to the primary residential use, and do not detract from the amenity of the area.

3.4.6 Element – Rural residential areas

- (1) The valleys and surrounding lush tropical hillslopes in Douglas Shire add significantly to the visual quality of the Shire, and are seen as attractive locations for those seeking a rural

residential lifestyle. However, the Shire also contains some highly productive agricultural land and there is a need to preserve rural land for commercial scale primary production and avoid the extension of rural residential activities into these areas. There is also a need to avoid the land use and servicing issues arising from the development of rural residential areas.

- (2) Where rural residential development is firmly established in parts of the Shire such as in the Mowbray Valley, Upper Cassowary, Shannonvale, parts of Somerset and Whyanbeel, and to the north of Vixies Road in Wonga, such development continues to offer a high amenity residential alternative to township living and should be protected from any further urbanisation, or inappropriate subdivision.

3.4.6.1 Specific outcomes

- (1) New rural residential development areas are not established. Existing rural residential areas are protected from further incremental subdivision that results in lot sizes less than the minimum area to ensure that the character and amenity of these areas is maintained.
- (2) In rural residential areas any subdivision that is permitted creates lots of appropriate shape and proportions to ensure that existing rural residential amenity and character is not compromised. Rural residential areas are characterised by low-scale detached housing on large lots with sufficient area available to maintain a generous separation between each house on each lot.
- (3) Incompatible land uses are not established in rural residential areas.

3.4.7 Element – Mitigation of hazards

- (1) Douglas Shire is susceptible to a variety of naturally occurring hazards including floods, cyclonic winds, bushfire, landslides, coastal hazards, storm tide and erosion prone areas. Reasonable efforts to communicate predicted hazard risks to the community are nominated in this planning scheme. However none of the planning scheme mapping infers that parts of the Shire are entirely free from any particular form of hazard.
- (2) Some established urban areas are already located in parts of the Shire which are periodically vulnerable to a variety of hazards. A reasonable risk-tolerant approach to development will be taken in existing areas taking into account individual hazard impacts. However as a first principle, further expansion of development into areas subject to hazards should be avoided.

3.4.7.1 Specific outcomes

- (1) Development avoids natural hazard areas or mitigates risks to an acceptable or tolerable level.
- (2) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential damage on the site or to other properties.
- (3) Locate and design community infrastructure to maintain the required level of functionality during and immediately after a natural hazard event.
- (4) Development does not unduly burden disaster management response or recovery capacity and capabilities.
- (5) New development takes into account the latest science with respect to climate change in addition to the avoidance of natural hazards.

3.4.7.2 Land use strategies

- (1) Additional modelling of the impacts of sea-level rise may be required, along with strategies to mitigate sea-level rise, including retreat strategies.

3.4.8 Element – Recognition of the rights and interests of native title land holders

- (1) Overview of the Clans, native title determination outcomes and land transfer – the spatial extent and history within Douglas Shire (forthcoming by Jabalbina).
- (2) All possess the desire to return to their Country to practice their culture and strengthen their identity.
- (3) The intent of Return to Country local plan code is to provide for a range of residential and economic land uses to reflect the aspirations of the Eastern Kuku Yalanji People. These ILUA's reflect these agreements and the planning scheme supports the Eastern Kuku Yalanji People in their return to Country.

3.4.8.1 Specific outcomes

- (1) The range of agreed land uses contained within the ILUA's are reflected in the land uses that apply within the Return to Country local plan code.
- (2) Culturally appropriate housing is facilitated within the Return to Country local plan code.
- (3) The Return to Country Local Plan has been created to reflect the Eastern Kuku Yalanji aspirations to return to Country and derive economic benefits from their land and waters.

3.5 Theme 2 - Environment and landscape values

3.5.1 Strategic outcomes

- (1) The Aboriginal cultural heritage values of the Wet Tropics bioregion are acknowledged, protected and enhanced. The Aboriginal Rainforest People of the Wet Tropics have lived continuously in the rainforest environment for at least 50000 years and this is the only place in Australia where Aboriginal people have permanently inhabited a tropical rainforest environment.
- (2) The unique environmental values of the Shire, which result from its location within the Wet Tropics bio-region, are maintained and protected for current and future generations.
- (3) Those parts of the Shire located within the Wet Tropics and Great Barrier Reef World Heritage Areas and other areas of environmental value and ecological significance, are preserved and protected for nature conservation, landscape/scenic quality, biodiversity and habitat values. In particular, the Southern Cassowary and its habitat are protected.
- (4) Development takes into account matters of:
 - (a) national environmental significance (MNES) and the requirements of the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBCA);
 - (b) state environmental significance (MSES);
 - (c) local environmental significance (MLES).

- (5) The integrity and system functions of the Great Barrier Reef World Heritage Area and the State Great Barrier Reef Coast Marine Park are to be protected by maintaining and restoring the connectivity, resilience and condition of marine and coastal ecosystems.
- (6) Natural waterways such as the Daintree River, the Mossman River, the Mowbray River and Dickson Inlet; all wetlands but particularly those on the Directory of Wetlands Importance in Australia, being the Lower Daintree River, Alexandra Bay and the Hilda Creek Headwater; and all catchments located in coastal areas within the Shire, are managed to protect their ecological processes, enhance water quality, conserve riparian ecological values and landscape and scenic quality, while acknowledging nature based recreation opportunities.
- (7) Development north of the Daintree River is restricted to achieve low key, sustainable and self-sufficient outcomes and is carefully planned to conserve the scenic and ecological World Heritage values of the area.
- (8) Where appropriate, development maintains and enhances public access and use of natural areas, rivers, dams creeks and foreshores.
- (9) The unique environmental character of the Shire comprising internationally renowned landscapes, ecologically significant rainforest systems, sensitive coastal systems and areas of unsurpassed natural beauty, are maintained in association with sustainable development practices, which seek to minimise the effects of development on the natural environment.

3.5.2 Element – Aboriginal cultural heritage values

- (1) Jabalbina is registered as the Cultural Heritage Body for the Eastern Kuku Yalanji Peoples' traditional estate under the *Aboriginal Cultural Heritage Act 2003*.
- (2) In November 2012, the Australian Government announced the inclusion of the national Indigenous heritage values as part of the existing National Heritage Listing for the Wet Tropics of Queensland.

3.5.2.1 Specific Outcomes

- (1) The cultural heritage values of the Wet Tropics bioregion are protected and enhanced through the implementation of Jabalbina's cultural heritage management plan.

3.5.3 Element – Biodiversity

- (1) Douglas Shire is internationally recognised as a high biodiversity hot spot. The Shire forms part of two World Heritage listed areas: the forests of the Wet Tropics and the reefs and waters of the Great Barrier Reef. The rainforests contain some of the oldest continually surviving tracts of tropical rainforest in the world and contain many plant and animal species found nowhere else. The Great Barrier Reef is an international icon, known for its abundance and diversity of corals, fish and many other forms of marine life. In addition, the Shire contains significant freshwater biodiversity and wetlands, mangroves and coastal vegetation.
- (2) Maintaining and restoring the Shire's biodiversity is important. Not only does biodiversity provide crucial ecosystem services such as clean air and water, it also provides a basis for the Shire's economic prosperity and social well-being. Accordingly, the impacts of human habitation and tourist activity require careful management.

3.5.3.1 Specific outcomes

- (1) The Shire's biodiversity values and associated ecosystems, including matters of national environmental significance (MNES) and matters of state significance (MSES) , are maintained and protected from incompatible development, managed, and where appropriate enhanced, to restore ecological integrity and habitat connectivity.
- (2) Development:
 - (a) is located in areas that avoids significant adverse impacts on matters of state environmental significance (MSES) and matters of local environmental significance (MLES);
 - (b) protects and enhances MSES and MLES; and
 - (c) maintains and enhances ecological connectivity.
- (3) Endangered, vulnerable, and threatened flora and fauna species and habitats are protected.
- (4) Aquatic biodiversity is protected through the minimisation of development impacts on waterway and wetland environments.
- (5) The integrity of the region's areas of ecological significance and their contribution to biodiversity is maintained for present and future generations.
- (6) Weeds and pests, in particular feral pigs and purpose-bred wild hunting dogs, are a significant threat to the region's biodiversity conservation values. Development avoids exacerbating threats and eradicates invasive species.
- (7) Development is designed, sited, operated and managed to avoid or minimise potential impacts on natural corridors and habitat links.

3.5.3.2 Land use strategies

- (1) A Planning Scheme Policy on Environmental offsets is to be developed, in conjunction with the development of mapping for Matters of Local Environmental Significance, including an analysis to determine the best locations to develop the Strategic habitat investment areas.

3.5.4 Element – Coastal zones

- (1) With over 95 kilometres of coastline and a vast network of shoreline estuaries, the Shire plays an important role in affording protection to the Coral Sea and the Great Barrier Reef. This extensive area of natural coastline contributes significantly to the desirability and attraction of the Douglas Shire to visitors and residents alike. As is the case with many Australian communities, the coastline provides a strong sense of place. Great care needs to be taken to ensure that competing pressures for recreational use do not diminish these values.
- (2) Beyond its natural fluctuations, the coastal environment is particularly sensitive to the effects of climate change and sea level rise. Policies are required to protect life and property from the hazards of storm surge and coastal erosion incorporating climate change variables.

3.5.4.1 Specific outcomes

- (1) Coastal resources, including foreshores, coastal wetlands, mangroves, marine ecosystems and sand dunes are protected, managed, and where appropriate, rehabilitated, with no further loss of the coastal ecosystem extent and function.

- (2) Natural coastal processes such as sand dune erosion and accretion are allowed to occur in all areas without intervention, other than where a significant strategic asset requires protection.
- (3) Waterways and wetlands are managed and maintained to ensure the natural quality and quantity of water delivered to the Coral Sea is not diminished.
- (4) Coastal dependent development is carefully planned, constructed and managed to minimise impacts on the coastline. Coastal dependent development is expected to predominately occur with waterfront sub-precincts in Port Douglas.
- (5) Development maintains and enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard;
- (6) Maintain the erosion prone area within the coastal management district as a development free buffer zone (except for coastal dependent development, temporary or readily relocatable or able to be abandoned development).
- (7) Redevelopment of existing permanent structures in the erosion prone area is required to avoid coastal erosion risks through a strategy of planned retreat, or mitigate coastal erosion risks.
- (8) Land use activity avoids the disturbance of areas of land that are prone to the release of acid sulfate or any other metal contaminant producing soils or adequately manages, treats contaminant producing soils.
- (9) The community's access to the foreshore is maintained, and where appropriate, extended.

3.5.5 Element – Scenic amenity

- (1) Douglas Shire is located on a narrow coastal plain between the Great Dividing Range and the Coral Sea. The lush green backdrop provides a dramatic green frame to the Shire's diverse tourist areas, townships, rural lands and rural communities. This green frame adds significantly to the Shire's much admired high quality scenic amenity. In addition, the sugar cane fields contribute significantly to the Shire's scenic amenity and sense of place on the plains below the green frame. Great care is required to protect the Shire's natural and rural settings given the vital contribution they make to the Shire's identity and to the everyday experiences of residents and visitors alike.

3.5.5.1 Specific outcomes

- (1) Development protects, maintains and enhances the region's Landscape values as shown on the Landscape values overlay maps contained in Schedule 2.
- (2) Major scenic routes and scenic outlooks, as shown on the Landscape values overlay maps contained in Schedule 2, are protected from both the detrimental visual impacts of development and inappropriate vegetation clearing that may detract from the scenic qualities of the scenic route, outlook or ocean-side views.
- (3) Rural and inter-urban breaks are protected from negative visual intrusion.
- (4) The hillslopes, including Flagstaff Hill, are retained as a valued scenic backdrop to the Shire and the landscape character of the hillslopes are protected from inappropriate development.

- (5) The location, size and scale of advertising devices located along the Shire's road networks is reduced. Older off-premises advertising devices that have become dilapidated are removed and not replaced.

3.5.6 Element – Air and acoustic protection and hazardous materials

- (1) Other than the Mossman Sugar Mill and some of the marine industries in Dickson Inlet at Port Douglas, there are no areas of land devoted to the heavier forms of industry that would generate significant air or acoustic problems. As a result, it is possible that new industrial development may present future challenges. The key management approach in planning is to separate sensitive land uses from generators of nuisance. Given the historical development of the Shire (i.e. the Mossman sugar mill and port industries), this is not always practical and mitigation measures need to be implemented as an alternative.

3.5.6.1 Specific outcomes

- (1) The air and acoustic environment and hazardous materials are carefully managed to maintain the health and well-being of the community and the natural environment.
- (2) Industries that have the potential to cause greater air and acoustic impacts and/or that include hazardous materials are separated from sensitive land uses.
- (3) New noisy recreational activities such as major motorsport activities are not likely to be compatible with the amenity of the Shire. Impacts on sensitive receiving environments, including environmental habitats is to be avoided.

Note – Air and acoustic impacts are avoided and/or mitigated to comply with appropriate standards, Environmental Protection (Air) and Environmental Protection (Noise) Policy standards.

3.6 Theme 3 – Natural resource management

3.6.1 Strategic outcomes

- (1) The natural resources of the Shire, such as agricultural land, and in particular land suitable for sugar cultivation, forestry, water, fisheries and extractive resources are protected or managed in a sustainable manner to ensure their ecological and economic values are assured.
- (2) Natural resources are well managed through federal, state, local government, regional resource management bodies, traditional owners and the community.
- (3) Extractive activities do not unduly compromise natural landscape values.

3.6.2 Element – Land and catchment management

- (1) Interaction with the natural environment directly and indirectly impacts on the community's lifestyle and standard of living. Land and water degradation issues facing the Shire include soil erosion, pest plants and animals and water quality. It is important to ensure that the Shire's natural resources are protected and actively promoted for the benefit of current and future generations.
- (2) The Shire consists of a range of land tenures from national parks through to freehold land and leasehold properties. Improved management practices are required to prevent overuse or degradation of natural resources. A significant part of this management relies on the three levels of government as well as regional resource management bodies, traditional owners, land owners and the community using statutory and non-statutory means. This planning scheme

focuses primarily on the significant role of land use planning. However the presence of other non-planning scheme programs such as pest management and riparian rehabilitation programs is acknowledged.

3.6.2.1 Specific outcomes

- (1) Creeks, wetlands and the sea are an important resource for the community. The Shire's water is sustainably managed in accordance with total water cycle management principles to maintain the ecological health of the Shire's ecosystems. Development and land uses will not be permitted to cause pollution or other negative impacts on water quality or the other qualities of these essential environments. Development is to facilitate the protection of environmental values and achieve water quality objectives for Queensland waters.
- (2) Water catchments and ground water aquifers are recognised and protected from inappropriate land use activity that may compromise the quality and characteristics of the water resource. In particular water needs to be managed to give priority to agricultural production and water supply to the Shire's communities, rather than for other purposes such as bottled-water extraction.
- (3) Water quality, in-stream and riparian waterway values, and the nature-based recreation values of modified waterways, and wetlands and their catchments are protected from harmful activities.
- (4) Development is planned, designed, constructed and operated to manage stormwater in ways that help protect the environmental values of waters including the biodiversity and functioning of the aquatic ecosystem.
- (5) The construction of dams on waterways does not detrimentally affect environmental flows, safety, or the amount of water available to downstream users.
- (6) Water quality and its physical and chemical properties are maintained and managed to avoid and reduce the conveyance of sediment and nutrients into natural hydrological systems.
- (7) Traditional ecological land management practices and knowledge is recognised and acknowledged
- (8) Weeds and pests are managed to ensure that natural resources are not degraded.

3.6.3 Element – Primary production, forestry and fisheries

- (1) Primary production is a significant part of the natural resource and landscape value of the Shire. The Shire's townships and villages rely heavily on their surrounding sugar cultivation, tropical agriculture, horticulture and grazing industries. In particular, the primacy of the sugar cultivation will continue as a dominant rural pursuit in the Shire due to the critical importance of the sugar industry to the Shire. Continued support is necessary to ensure the continued prosperity of these townships through the exclusion of non-agricultural land use activities in primary production areas.
- (2) Forestry is not a prevalent activity in the Shire and where it occurs; it tends to be small scale production that is compatible with the Shire's rural production area. Large scale timber production is not a compatible land use within the Shire.
- (3) The importance of the Shire's key fisheries activities are recognised and are protected.

3.6.3.1 Specific outcomes

- (1) The viability of agricultural land is protected and maintained. Land uses that have the potential to conflict with on-going primary production are not established in rural areas.
- (2) Rural areas include a range of rural activities of varying scale depending on land suitability and access to appropriate infrastructure, with development being consistent with prevailing land uses in the area.
- (3) Lot reconfiguration does not result in the further fragmentation of rural land. Boundary realignments only occur where improved agricultural production or environmental protection outcomes are demonstrated, or where they resolve encroachments.
- (4) Timber plantations and forestry production are small in scale and do not compromise the predominant pattern of primary production in the Shire.
- (5) Estuarine, marine and freshwater environments and their associated fish habitats are protected from the adverse impacts generated by new or intensified developments to ensure healthy and plentiful fish stocks.

3.6.4 Element – Resource extraction

- (1) Douglas Shire is not, and is not likely to be, a major resource extraction area. However where extraction does occur, it is small-scale, visually unobtrusive and managed in an environmentally responsible manner. All land disturbed by mining and extractive industries is appropriately rehabilitated.

3.6.4.1 Specific outcomes

- (1) Coal Seam Gas ('CSG') extraction does not occur in Douglas Shire.
- (2) Other extractive industries do not detrimentally impact on community well-being or the Shire's ecological, landscape, scenic amenity and rural production values, and in particular the sugar industry.
- (3) Extractive industries are either progressively rehabilitated to a natural state, or are rehabilitated upon completion of extractive activities, with all buildings, machinery and other associated infrastructure being removed.

3.7 Theme 4 - Strong communities and identity

3.7.1 Strategic outcomes

- (1) Places of cultural and heritage significance, both Indigenous and non-Indigenous, are identified, protected and retained for their significance and importance to the history and identity of the Shire.
- (2) The distinctive character and unique sense of place of the Shire's towns, villages and other settlement areas are maintained, promoting community pride and well-being and community safety and prosperity.
- (3) Residential communities, particularly communities within the major tourism areas of Port Douglas, Daintree Village and the Daintree Lowlands maintain a prosperous economy, a sense of community and promote harmony between residents and visitors.

- (4) Development is managed to enhance the character and identity of existing and future communities, providing services, facilities, parks, recreation areas, places to work, live and play and to celebrate culture, history and identity.
- (5) Progress will be made working with Aboriginal and Torres Strait Islander peoples and the wider community, to help remove social and economic disadvantage.
- (6) Equitable access is provided to a complete range of services, open space, active and passive recreation, employment, accommodation and entertainment.
- (7) The conservation and adaptive re-use of places of heritage significance is facilitated.
- (8) Residents have access to appropriate social infrastructure, community services and adequate housing, including a greater variety of housing choice.

3.7.2 Element – Social planning and infrastructure

- (1) There is a need to identify and provide for a range of social, cultural, educational, leisure and health services to meet the needs of the community, including youth, families and the elderly. Adequate provision of social infrastructure assists in sustaining the Shire's population, and attracting new residents to the Shire. The correlation between the well-being of the community and the economic prosperity of the Shire is recognised.

3.7.2.1 Specific outcomes

- (1) The unique characteristics of individual communities are recognised and respected.
- (2) Future planning of the Douglas Shire takes into account changing community characteristics, issues and needs.
- (3) Access is available to a range of community services for all residents and is distributed on an equitable basis.
- (4) Social infrastructure is clustered into a series of co-located Community hubs and with Activity centres as shown on the Strategic framework maps contained in Schedule 2 for ease of accessibility.

3.7.3 Element – Active communities

- (1) Planning in the Shire will play an increasingly important role in maintaining healthy communities. Given an increasing awareness of the need to encourage healthy active lifestyles, walkable and cycle-friendly neighbourhoods will be promoted. The Shire is developing a network of inter-connected and accessible open space and green corridors and this network will be progressively expanded to encourage opportunities for recreation, while recognising an increasing trend toward self-directed, non-organised sporting activity.
- (2) Better use of the Shire's outdoor spaces requires careful urban design to ensure that there is a high perception of personal safety. Highly visible and well-shaded parks and town spaces will be established to encourage dynamic well-used public spaces.

3.7.3.1 Specific outcomes

- (1) The Shire is an active community, providing opportunities for residents to make healthier life choices. Planning and development will make provision for open space, recreation areas and safe walking and cycling paths.
- (2) Sufficient land is available and distributed across the Shire's communities to cater for the development of parks and sport and recreation facilities. Open space areas and sporting and recreational facilities are provided to:
 - (a) ensure a diverse range of recreational opportunities.
 - (b) encourage multi-purpose spaces and hubs for recreation.
 - (c) facilitate a recreational trail network, particularly along rivers and creeks.
 - (d) form networks of interlinked connections.
 - (e) promote and contribute to the green space character of the Shire.
 - (f) promote a degree of flexibility in the use of open space for other community purposes such as community gardens.
- (3) New publically accessible and usable open space is provided in new development where appropriate. Open space will be the centre piece of new communities contributing to the Shire's overall network of parkland, sporting and recreational facilities and open space corridors.
- (4) Neighbourhoods are to be accessible and safe, providing opportunities for social interaction, participation and improved well-being. In particular, open space is highly visible, being located along road frontages and not placed to the rear of new allotments.
- (5) The number of tropical shade producing canopy trees of appropriate species is increased.

3.7.4 Element – Sense of place, community and identity

- (1) Sense of place is the dual characteristic that derives from certain distinctive features of a place and the feelings and perceptions that people hold with respect to that place. Fostering a good sense of place promotes community attachment. New development in the Shire should avoid the delivery of homogeneous development consisting of identical communities. In growth areas, gated enclave communities will not be encouraged. The larger new developments will be supplied with a range of facilities to support new residents and to ensure that these new developments are a good place to live.
- (2) Many areas in the Shire have high quality character that derives from their buildings, pattern of subdivision and street layout. The Shire's older and traditional character is derived from the wide street, grid layout, tin and timber housing and vegetation. Intact commercial precincts consisting of shops, churches, halls, hotels, post offices, banks, hospitals and the like are recognised and will be retained.
- (3) New development will not be characterised by off-the-shelf corporate designs that have little regard for the Shire's unique communities and sense of place, in order to ensure the experience of living and visiting the Shire is not diminished.

3.7.4.1 Specific outcomes

- (1) The distinctive character and unique sense of place of towns and villages and other communities, including Aboriginal communities, throughout the Shire is maintained, promoting community pride and well-being and community safety and prosperity.

- (2) New communities in the Shire are established with a recognisable and distinctive sense of place.
- (3) Through site specific tropical design, franchise corporate designs are adapted to integrate with established urban qualities that make the Shire's local communities unique and distinct from other places.
- (4) Gated communities that offer little or no integration with surrounding and adjacent communities are not the preferred pattern of development in the Shire.
- (5) Important buildings in the community are designed to be readily recognisable for their purpose and use.

3.7.5 Element – Housing choice and affordability

- (1) Douglas Shire contains a range of housing types that contribute to the lifestyle opportunities and attractiveness of the Shire as a place to work, live and visit. However, for the long-term sustainability of the Shire, it is important that adequate opportunities are provided to accommodate the changing lifestyles and housing needs of the existing and future population. In particular, there is a need to cater for an ageing population, while at the same time providing affordable housing opportunities for the Shire's workforce.
- (2) Currently, outside Port Douglas, there is a lack of innovative and creative medium density housing development. Opportunities exist to encourage this type of development in appropriate locations in Mossman, without compromising existing local character.

3.7.5.1 Specific outcomes

- (1) The community has access to a greater variety of housing choice throughout the urban areas of the Shire, facilitating a variety of lot sizes, house sizes and designs and land tenures.
- (2) An increase in housing diversity is encouraged in appropriate locations while maintaining the existing character and identity of individual communities.
- (3) Broad-acre land developments are established with mixed lot sizes and densities of development.
- (4) The development of appropriate Indigenous Housing or Bayan is recognised as an affordable housing choice and alternative living option on Aboriginal Freehold Land.

3.7.6 Element – Arts and culture

- (1) Douglas Shire has an abundance of community-based festivals and events held throughout the year. The Shire attracts a broad cross-section of creative and spirited people that place art and culture at the centre stage. Port Douglas will continue to be a focus for creative activity, adding to the town's liveliness and its economic buzz. Port Douglas will also be supported by Shire-wide, smaller-scale dispersed cultural activities in local towns, villages and communities.

3.7.6.1 Specific outcomes

- (1) Tourist and entertainment areas are planned and developed in appropriate parts of the Shire with a particular focus in Port Douglas. It is recognised that in these areas lively activity contributes significantly to its vibrant tourist-town amenity.

- (2) Where appropriate, the public realm is promoted as a place for public art, cultural activities, events, markets and festivals.
- (3) Appropriately-scaled art and cultural infrastructure is provided in new development.

3.7.7 Element – Cultural and landscape heritage

- (1) Douglas Shire has many distinctive and important places that give strength to local character. Cultural heritage significance for different cultures and the importance of preserving Indigenous, non-Indigenous, natural and cultural heritage is recognised.

3.7.7.1 Specific outcomes

- (1) Places and landscapes of cultural and heritage significance are protected and retained for their significance and importance to the history and identity of the Shire.
- (2) Development takes into account:
 - (a) the location and cultural heritage significance of world heritage properties, national heritage places and the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*;
 - (b) the location and cultural heritage significance of Queensland heritage places
 - (c) identification of local heritage places and areas.
- (3) Development in or on a local heritage place or area avoids or otherwise minimise adverse impacts on the heritage significance of the place or area and does not compromise the cultural heritage significance of the place or area.
- (4) Adaptive reuse of places of cultural heritage significance occurs where the use does not harm the qualities and significance of the place or area.

3.7.7.2 Land use strategies

- (1) A Douglas Heritage Study was prepared by Cairns Regional Council in 2011. The purpose of this study was to create a local heritage register to meet the requirements of Part 11 of the *Queensland Heritage Act 1992*. The associated consultant's report, nominated 47 places for inclusion in the local heritage register (excluding 8 places of the State heritage register), an additional 16 as potential places for inclusion in the local heritage register and rejected a further 41 places as not meeting the threshold for inclusion in the local heritage register.
- (2) At this point in time, there has been no further verification of any of the nominated places listed in the register following initial public notification, as to the list's accuracy and there is a degree of uncertainty with respect to some places, as outlined in the consultant's report. Prior to including Places of Significance list as planning scheme policy in the planning scheme, further verification is required with respect to the list. This will require an independent review. In addition to being a listing of nominated sites such review should also examine positive incentives for listing in the planning scheme.
- (3) Jabalbina and Douglas Shire Council will work collaboratively to develop a management plan aimed at identifying, protecting and retaining matters of Aboriginal cultural heritage significance.

3.7.8 Element - Strengthening Indigenous communities

- (1) The Shire has the significant, discrete Indigenous community of Wujal Wujal on its northern boundary, adjacent to the Bloomfield River. The Wujal Wujal Aboriginal Shire Council has developed its own planning scheme for its community. However this community and its people

will also continue to have influence outside their own local government boundary, through the implementation of the Eastern Kuku Yalanji people's Indigenous Land Use Agreement (the 'ILUA') and aspirations to 'return to country' in the northern part of Douglas Shire. Also of particular note is the relatively small Mossman Gorge Community, to the west of Mossman, and the nearby Indigenous eco-tourism development – the Mossman Gorge Centre.

- (2) The on-going development of the Return to Country Local Plan seeks to address social and economic disadvantage, environmental management of lands and waters, cultural heritage protection and management, the relationship between Jabalbina and Douglas Shire Council and economic development opportunities for the eastern Kuku Yalanji people.

3.7.8.1 Specific outcomes

- (1) Traditional cultural landscapes and significant places are protected in partnership with traditional owners of those landscapes and places.
- (2) Traditional knowledge, skills and cultural practices are respected and, where appropriate, reflected in land management decision making, location and in the form of infrastructure and design of community spaces.
- (3) Sites of cultural significance, including sites with cultural significance for clan groups, and sites with broader significance for the community are protected.
- (4) Council will continue to support and work with Traditional custodian / Owner groups to progress their ability to care for, work on and live on Country, and create economic development opportunities, particularly within the urban footprint of Mossman Gorge and the good bush-living precincts in certain areas north of the Daintree River.

3.8 Theme 5 - Economy

3.8.1 Strategic outcomes

- (1) A prosperous community with a strong rural sector, a dynamic tourism industry and commercial and industrial activities offering a diverse range of employment opportunities is supported by the sustainable use and management of the Shire's natural resources.
- (2) The Shire's economic base will be broadened to improve employment opportunities and to provide resilience to any future adverse economic, social and environmental conditions.
- (3) Economic benefits are maximised through the promotion of appropriate land uses, minimisation of land use conflicts and the protection of strategic economic infrastructure.
- (4) Clustering and co-location of land uses achieve synergies that utilise existing and planned infrastructure and provide opportunities for growth.
- (5) The natural values and key lifestyle attributes of the Douglas Shire are protected to maintain its regional competitive advantage.
- (6) Higher education facilities are encouraged in the Shire to broaden the economic base, increase employment, inject research and innovation into rural/environment/marine industries.
- (7) Indigenous economic and social disadvantage is reduced over time through carefully planned development of traditional lands.

3.8.2 Element – Economic growth and diversification

- (1) The Mossman Mill, supporting the sugar industry, has been in operation for over 120 years and is the primary economic driver in the Shire. Elsewhere, Douglas Shire is not characterised by a significant industrial base to support its primary economic drivers of tourism and primary production. However, value adding manufacturing and processing, research and education can play an important role in the future of economic growth opportunities in the Shire. The lower operational costs for businesses and the unique lifestyle that the Shire offers should be promoted to attract new employment opportunities and economic growth.

3.8.2.1 Specific outcomes

- (1) Economic growth that supports clean, green businesses and resilient communities is encouraged throughout the Shire. In particular a range of economic initiatives is facilitated in appropriate locations, including:
 - (a) the growth of new and traditional industries;
 - (b) further development of Port Douglas as a premium tourist destination;
 - (c) establishing Douglas Shire as a player in the global tropical tourist market;
 - (d) targeting infrastructure that strengthens Douglas Shire as a tourist destination and a gateway to the region;
 - (e) promoting the Shire's marine industries;
 - (f) providing for higher value jobs, particularly for young people;
 - (g) focussing on education and knowledge-based industries;
 - (h) taking advantage of the digital age and associated digital economy;
 - (i) protecting the assets on which existing and future business relies, such as agricultural land resources and the beautiful natural environment;
 - (j) enhanced economic opportunities through appropriate development of Aboriginal Freehold Land.
- (2) Business development and innovation are supported in appropriate settings, particularly within the Shire's activity centres and employment clusters.

3.8.3 Element – Tourism

- (1) Tourism is a significant employer and generator of economic activity within the Shire. The Shire boasts two of the State's major icons, the World Heritage Wet Tropics and the Great Barrier Reef. The quality of the Shire's natural and rural landscapes, spectacular mountains, dramatic bluffs, outstanding scenic coastal areas and environmental features, and numerous historic and culturally significant sites are a major tourism drawcard.
- (2) The extent, range and configuration of tourist accommodation, facilities and services is based on the intrinsic and distinctive qualities of the Shire which promotes an efficient and sustainable tourism industry, and the well-being of the resident population.

3.8.3.1 Specific outcomes

- (1) Development that contributes to the tourism industry and complements and promotes the Shire's natural assets is facilitated. In particular, tourism development is consistent with, and sensitive to, the nature of tourism appropriate in different parts of the Shire.
- (2) A distinctive and attractive destination image for the Shire is fostered.
- (3) An efficient and coordinated pattern of tourism development is established which ensures tourist convenience and accessibility and focusses on the Tourism nodes as shown on the Strategic framework maps contained in Schedule 2.

- (4) Major tourist accommodation and entertainment areas will continue to focus in the Port Douglas Town Centre.
- (5) Tourist development in the Daintree Village, Cape Tribulation and other parts of the Shire:
 - (a) is of a scale appropriate to its location;
 - (b) respects the environmental quality of its surrounds;
 - (c) is limited in size and extent;
 - (d) consists of low-intensity activities, generally based on the appreciation of the natural environment.
- (6) Low intensity tourist activities may be acceptable in the rural areas, provided there are no adverse impacts on the natural environment, good quality agricultural land, farming practices and bona-fide extractive resource activities.
- (7) A limited number of low-intensity tourist accommodation facilities may be acceptable in Conservation areas where it is designed to integrate with its setting (e.g. similar to the Silky Oaks Resort in Mossman).
- (8) The development of bed and breakfast, cabin, homestead / farm-stay accommodation and other low impact tourism development is encouraged in appropriate locations.

3.8.4 Element – Primary production

- (1) Primary production, in particular the dominant sugar industry, and associated manufacturing has always been a significant contributor to Douglas Shire's economy. Considerable opportunities exist to add value to primary produce and to diversify the base income of the rural sector and improve employment opportunities. The Shire's competitive strengths of rich agricultural soils, tropical climate with high rainfall, and proximity to Cairns should be promoted to attract new industries complementary to the Shire's lifestyle.

3.8.4.1 Specific outcomes

- (1) Opportunities to enhance agricultural industry particularly in the Shire's rural towns through the expansion of existing activities, development of value-adding processes and the introduction of new crops will be supported. However, sugar production will continue to be the most dominant cropping activity in the Shire.
- (2) Grazing activities are supported where they do not intrude into vegetated and / or steep land.
- (3) The availability and viability of rural land for on-going agricultural uses is not compromised by inappropriate or incompatible development.
- (4) Fish habitat areas continue to be protected and managed to ensure that the Shire continues to produce a diverse range of sustainable marine/seafood industry products important to both domestic and international markets.
- (5) Carbon sequestration activities are encouraged on steep, denuded hillslope land and broken corridors and away from areas of quality agricultural land.

3.8.5 Element – Innovation and technology

- (1) Technology is the driver of change. Land use policies for the Shire will as far as practical, anticipate and capitalise on innovation and technology. A focus on innovation and technology

will deliver a more robust economy in which opportunities for enterprise are plentiful and innovation is rewarded.

- (2) The outstanding natural beauty of the Shire and its proximity to Cairns City and its international airport makes the Shire an attractive location for those who can telecommute or have transportable businesses in the information technology, consulting and business services sectors. The promotion of the Shire to these groups and to those seeking an improved lifestyle will lead to growth and a more sustainable economy for the Shire.

3.8.5.1 Specific outcomes

- (1) The development of specialised economic innovation precincts and service industries occurs in Mossman, Craiglie and other appropriate locations in Port Douglas, in order to provide the Shire with an economic edge and to support the local population and provide employment opportunities.

3.9 Theme 6 - Infrastructure and transport

3.9.1 Strategic outcomes

- (1) Development is facilitated through the provision of physical infrastructure which complements the economy of the Shire in an efficient, equitable and environmentally safe manner, as well as circulation networks which provide for the efficient movement of people and goods without compromising the Captain Cook Highway as a scenic corridor in the Shire.
- (2) Infrastructure and services are provided to Douglas Shire's communities in a planned, timely, economical and efficient manner in order to support community needs.
- (3) Development is appropriately coordinated between all of the government tiers and agencies, and sequenced, to ensure that activities are appropriately serviced by infrastructure.
- (4) An integrated transport system is developed that promotes increased walking, cycling and the use of public transport.
- (5) Sustainable on-site waste water disposal and electricity supply occurs in parts of the Shire that cannot be connected to reticulated networks.
- (6) Key sites and corridors for existing or planned infrastructure are identified and protected from incompatible development.
- (7) New technologies are utilised to achieve sustainable infrastructure outcomes.
- (8) Infrastructure is located and designed and sited to respect the visual amenity of the shire.

3.9.2 Element – Energy

- (1) Reticulated energy supplies are provided to all urban communities within the Shire.
- (2) Elsewhere, alternative energy as a source of electricity for dwellings can present significant environmental benefits. The use of alternative, renewable energy sources such as solar and wind power is a small, yet significant method by which the community can address the global issue of climate change through local actions. However, a balance between the potential benefits and negative impacts of using alternative energy technologies is needed.

3.9.2.1 Specific outcomes

- (1) The energy needs of the Shire are met in a manner that minimises impacts on the health of the surrounding communities, natural environments and scenic amenity, and wherever possible, supports low emission and/or renewable energy sources.
- (2) Renewable energy facilities, such as small-scale wind turbine generators and solar panels can connect to an existing, nearby high voltage electricity network (with adequate capacity) without significant environment, social or amenity impact..
- (3) Energy infrastructure in urban development areas is located, designed and constructed to ensure continuing functioning after severe natural hazard events.
- (4) The paradox of polluting fuel-based power generation and the pristine World Heritage setting of the Daintree rainforests, north of the Daintree River is acknowledged. Proposals to extend electricity supply to properties north of the Daintree River take into account the sensitive environmental characteristics of the area, the fact that it is an area that is largely of world heritage significance and the climatic risks impacting the area such as cyclones and other weather events, all of which will influence decisions about the nature and scale of the electricity supply infrastructure which may be provided.

3.9.3 Element – Water and waste management

- (1) Wastewater management is a major issue for the unsewered small towns and communities of the Shire. Reticulated water and sewerage services and stormwater drainage improvements are required to minimise impacts on the environment and accommodate projected population growth.

3.9.3.1 Specific outcomes

- (1) Water supply resources are protected and used efficiently and sustainably. Waste is minimised.
- (2) Water and sewerage infrastructure is provided in locations that maintain the health and well-being of the community and the environment.
- (3) Development in urban areas is connected to the reticulated water supply and sewerage infrastructure according to demand and service standards.
- (4) Development in rural and rural residential areas is provided with a reliable, potable water supply and on-site effluent treatment that will ensure no detrimental impacts on amenity, health or well-being of communities or the natural environment.
- (5) Waste management facilities and recycling infrastructure does not result in impacts on the environment or on scenic amenity. Waste management and recycling facilities are spatially separated from sensitive land uses and receiving waters, and these facilities are equally protected from the intrusion of new sensitive land uses.
- (6) Improved technologies and capture/treatment methods, such as water sensitive urban design and recycling, are used to carefully manage stormwater discharge to reduce excessive flows, improve water quality discharge and protect the natural environment from adverse impacts.

3.9.4 Element – Transport

- (1) It is important to maintain a safe and efficient transport network across the Shire. Many of the roads within the Shire are multi-purpose in function and face increased usage by large transport

vehicles associated with agriculture, as well as domestic and tourism traffic volumes. The Captain Cook Highway connects Douglas Shire to Cairns and is a winding two lane carriageway that caters for the majority of the Shire's freight needs. The Mossman Mount Molloy Road is also an important link connecting the Shire to the Tablelands.

- (2) The Daintree River will continue to operate as a Ferry Service and the road north of Cape Tribulation to Wujal Wujal and the CREB track will remain as 4 wheel-drive only.
- (3) The current lack of public transport facilities within the Shire restricts the movement of residents and impedes visitors to the Shire who do not have access to a vehicle. Additional public transport facilities, such as buses (or mini-buses), may be required to improve accessibility for both the resident population and the wider community.
- (4) There are no commercially operating airfields within Douglas Shire. However there are a number of smaller scale airstrips. Careful planning is needed to ensure that the distribution of such air strips does not compromise the safety of their function.
- (5) The cane rail network is an important infrastructure network for the efficient operation of the sugar industry and the mill.

3.9.4.1 Specific outcomes

- (1) The current and future function of higher order roads and transport networks (including buffer areas), is taken into account in land use planning, and protected from incompatible development.
- (2) Local and State road networks are integrated with existing communities and new developments.
- (3) Dickson's Inlet close to the Port Douglas Town Centre continues to function as the main passenger terminal for the reef.
- (4) Connectivity between neighbourhoods and communities is established in existing and new development areas ensuring road, cycle and pedestrian connections.
- (5) Development is designed, located, maintained, and where necessary improved, to facilitate pedestrian, cycle and transport functions.
- (6) Development does not compromise the efficient use of the cane-rail network.
- (7) The Daintree Ferry continues to be the method of transport across the Daintree River.
- (8) The cane railway network is retained and maintained as a significant infrastructure network for the sugar industry in the Shire.

3.9.5 Element – Information technology

- (1) Information technology advancement and delivery is important to the economic success, education, health and well-being of the Douglas Shire.

3.9.5.1 Specific outcomes

- (1) The community is not exposed to any harmful infrastructure elements associated with information technology provision. Wherever possible, infrastructure is co-located with existing

information technology infrastructure, or is otherwise, visually unobtrusive to the greatest extent possible.

- (2) Development in new urban areas installs information technology, or makes provision for such information technology, for ease of installation, when networks become available.

PART 4 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

- (1) Part 4 - Local government infrastructure plan (LGIP) is not reflected in the planning scheme. In accordance with Section 997(4) of the *Sustainable Planning Act 2009*, Council has until 30 June 2018 to finalise a LGIP. Council's current adopted charges resolution continues to have effect.

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PART 5 TABLES OF ASSESSMENT

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

- (1) The tables identify the following:
 - (a) development that is exempt or requires self, compliance, code or impact assessment.
 - (b) the level of assessment for development in:
 - (i) a zone;
 - (ii) a local plan and, where used, a precinct of a local plan;
 - (iii) an overlay where used.
 - (c) the assessment criteria for development, including:
 - (i) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
 - (ii) if there is a local plan, whether a local plan code or specific provisions of the local plan code apply (shown in the 'assessment criteria' column);
 - (iii) if there is an overlay:
 - (A) whether an overlay code applies (shown in the 'assessment criteria' column); or
 - (B) whether the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies;
 - (iv) any other applicable code(s) (shown in the assessment criteria' column);
 - (d) any variation to the level of assessment (shown as an '**IF**' in the 'development' column) that applies to the development.
- (2) For all development, identify the following:
 - (a) the applicable zone (or where there are multiple zones that apply to the premises, each applicable zone) that applies to the area of the premises subject to the development footprint, by reference to the zone maps contained in Schedule 2;
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan maps contained in schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay maps contained in Schedule 2 and any Overlay codes contained in Part 8.

Editor's note – Record the applicable zone (or zones where more than one zone applies), overlays, local plans and local plan precincts that apply to the site).

- (3) There is a table for each zone, in alphabetical order based on the name of the zone, which is identified at the head of the table. Development within that zone is subject to the levels of assessment and assessment criteria identified in that table, subject to Column 4 – Notes within the table.

Editor's note – Identify the relevant zone table. This is the table that is applicable to determine the level of assessment and assessment criteria for the development.

- (4) For a material change of use (or uses), the applicable use or uses are identified by reference to the Use definitions in Schedule 1.1.


Editor's note – Record the applicable use (or uses) to cross reference in the relevant table.

- (5) Column 1 of each table:
- (a) has subheadings for material change of use, reconfiguring a lot, operational work and building work and identifies specific types of development;
 - (b) identifies overlays that may vary the level of assessment for the development;
 - (c) identifies local plans that may vary the level of assessment for the development;
 - (d) other circumstances that may vary the level of assessment for the development.

Editor's note –The level of assessment may vary where there is an applicable overlay or local plan or where there is another circumstance (for example the size, type or nature of a development). In column 1 of the table, identify the type of development proposed and whether any applicable overlays, local plans or other circumstances vary the level of assessment for the development.

- (6) Column 2 of each table identifies, by category, the level of assessment for development as exempt, self-assessable, compliance assessable, code assessable or impact assessable and varied levels of assessment as identified in subsection (5)(b),(c) and (d).
- (7) Where there are no applicable overlays, local plans or other circumstances identified in Column 1 then the relevant row for determining the level of assessment is the first row relating to that development.
- (8) Where applicable overlays, local plans or other circumstances are identified in a row, the relevant rows for determining the level of assessment will be each of those applicable overlay, local plan or other circumstances rows.
- (9) Where the level of assessment is varied by overlays, local plans of other circumstances then the highest level of assessment applies to the development as follows:
- (a) self-assessable prevails over exempt;
 - (b) compliance assessment prevails over self-assessable and exempt;
 - (c) code assessable prevails over compliance assessment, self-assessable and exempt;
 - (d) impact assessable prevails over code, compliance assessment, self-assessable and exempt.
- (10) Column 3 of each table identifies the assessment criteria against which a development will be assessed.
- (11) Column 3 is divided into subheadings which identify individual codes, or in the first cell the whole of the Douglas Shire Planning Scheme, against which the development will be assessed.
- (12) Codes identified in subheadings in Column 3 are contained in parts 6, 7, 8 and 9 of the planning scheme.
- (13) The symbol “a” in a green cell shown in Figure 3.9.5.1.a identifies applicable assessment criteria for the development by reference to the subheadings in Column 3.

Figure 3.9.5.1.a - Symbol for applicable assessment criteria

 Applicable assessment criteria

- (14) The assessment criteria that are applicable are those identified by the symbol in Figure 3.9.5.1.a reading across a row from rows in Column 1 and 2.
- (15) Where no applicable overlays, plans or other circumstances identified in Column 1 then the relevant row for determining the assessment criteria is the first row relating to that development.

- (16) Where overlays, local plans or other circumstances are applicable to the development and are identified in a row or where more than one row applies, then the relevant rows for determining the assessment criteria will be all of those applicable overlay, local plan or other circumstances rows.
- (17) Impact assessable development is required to be assessed against the whole of the planning scheme and the presence of the symbol in Figure 3.9.5.1.a in the first subheading of column 3 identifies that requirement.
- (18) Column 4 – Notes provides further clarification to explain specific circumstances contained within the table.

5.3 Additional matters about levels of assessment

- (1) A material change of use is impact assessable:
 - (a) unless the tables of assessment states otherwise; or
 - (b) if a use is not listed in the tables of assessment; or
 - (c) if a use is not defined in the use definitions contained in Schedule 1.1; or
 - (d) unless otherwise prescribed within the Act or Regulation.
- (2) Reconfiguring a lot is code assessable, unless:
 - (a) the tables of assessment state otherwise; or
 - (b) otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is exempt development, unless:
 - (a) the tables of assessment state otherwise; or
 - (b) otherwise prescribed within the Act or the Regulation.
- (4) Development undertaken on or behalf of the local government is:
 - (a) as per the level of assessment as identified in Part 5; or
 - (b) Code assessable where identified as Impact assessable in Part 5 and is to be assessed against the whole of the planning scheme, to the extent relevant.
- (5) Where development is proposed on premises included in more than one zone, local plan, overlay or other circumstance, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans, overlays or other circumstances.
- (6) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (7) Where a development is comprised of a number of defined uses (not in any activity group), the highest level of assessment applies.
- (8) For the purposes of Schedule 4, Table 2, Item 2 of the Regulation, an overlay does not apply if the development meets self-assessable acceptable outcomes of the relevant overlay code.
- (9) A level of assessment in a local plan overrides the level of assessment in a zone and a level of assessment in an overlay overrides the level of assessment in a zone or a local plan.
- (10) Provisions of Part 10 may override any of the above.

- (11) State prescribed levels of assessment identified in Part 5, section.5.5, override all other levels of assessment for that development, with the exception of the levels of assessment prescribed in the Act or Regulation.
- (12) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note – Development is only to be taken to be prohibited under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in Section 5.4 of the standard planning scheme provisions.

5.4 Additional matters about determining the assessment criteria

- (1) In addition to the above, the following rules apply in determining assessment criteria for each level of assessment:
 - (a) Self-assessable development:
 - (i) is to be assessed against all of the self-assessable acceptable outcomes of the applicable code(s) identified in Column 3;
 - (ii) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);
 - (iii) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
 - (b) Development requiring compliance assessment
 - (i) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in Column 3;
 - (ii) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
 - (c) Code assessable development
 - (i) is to be assessed against all the applicable codes identified in Column 3;
 - (ii) that occurs as a result of development becoming code assessable pursuant to sub-section 5.4(1)(a)(iii), should:
 - (A) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.4.1(a);
 - (B) comply with all self-assessable acceptable outcomes identified in subsection 5.4(1)(a)(i) and 5.4(1)(a)(ii), other than those mentioned in subsection 5.4(1)(a)(iii);
 - (iii) that complies with:
 - (A) the purpose and overall outcomes of the code – complies with the code;
 - (B) the performance or the acceptable outcomes, where prescribed – complies with the purpose and overall outcomes of the code;
 - (iv) is to have regard to the purposes of any instrument containing an applicable code.

Note – In relation to section 5.4(1)(c)(iii) above, the associated acceptable outcomes are technical measures or standards that set a benchmark for assessment of individual applications, which may only be varied on the merits of an assessment of the corresponding performance outcomes and the purpose and overall outcomes of the relevant code.

Note - In relation to section 5.4(1)(c)(iv) above, and in regard to section 313(3)(d) of the Act, the strategic framework (where relevant) is considered to be the purpose of the instrument containing an applicable code.

- (d) Impact assessable development must be assessed against the whole of the planning scheme, to the extent relevant.

5.5 Prescribed levels of assessment

- (1) Prescribed levels of assessment exist for the following types of development:
 - (a) Material change of use:
 - (i) for Community residence in a Residential zone or a Rural residential zone;
 - (ii) for Cropping where involving forestry for wood production within a Rural zone;
 - (b) Reconfiguring a lot:
 - (i) for 1 into 2 lots in accordance with Schedule 18 of the Regulation;
 - (c) Operational work:
 - (i) associated with reconfiguring a lot for 1 into 2 lots in accordance with Schedule 18 of the Regulation.

5.6 Levels of Assessment

The following pages contain the assessment tables.

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Table 5.6.a- Centre zone

Column 1	Column 2	Column 3																								Column 4												
Development	Level of Assessment	Assessment Criteria																								Notes												
		Whole of the Douglas Shire Planning Scheme	Centre zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Centre activities code	Child care centre code	Community facilities code	Dual occupancy code	Dwelling unit code	Home based business code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Telecommunications facility code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) & Centre activities consist of the following uses: • Adult store • Club (not requiring a liquor licence and less than 100m ² GFA) • Community use • Food and drink outlet (not providing a drive through facility) • Function facility • Health care services • Office • Service industry (if less than 100m ² GFA) • Shop, not defined within the Large format retail activities group • Shopping centre, not defined within the Large format retail activities group # Community facilities activities consist of the following uses: • Club (not requiring a liquor license and less than 100m ² GFA) • Community care centre • Community use • Educational establishment (not containing student accommodation) • Emergency services • Health care services • Hospital • Place of worship
Material change of use																																						
Bar	I	a							a		a	a				a		a																			a	
IF within Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan AND the Live Entertainment Precinct	C		a		a	a	a		a		a	a				a		a																				a
Caretaker's accommodation	S		a		a	a	a		a		a	a				a		a	a																			
Centre activities #	C		a		a	a	a		a		a	a				a		a		a																		a
IF contained within an existing building used for a lawfully established Centre activity	S		a		a	a	a		a		a	a				a		a		a																		a
Child care centre	C		a		a	a	a		a		a	a				a		a			a																	a
Community facilities activities #	C		a		a	a	a		a		a	a				a		a				a																a
IF contained within an existing building used for lawfully established Community facilities activities	S		a		a	a	a		a		a	a				a		a				a																a
Dual occupancy	I	a																																				
IF within Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan	C		a		a	a	a		a		a	a				a		a					a															a
Dwelling unit	S		a		a	a	a		a		a	a				a		a							a													
Home based business	S		a																																			
Hotel	I	a																																				
IF within Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan AND the Live Entertainment Precinct	C		a		a	a	a		a		a	a				a		a																				a

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.a- Centre zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																								Column 4 Notes														
		Whole of the Douglas Shire Planning Scheme	Centre zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Centre activities code	Child care centre code	Community facilities code	Dual occupancy code	Dwelling unit code	Home based business code	Home based business code	Multiple dwelling, short term accommodation and y codefirement facility code	Telecommunications facility code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x			
Material change of use (continued)																																								
Multiple dwelling	I	a																																						
IF within Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan	C		a		a	a	a		a		a	a					a		a								a		a										a	
Park	E																																							
Short-term accommodation	I	a																																						
IF within Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan	C		a		a	a	a		a		a	a					a		a								a													
Telecommunications facility	C		a		a	a	a		a		a	a					a		a									a	a											a
Utility installation	C		a		a	a	a																																	
All other land uses other than those listed as inconsistent uses °	I	a																																						
All other land uses listed as inconsistent uses °	IIU	a																																						
Undefined uses	I	a																																						
Reconfiguring a Lot																																								
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a										a		a	a	a	a	a	a					a
Operational work																																								
Operational work	C		a		a	a	a		a		a	a					a	a																						
IF for advertising devices being a Third party advertising device	IIU	a																																						
If for advertising devices, not being a Third party advertising device, where complying with all Acceptable Outcomes	S		a		a	a	a																					a												
IF for Filling and excavation of 50m ³ or less	S		a						a		a	a	a				a	a																						
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a				a	a																						

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.a- Centre zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																										Column 4 Notes											
		Whole of the Douglas Shire Planning Scheme	Centre zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Centre activities code	Child care centre code	Community facilities code	Dual occupancy code	Dwelling unit code	Home based business code	Home based business code	Multiple dwelling, short term accommodation and y code/retirement facility code	Telecommunications facility code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x		
Operational work (continued)																																							
IF for vegetation damage	S		a		a	a	a									a																					a		
IF for works on a local government road	C		a					a		a	a	a					a																						
Building work																																							
IF within the Places of significance overlay and not for internal building work that does not affect the significance of the place	C		a														a																						
IF for removal / demolition in the Places of significance overlay	I	a																																					

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.b – Community facilities zone

Column 1	Column 2	Column 3																							Column 4												
Development	Level of Assessment	Assessment Criteria																							Notes												
		Whole of the Douglas Shire Planning Scheme	Community facilities zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Child care centre code	Community facilities code	Dwelling unit code	Multiple dwelling, short term accommodation and retirement facility code	Sales office code	Sport and recreation activities code	Telecommunications facility code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x		
Material change of use																																					
Caretaker's accommodation	S		a						a	a	a	a	a			a	a		a																	a	
Child care centre	C		a		a	a	a		a	a	a	a	a			a	a		a																		a
Community facilities activities #	C		a		a	a	a		a	a	a	a	a			a	a		a																		a
IF contained within an existing lawfully established building	S		a																																		
IF for an educational establishment containing student accommodation	I	a																																			
Dwelling unit	S		a						a	a	a	a	a			a	a		a																		a
Environment facility	C		a		a	a	a		a	a	a	a	a			a	a		a																		a
IF less than 100m ² of enclosed GFA	S		a		a	a	a		a	a	a	a	a			a	a		a																		a
Function facility	C		a		a	a	a		a	a	a	a	a			a	a		a																		a
Indoor sport and recreation	C		a		a	a	a		a	a	a	a	a			a	a		a																		a
IF contained within an existing building designed and capable of being used for sport and recreational use and not exceed 500m ² of GFA	S		a		a	a	a																														
Outdoor sport and recreation	S		a		a	a	a		a		a	a	a																								a
Park	E																																				
Residential care facility	C		a		a	a	a		a	a	a	a	a																								a
Retirement facility	C		a		a	a	a		a	a	a	a	a			a	a		a																		a
Sales office	S		a		a	a	a		a		a	a	a																								a
Telecommunications facility	C		a		a	a	a		a		a	a	a			a	a		a																		a
Utility installation	C		a		a	a	a		a		a	a	a			a	a		a																		a
All other land uses not identified as inconsistent uses °	I	a																																			
All other land uses identified as inconsistent uses °	IU	a																																			
Undefined uses	I	a																																			

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

Community facilities activities consist of the following uses:

- Club (not requiring a liquor license and less than 100m² GFA)
- Community care centre
- Community use
- Educational establishment (not containing student accommodation)
- Emergency services
- Health care services
- Hospital
- Place of worship

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.b – Community facilities zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes															
		Whole of the Douglas Shire Planning Scheme	Community facilities zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craigie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Child care centre code	Community facilities code	Dwelling unit code	Multiple dwelling, short term accommodation and retirement facility code	Sales office code	Sport and recreation activities code	Telecommunications facility code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship-sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. ^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) ⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craigie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.	
Reconfiguring a lot	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Operational work																																					
Operational work **	C		a	a	a	a																															
IF for advertising devices being a Third party advertising device	IU	a																																			
IF for advertising devices not being a Third Party advertising device where complying with all acceptable solutions	S		a	a	a	a																					a										
IF for Filling and excavation of 50m ³ or less	S		a					a	a	a	a																										
IF for Filling and excavation of greater than 50m ³	C		a	a	a	a		a	a	a	a			a	a	a																					
IF for vegetation damage	S		a																																		a
IF for works on a local government road	C		a	a	a	a																						a		a							
Building work																																					
Building work	S		a	a	a	a																															
IF within the Places of significance overlay and not for internal building work that affects the significance of the place	C		a	a	a	a																															
IF for removal or demolition within the Places of significance overlay	I	a																																			

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.c – Conservation zone

Column 1	Column 2	Column 3																				Column 4													
Development	Level of Assessment	Assessment Criteria																				Notes													
		Whole of the Douglas Shire Planning Scheme	Conservation zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's residence code	Community facilities code	Dwelling house code	Home based business code	Rural activities code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. # Lots identified in Table 1.7.1.a in Part 1 have been paid compensation for loss of development rights under the 2006 Planning Scheme % Community facilities activities consist of the following uses: • Club (not requiring a liquor license and less than 100m ² GFA) • Community care centre • Community use • Educational establishment (not containing student accommodation) • Emergency services • Health care services • Hospital • Place of worship Cape Tribulation and Daintree Coast Precincts Precinct 1 – Conservation Precinct Precinct 2 – Low impact residential precinct Precinct 3 – Low impact commercial precinct Precinct 4 – Low impact community purpose precinct Precinct 5 – Low impact rural production and tourist enterprise precinct Precinct 6 – Low impact tourism accommodation precinct		
Material change of use #																																			
Caretaker's Residence	I	a																																	
IF within Precinct 5 in the Cape Tribulation and Daintree Coast local plan	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a	a					a										a	
Community facilities activities %	I	a																																	
IF within Precinct 4 in the Cape Tribulation and Daintree Coast local plan	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a		a				a		a	a	a	a					a	
Dwelling house	I	a																																	
IF within Precinct 1 in the Cape Tribulation and Daintree Coast local plan, where not complying with AO18 of the Cape Tribulation and Daintree Coast local plan code	I IU	a																																	
IF within Precinct 1 in the Cape Tribulation and Daintree Coast local plan, where complying with AO18 of the Cape Tribulation & Daintree Coast local plan	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a			a			a			a								a
IF within Precinct 2, Precinct 3, Precinct 4, Precinct 5 or Precinct 6 in the Cape Tribulation & Daintree Coast local plan	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a			a			a			a								a
Environment facility	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a						a		a	a	a	a						a
IF involving more than 25m ² of GFA	I	a																																	
Home base business	C		a	a	a	a	a	a																											
IF complying with all acceptable outcomes	S		a	a	a	a	a																												

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Table 5.6.c – Conservation zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes											
		Whole of the Douglas Shire Planning Scheme	Conservation zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's residence code	Community facilities code	Dwelling house code	Home based business code	Rural activities code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. # Lots identified in Table 1.7.1.a.a in Part 1 have been paid compensation for loss of development rights under the 2006 Planning Scheme % Rural activities consist of the following uses: • Animal husbandry • Cropping • Function facility (small scale) • Roadside stall • Rural industry • Tourist attraction (small scale) • Tourist park (small scale) • Wholesale nursery Note – A farm machinery shed is considered to be a Rural activity
Material change of use * (continued)																																	
Nature based tourism	I	a																															
IF Forest stay located in Precinct 2, Precinct 5 or Precinct 6 in the Cape Tribulation and Daintree Coast local plan, where complying with all acceptable outcomes	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a						a									
Outstation	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a															
IF and Indigenous camp, in the Return to Country local plan, where complying with all acceptable outcomes	S		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a															
Park	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a															
Rural activities *	IIU	a																															
IF within Precinct 5 in the Cape Tribulation and Daintree Coast local plan where complying with all acceptable outcomes	S		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a					a	a									
IF within Precinct 5 in the Cape Tribulation and Daintree Coast local plan where not complying with all acceptable outcomes	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a					a	a									
IF a Roadside stall or a Tourist attraction (small scale) within Precinct 2, Precinct 3, Precinct 4, Precinct 5 or Precinct 6 of the Cape Tribulation and Daintree Coast local plan where complying with all acceptable outcomes	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a	a					a	a									

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.c – Conservation zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																								Column 4 Notes							
		Whole of the Douglas Shire Planning Scheme	Conservation zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's residence code	Community facilities code	Dwelling house code	Home based business code	Rural activities code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. # Lots identified in Table 1.7.1.a.a in Part 1 have been paid compensation for loss of development rights under the 2006 Planning Scheme
Material change of use (continued)																																	
Utility installation	C		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a		a	a	a	a			a	
All other land uses not identified as inconsistent uses ^o	I	a																															
All other land uses identified as inconsistent uses ^o	IIU	a																															
Undefined uses	I	a																															
Reconfiguring a lot																																	
Reconfiguring a lot	I	a																															
IF all lot sizes exceed 200 hectares	C		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a		a	a	a	a		a		
IF the Lot reconfiguration is limited to one additional lot to accommodate an existing or approved Telecommunications facility of Utility installation	C		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a		a	a	a	a		a		
IF the Lot reconfiguration facilitates an outcome consistent with the Return to Country local plan	C		a	a	a	a	a	a	a	a	a	a	a		a	a	a									a	a	a	a		a		
Operational work																																	
Operational work	C		a	a	a	a	a	a	a		a	a	a		a		a	a								a		a	a		a		
IF for advertising devices	I	a																															
IF for Filling & excavation of 25m ³ or less	S		a						a		a	a	a				a										a						
IF for Filling and excavation of greater than 25m ³	C		a	a	a	a	a	a			a	a	a		a	a	a										a						
IF for Vegetation damage	S		a																												a		
IF for works on a local government road	C		a	a	a	a	a	a																		a		a					
Building work																																	
Building work	C		a	a	a	a	a	a																									

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.d – Environmental management zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes						
		Whole of the Douglas Shire Planning Scheme	Environmental management zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Dwelling house code	Home based business code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x		
Material change of use																															
Dwelling house	C		a	a	a	a			a	a	a	a	a	a	a	a	a	a	a		a										a
Environment facility	S		a		a	a	a		a	a	a	a	a	a	a	a	a	a			a		a	a	a	a				a	
IF involving more than 50m ² of enclosed GFA	I	a																													
Home based business	C		a		a	a	a													a	a										
IF complying with all acceptable outcomes	S		a																	a	a										
Park	E																														
All other land uses not identified as inconsistent uses °	I	a																													
All other land uses identified as inconsistent uses °	IU	a																													
Undefined uses	I	a																													
Reconfiguring a lot																															
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a	a					a	a	a	a			a	
Operational work																															
Operational work **	C		a		a	a	a		a		a	a	a		a		a						a		a	a					
IF for Advertising devices not being a Third Party advertising device	I	a																													
IF for Advertising devices being a Third Party advertising device	IU	a																													
IF for Filling and excavation of 50m ³ or less	S		a						a		a	a	a		a		a														
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a		a		a														
IF for Vegetation damage	C		a		a	a	a																								a
IF for works on a Local government road	C		a																												
Building work																															
Building work	C		a						a	a	a	a	a		a		a				a			a	a						
IF for removal or demolition within the Places of significance overlay	I	a																													

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

° Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

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Table 5.6.e – Industry zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes								
		Whole of the Douglas Shire Planning Scheme	Industry zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Industry activities code	Sales office code	Telecommunications facilities code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x		
Material change of use																																	
Agricultural supplies store	C		a			a	a		a		a	a				a								a		a							
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	IIU	a																															
Bulk landscape supplies	C		a			a	a		a		a	a				a								a		a							
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	IIU	a																															
Caretaker's accommodation	S		a			a	a		a		a	a						a	a					a									
Car wash	C		a			a	a		a		a	a				a								a									
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	I	a																															
Educational establishment	I	a																															
IF a technical institute associated with a trade or industry, and not involving accommodation	C		a			a	a		a		a	a				a								a		a							
Emergency services	C		a			a	a		a		a	a				a								a		a							
Food and drink outlet	I	a																															
IF less than 75m ² of GFA	C		a			a	a		a		a	a				a								a		a							
Indoor sport and recreation	I	a																															
IF less than 500m ² of GFA	S		a			a	a		a		a	a																					
Industry activities *	S		a			a	a		a		a	a												a		a							
IF GFA is 8000m ² or greater	C		a			a	a		a		a	a				a								a		a							
IF including components that store or use hazardous materials	C		a			a	a		a		a	a				a								a		a							
IF High impact industry	C		a			a	a		a		a	a				a								a		a							
IF Medium impact industry or High impact industry or Warehouse within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	I	a																															

[^] Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

^{*} Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

^o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

[&] Industry activities consist of the following land uses:

- Low impact industry
- High impact industry
- Medium impact industry
- Research and technology industry
- Service industry
- Warehouse

^{**} Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.e – Industry zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes											
		Whole of the Douglas Shire Planning Scheme	Industry zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment plan code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Industry activities code	Sales office code	Telecommunications facilities code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x		
Material change of use (continued)																																	
Landing	I	a																															
IF within Sub-precinct 1c Waterfront South precinct of Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	C		a			a	a		a		a	a			a			a					a		a		a	a		a			
Major electrical infrastructure	C		a			a	a		a		a	a			a			a					a		a		a	a					
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	I	a																															
Marine industry	I	a																															
IF within Sub-precinct 1c Waterfront South precinct of Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	C		a			a	a		a		a	a			a			a					a		a		a	a		a			
Outdoor sales	C		a			a	a		a		a	a			a			a					a		a		a	a					
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	IIU	a																															
Park	E																																
Parking station	I	a																															
IF within Sub-precinct 1c Waterfront South precinct of Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	C		a			a	a		a		a	a			a			a					a		a		a	a					
Port services	I	a																															
IF within Sub-precinct 1c Waterfront South precinct of Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	C		a			a	a		a		a	a			a			a					a		a		a	a		a			

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

& Industry activities consist of the following land uses:

- Low impact industry
- High impact industry
- Marine industry
- Medium impact industry
- Research and technology industry
- Service industry
- Warehouse

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.e – Industry zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																						Column 4 Notes											
		Whole of the Douglas Shire Planning Scheme	Industry zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Industry activities code	Sales office code	Telecommunications facilities code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x				
Material change of use (continued)																																			
Rural industry	C		a		a	a			a		a	a			a			a					a		a										
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	IIU	a																																	
Sales office	S		a		a	a														a			a				a								
Substation	C		a		a	a			a		a	a						a				a			a		a	a							
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	IIU	a																																	
Transport depot	C		a		a	a			a		a	a						a				a			a		a	a							
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	IIU	a																																	
Telecommunication s facility	C		a		a	a			a		a	a						a				a	a		a		a	a							
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	I	a																																	
Utility installation	C		a		a	a			a		a	a						a				a			a		a	a							
Winery	C		a		a	a			a		a	a						a				a			a		a	a							
IF within Precinct 1 – Port Douglas precinct in the Port Douglas / Craiglie local plan	I	a																																	
All other land uses not identified as inconsistent uses ^o	I	a																																	
All other land uses identified as inconsistent uses ^o	IIU	a																																	
Undefined uses	I	a																																	

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

^o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

& Industry activities consist of the following land uses:

- Low impact industry
- High impact industry
- Marine industry
- Medium impact industry
- Research and technology industry
- Service industry
- Warehouse

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.e – Industry zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes							
		Whole of the Douglas Shire Planning Scheme	Industry zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Industry activities code	Sales office code	Telecommunications facilities code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. ^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.
Reconfiguring a lot																																
Reconfiguring a lot	C		a			a	a		a		a	a			a			a					a		a	a	a	a	a	a	a	
Operational work																																
Operational work **	C		a			a	a				a	a			a			a														
IF for Advertising devices being a Third party advertising device	IIU	a																														
IF for Advertising device not being a Third party advertising device where complying with all acceptable outcomes	S		a			a	a																	a								
IF for Filling and excavation of 50m ³ or less	S								a																	a						
IF for Filling and excavation of greater than 50m ³	C		a			a	a		a						a											a						
IF for Vegetation damage	S																														a	
IF for works on a Local government road	C		a			a	a																		a		a					
Building work																																
Building work	S		a			a	a		a		a	a												a		a		a	a			

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.f – Low density residential zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes										
		Whole of the Douglas Shire Planning Scheme	Low density residential zone code	Cape Tribulation and Daintree Coast local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Community residence code	Dwelling house code	Home based business code	Sales office code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. ^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.			
Material Change of Use																																			
Community residence	S		a						a	a	a	a	a			a	a	a	a																
Dwelling house	S		a		a	a	a		a	a	a	a	a			a	a	a	a	a						a	a								
IF within the places of significance overlay and involving building work (including minor building work) except for internal work that does not materially affect the cultural significance of the place	C		a		a	a	a		a	a	a	a	a			a				a						a	a								
Home based business	S		a																	a	a														
IF within the Places of significance overlay	C		a												a					a	a														
Park	E																																		
Sales office	S		a								a	a	a									a	a	a											
All other land uses not identified as inconsistent uses ⁰	I	a																																	
All other uses identified as inconsistent uses ⁰	IIU	a																																	
Undefined uses	I	a																																	
Reconfiguring a lot																																			
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a			a	a	a	a							a	a	a	a						
Operational work																																			
Operational work **	C		a		a	a	a		a		a	a	a			a	a	a							a	a	a	a							
IF for advertising devices not being a Third party advertising device	I	a																																	
IF for advertising devices being a Third party advertising device	IIU	a																																	
IF for filling and excavation 50m ³ or less	S		a						a		a	a					a									a									
IF for filling and excavation greater than 50m ³	C		a						a		a	a	a			a	a	a								a	a	a							
IF for vegetation damage	S		a																																
IF for works on a local government road	C		a						a		a	a	a					a							a		a								

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
A	Applicable code

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Table 5.6.f – Low density residential zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes										
		Whole of the Douglas Shire Planning Scheme	Low density residential zone code	Cape Tribulation and Daintree Coast local plan code	Coastal communities local plan code	Mossman local plan code	Port Douglas / Craiglie local plan code	Return to Country local plan code	Acid sulphate soils overlay code	Bushfire hazard overlay code	Coastal environment overlay code	Flood and storm tide hazard overlay code	Hillslopes overlay code	Landscape values overlay code	Natural areas overlay code	Places of significance overlay code	Potential landslide hazard overlay code	Transport network overlay code	Community residence code	Dwelling house code	Home based business code	Sales office code	Access, parking and servicing code	Advertising devices code	Environmental performance code	Filling and excavation code	Infrastructure works code	Landscaping code	Reconfiguring a lot code	Ship sourced pollutants reception facilities in marinas code	Vegetation management code	
Building work																																
Building work	S		a		a	a	a			a	a	a	a			a	a															
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	C		a		a	a	a			a	a	a	a			a	a															
If for removal or demolition within the places of significance overlay	I	a																														

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.g – Low-medium density residential zone

Column 1	Column 2	Column 3																								Column 4											
Development	Level of Assessment	Assessment Criteria																								Notes											
		Whole of the Douglas Shire Planning Scheme	Low-medium density residential zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Child care centre code	Community residence code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Sales office code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x			
Material change of use																																					
Child care centre	C		a		a	a	a		a	a	a	a	a		a	a	a	a	a							a				a	a	a					
Community residence	S		a						a	a	a	a	a			a	a	a	a	a						a				a	a	a					
Dual occupancy	C		a		a	a	a		a	a	a	a	a		a	a	a	a			a					a				a	a	a					
Dwelling house	S		a		a	a	a		a	a	a	a	a				a	a				a				a				a	a	a					
IF within the Places of significance overlay except for internal work that does not affect the significance of the place	C		a		a	a	a		a	a	a	a	a				a	a				a				a				a	a	a					
Home based business	S		a																			a	a			a											
Multiple dwelling	I	a																												a	a	a					
If within Precinct 1 of the Port Douglas / Craiglie local plan	C		a		a	a	a		a	a	a	a	a		a	a	a	a							a				a	a	a						
Park	E																																				
Sales office	S		a								a	a	a												a	a						a					
All other land uses not identified as inconsistent uses ^o	I	a																																			
All other land uses identified as inconsistent uses ^o	IU	a																																			
Undefined uses	I	a																																			
Reconfiguring a lot																																					
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a		a	a	a	a								a			a	a	a	a	a	a			
Operational work																																					
Operational work **	C		a		a	a	a		a		a	a	a		a	a	a	a								a			a	a	a	a	a				a
IF for Advertising devices not being Third party advertising devices	I	a																																			
IF for Advertising devices being Third party advertising devices	IU	a																																			

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.g – Low-medium density residential zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																						Column 4 Notes												
		Whole of the Douglas Shire Planning Scheme	Low-medium density residential zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Child care centre code	Community residence code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Sales office code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	<p>^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.</p> <p>* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.</p> <p>^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)</p> <p>⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.</p> <p>** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.</p>	
Operational work (continued)																																				
IF for Filling and excavation of 50m ³ or less	S		a		a	a	a		a		a	a	a				a																			
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a		a		a																			
IF for Vegetation damage	S		a																															a		
IF for works on a Local government road	C		a						a		a	a	a				a	a																		
Operational work																																				
Building work																																				
IF within the Places of significance overlay and not for internal work that does not affect the significance of the place	C		a		a	a	a		a		a	a	a				a	a																		
IF for removal or demolition within the Places of significance overlay	I	a																																		

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.h – Medium density residential zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																								Column 4 Notes												
		Whole of the Douglas Shire Planning Scheme	Medium density residential zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Child care centre code	Community residence code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Relocatable home park and tourist park code	Rooming accommodation code	Sales office code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.	
Material change of use																																						
Child care centre	C		a		a	a	a		a	a	a	a	a		a	a	a	a	a									a		a	a	a	a					
Community residence	S		a						a	a	a	a	a			a	a	a	a	a								a		a	a	a	a					
Dual occupancy	C		a		a	a	a		a	a	a	a	a			a	a	a	a			a						a		a	a	a						
Dwelling house	S		a		a	a	a		a	a	a	a	a				a	a	a				a					a		a	a	a						
IF within the Places of significance overlay except for internal work that does not affect the significance of the place	C		a		a	a	a		a	a	a	a	a				a	a	a				a					a		a	a	a						
Home based business	S		a																			a	a					a		a	a	a						
Multiple dwelling	C		a		a	a	a		a	a	a	a	a			a	a	a	a					a				a		a	a	a						
Park	E																																					
Relocatable home park	C		a		a	a	a		a	a	a	a	a				a	a	a						a			a		a	a	a						
Residential care facility	C		a		a	a	a		a	a	a	a	a				a	a	a						a			a		a	a	a						
Retirement facility	C		a		a	a	a		a	a	a	a	a				a	a	a						a			a		a	a	a						
Rooming accommodation	C		a		a	a	a		a	a	a	a	a				a	a	a						a			a		a	a	a						
Sales office	S		a								a	a	a															a		a		a	a	a				
Substation	C		a		a	a	a		a	a	a	a	a				a	a	a									a		a	a	a						
Utility installation	C		a		a	a	a		a	a	a	a	a				a	a	a									a		a	a	a						
All other land uses not identified as inconsistent uses 0	I	a																																				
All other land uses identified as inconsistent uses 0	IU	a																																				
Undefined uses	I	a																																				
Reconfiguring a lot																																						
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a				a	a	a									a		a	a	a	a	a	a	a	a	a
Operational work																																						
Operational work **	C		a		a	a	a		a		a	a	a				a	a	a									a		a	a	a	a					a
IF for Advertising devices not being a Third party advertising device	I	a																																				
IF for Advertising devices being a Third party advertising device	IU	a																																				

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.h – Medium density residential zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes													
		Whole of the Douglas Shire Planning Scheme	Medium density residential zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Child care centre code	Community residence code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Relocatable home park and tourist park code	Rooming accommodation code	Sales office code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. ^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) ^o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.	
Operational work (continued)																																						
IF for Filling and excavation of 50m ³ or less	S		a		a	a	a		a		a	a	a				a																					
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a		a		a																					
IF for Vegetation damage	S		a																																		a	
IF for works in a road reserve	C		a								a	a	a				a																					
Building work																																						
Building work	S		a		a	a	a		a	a	a	a	a				a	a																				
IF within the Places of significance overlay and not for internal work that does not affect the significance of the place	C		a		a	a	a		a	a	a	a				a	a																					
IF for removal or demolition within the Places of significance overlay	I	a																																				

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.i – Recreation and open space zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes															
		Whole of the Douglas Shire Planning Scheme	Recreation and open space zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Child care centre code	Sport and recreation activities code	Telecommunications code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x									
Material change of use																																								
Caretaker's accommodation	C		a		a	a	a		a	a	a	a	a			a	a		a				a				a	a				a								
Child care centre	C		a		a	a	a		a	a	a	a	a			a	a			a			a		a								a							
Club	C		a		a	a	a		a	a	a	a	a			a	a						a		a		a							a						
IF not requiring a liquor licence and where not exceeding 100m ² of GFA	S		a																				a																	
Environment facility	C		a		a	a	a		a	a	a	a	a			a	a						a				a								a					
Emergency services	C		a		a	a	a		a	a	a	a	a			a	a	a					a		a		a									a				
Food and drink outlet	I	a																																						
IF not requiring a liquor licence and where not exceeding 100m ² of GFA	C		a		a	a	a		a	a	a	a	a			a	a						a		a		a													
Indoor sport and recreation	C		a		a	a	a		a	a	a	a	a			a	a	a			a			a		a		a									a			
IF within an existing building designed and capable of being used for sport and recreational use and not exceeding 500m ² of GFA	S		a																																					
Outdoor sport and recreation	S		a		a	a	a		a		a	a	a				a	a				a		a		a		a										a		
Park	E																																							
Telecommunications facility	C		a		a	a	a		a	a	a	a	a				a	a					a		a		a											a		
Utility installation	C		a		a	a	a		a	a	a	a	a				a	a						a		a		a											a	
All other land uses not identified as inconsistent uses ⁰	I	a																																						
All other land uses identified as inconsistent uses ⁰	IU	a																																						
Undefined uses	I	a																																						
Reconfiguring a lot																																								
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a			a	a	a	a				a		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.i – Recreation and open space zone (continued)

Column 1	Column 2	Column 3																						Column 4								
Development	Level of Assessment	Assessment Criteria																						Notes								
		Whole of the Douglas Shire Planning Scheme	Recreation and open space zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Child care centre code	Sport and recreation activities code	Telecommunications code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. ^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) ⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.
Operational work																																
Operational work **	C		a		a	a	a		a		a	a	a		a	a	a	a							a		a	a				
IF for Advertising devices being a Third party advertising device	I	a																														
IF for Advertising devices not being a Third party advertising device where complying with all acceptable outcomes	S		a		a	a	a																a									
IF for Filling and excavation of 50m ³ or less	S		a					a		a	a	a					a								a	a						
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a		a	a	a								a	a						
IF for Vegetation Damage	S		a																												a	
IF for works in a local government road	C		a		a	a	a																		a		a					
Building work																																
Building work	S		a		a	a	a			a	a	a	a				a	a														
IF within the Places of significance overlay	C		a		a	a	a			a	a	a	a				a	a														
IF for removal or demolition within the Places of significance overlay	I	a																														

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.j – Rural zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																								Column 4 Notes													
		Whole of the Douglas Shire Planning Scheme	Rural zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Animal keeping code	Caretaker's accommodation code	Community residence code	Dwelling house code	Home based business code	Forestry for wood production code	Rural activities code	Telecommunications facility code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x				
Material change of use																																							
Animal keeping	C		a	a	a	a			a	a	a	a	a		a	a	a	a	a																				
Caretaker's accommodation	S		a	a	a	a			a	a	a	a	a			a	a	a		a																			
Community residence	S		a	a	a	a			a	a	a	a	a				a	a			a																		
Dwelling house	S		a	a	a	a			a	a	a	a	a									a																	
IF within the Places of Significance overlay and involving building work except for internal work that does not affect the significance of the place	C		a	a	a	a			a	a	a	a	a																										
Environment facility	C		a	a	a	a			a	a	a	a	a																										
IF less than 50m ² of enclosed GFA	S		a	a	a	a			a		a	a	a																										
Home based business	S		a																			a																	
Park	E																																						
Major electricity infrastructure	C		a	a	a	a			a	a	a	a	a																										
Rural activities ^{&}	S		a	a	a	a			a	a	a	a	a												a														
IF Cropping for forestry for wood production	C		a	a	a	a			a	a	a	a	a																										
IF for Intensive horticulture	C		a	a	a	a			a	a	a	a	a																										
Substation	C		a	a	a	a			a	a	a	a	a																										
Telecommunications facility	C		a	a	a	a			a	a	a	a	a													a													
Utility installation	C		a	a	a	a			a	a	a	a	a																										
All other land uses not identified as inconsistent uses ^o	I		a																																				
All other land uses identified as inconsistent uses ^o	IU		a																																				
Undefined uses	I		a																																				

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

- & Rural activities consist of the following land uses:
- Animal husbandry
 - Cropping
 - Function facility small scale
 - Roadside stall
 - Rural industry
 - Tourist attraction (small scale)
 - Tourist park (small scale)
 - Wholesale nursery

Note: A farm machinery shed is considered to be a Rural activity

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.j – Rural zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																								Column 4 Notes																						
		Whole of the Douglas Shire Planning Scheme	Rural zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Animal keeping code	Caretaker's accommodation code	Community residence code	Dwelling house code	Home based business code	Forestry for wood production works code	Rural activities code	Telecommunications facility code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	<p>^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.</p> <p>* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.</p> <p>^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)</p> <p>⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.</p> <p>** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.</p> <table border="1"> <tr><td>E</td><td>Exempt</td></tr> <tr><td>S</td><td>Self assessable</td></tr> <tr><td>C</td><td>Code assessable</td></tr> <tr><td>I</td><td>Impact assessable</td></tr> <tr><td>IU</td><td>Impact assessable (Inconsistent use)</td></tr> <tr><td>a</td><td>Applicable code</td></tr> </table>	E	Exempt	S	Self assessable	C	Code assessable	I	Impact assessable	IU	Impact assessable (Inconsistent use)	a	Applicable code
E	Exempt																																															
S	Self assessable																																															
C	Code assessable																																															
I	Impact assessable																																															
IU	Impact assessable (Inconsistent use)																																															
a	Applicable code																																															
Reconfiguring a lot			a		a	a	a		a	a	a	a	a	a	a	a	a	a																				a										
Operational work	C		a		a	a	a		a		a	a	a		a		a	a																				a										
Operational work **	C		a		a	a	a		a		a	a	a		a		a	a																														
IF for Advertising devices not being a Third party advertising device	I		a																																													
IF for advertising devices being a Third part advertising device	IU		a																																													
IF for Filling and excavation less than 50m ³ or less	S		a						a		a	a	a															a	a																			
IF for Filling and excavation greater than 50m ³	C		a		a	a	a		a		a	a	a		a		a	a										a	a																			
IF for Vegetation Damage	S		a																																				a									
IF for works on a local government road	C		a		a	a	a																					a		a																		
Building work																																																
Building work	S		a		a	a	a		a		a	a	a																																			
IF within the Places of significance overlay and where affecting the significance of the place	C		a		a	a	a		a		a	a	a		a		a	a																														
IF for demolition or removal within the Places of significance overlay	I		a																																													

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Table 5.6.k – Rural residential zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes								
		Whole of the Douglas Shire Planning Scheme	Rural residential zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Community residence code	Dwelling house code	Home based business code	Rural activities code	Sales office code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	
Material change of use																																	
Community residence	S		a		a	a	a		a	a	a	a	a				a	a	a					a								a	
Dwelling house	S		a		a	a	a		a	a	a	a	a				a	a	a		a			a								a	
IF within the Places of significance overlay and involving building work except for internal building work that does not affect the significance of the place	C		a		a	a	a		a	a	a	a	a			a	a	a		a			a								a		
Environment facility	C		a		a	a	a		a	a	a	a	a		a	a	a	a					a			a	a	a	a			a	
IF less than 50m ² of enclosed GFA	S		a		a	a	a		a		a	a	a			a	a	a					a			a	a	a	a			a	
Home based business	S		a																		a			a									
Park	E																																
Rural activities ^{&}	I	a																															
IF Function facility (small scale) and complying with all acceptable outcomes	S		a		a	a	a		a	a	a	a	a			a	a	a				a			a	a	a	a				a	
Sales office	C		a		a	a	a		a	a	a	a	a			a	a	a					a			a	a	a	a			a	
Substation	C		a		a	a	a		a	a	a	a	a			a	a	a						a			a	a	a	a			a
Utility installation	C		a		a	a	a		a	a	a	a	a			a	a	a						a			a	a	a	a			a
All other land uses not identified as inconsistent uses ^o	I	a																															
All other land uses identified as inconsistent uses ^o	IU	a																															
Undefined uses	I	a																															
Reconfiguring a lot																																	
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a			a	a	a						a			a	a	a	a			a
Operational work																																	
Operational work ^{**}	C		a		a	a	a		a		a	a	a			a		a								a		a	a				
IF for Advertising devices not being a Third party advertising device	I	a																															
IF for Advertising devices being a Third party advertising device	IU	a																															

[^] Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

^{*} Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

^o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

[&] Rural activities consist of the following land uses:

- Animal husbandry
- Cropping
- Function facility small scale
- Roadside stall
- Rural industry
- Tourist attraction (small scale)
- Tourist park (small scale)
- Wholesale nursery

Note: A farm machinery shed is considered to be a Rural activity

^{**} Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.k – Rural residential zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes											
		Whole of the Douglas Shire Planning Scheme	Rural residential zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Community residence code	Dwelling house code	Home based business code	Rural activities code	Sales office code	Dwelling house code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	<p>^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.</p> <p>* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.</p> <p>^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)</p> <p>⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.</p> <p>** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.</p>		
Operational work (continued)																																				
IF for Filling and excavation 50m ³ or less	S		a						a		a	a	a				a																			
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a		a	a	a										a	a								
IF for Vegetation damage	S		a																															a		
IF for works on a Local government road	C		a		a	a	a																				a									
Building work																																				
Building work	S		a		a	a	a				a	a	a	a			a																			
IF within the Places of significance overlay not being internal work that affects the significance of the place	C		a		a	a	a				a	a	a	a			a																			
IF for removal or demolition within the Places of significance overlay	I	a																																		

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.1 – Special purpose zone

Column 1	Column 2	Column 3																						Column 4							
Development	Level of Assessment	Assessment Criteria																						Notes							
		Whole of the Douglas Shire Planning Scheme	Special purpose zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Telecommunications facility code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. ^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) ⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.	
Material change of use																															
Caretaker's accommodation	S		a		a	a	a		a		a	a	a			a	a	a	a		a										
Emergency services	C		a		a	a	a		a	a	a	a	a			a	a	a	a		a		a	a						a	
Landing	C		a		a	a	a		a	a	a	a	a			a	a	a	a		a		a	a						a	
Major electrical infrastructure	C		a		a	a	a		a	a	a	a	a			a	a	a	a		a		a	a						a	
Park	E																														
Renewable energy facility	C		a		a	a	a		a	a	a	a	a			a	a	a			a		a	a						a	
IF involving a Solar farm or a Wind farm	I	a																													
Substation	C		a		a	a	a		a	a	a	a	a			a	a	a			a		a	a						a	
Telecommunications facility	C		a		a	a	a		a	a	a	a	a			a	a	a		a		a		a	a					a	
Utility installation	C		a		a	a	a		a	a	a	a	a			a	a	a			a		a	a						a	
All other uses not identified as inconsistent uses	I	a																													
All other uses identified as inconsistent uses	IU	a																													
Undefined uses	I	a																													
Reconfiguring a lot																															
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a			a	a	a			a		a	a	a					a	
Operational work																															
Operational work **	C		a		a	a	a																								
IF for advertising devices not being a Third party advertising device	I	a																													
IF for advertising devices being a Third party advertising device	IU	a																													
IF for Filling and excavation 50m ³ or less	S		a						a		a	a	a				a														
IF for filling and excavation 50m ³ or greater	C		a		a	a	a		a		a	a	a	a	a																

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.1 – Special purpose zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes								
		Whole of the Douglas Shire Planning Scheme	Special purpose zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Telecommunications facility code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	
Operational work (continued)																														
IF for vegetation damage	S		a								a	a	a			a	a													a
IF for works in a local government road	C		a						a		a	a	a					a					a		a					a
Building work																														
Building work	S		a								a	a	a	a			a													

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.m – Tourism zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes									
		Whole of the Douglas Shire Planning Scheme	Tourism zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Relocatable home park and tourist park code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x		
Material change of use																															
Caretaker's accommodation	S		a			a			a									a	a		a										
Environment facility	C		a			a			a									a	a		a										
Park	E																														
Tourist attraction	I	a																													
IF based on an appreciation and promotion of the Shire's natural assets and does not involve side-show amusement rides, themed water park facilities or similar attractions	C		a			a			a	a								a	a		a		a		a	a				a	
Tourist park	I	a																													
IF associated with an established Tourist attraction	C		a			a			a	a								a	a		a		a		a	a				a	
All other land uses not identified as inconsistent uses ^o	I	a																													
All other land uses identified as inconsistent uses ^o	IU	a																													
Unidentified uses	I	a																													
Reconfiguring a lot																															
Reconfiguring a lot	C		a			a			a	a								a	a												a
Operational work																															
Operational work **	C		a			a																									
IF for advertising devices not being a Third party advertising device	C		a			a																									
IF for advertising devices being a Third party advertising device	IU	a																													

^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

^o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.m – Tourism zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																				Column 4 Notes									
		Whole of the Douglas Shire Planning Scheme	Tourism zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Caretaker's accommodation code	Relocatable home park and tourist park code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x		
Operational work (continued)																															
IF for Filling and excavation 50m ³ or less	S		a						a		a	a	a				a														
IF for Filling and excavation greater than 50m ³	C		a			a			a		a	a	a	a	a		a							a							
IF for Vegetation damage	S		a			a																								a	
IF for works on a local government road	C		a						a		a	a	a					a						a		a					a
Building work																															
Building work	S		a						a	a		a	a				a	a			a		a	a	a						

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.n – Tourist accommodation zone

Column 1	Column 2	Column 3																								Column 4													
Development	Level of Assessment	Assessment Criteria																								Notes													
		Whole of the Douglas Shire Planning Scheme	Tourist accommodation zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Child care centre code	Community residence code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Relocatable home park and tourist park code	Rooming accommodation code	Sales office code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	<p>^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.</p> <p>* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.</p> <p>^x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)</p> <p>⁰ Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.</p> <p>** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.</p>		
Material change of use																																							
Child care centre	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Community residence	S	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Dual occupancy	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Dwelling house	S	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
IF within the Places of significance overlay and involving building work (including minor building work) except for internal work that does not materially affect the significance of the place	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Food and drink outlet	I	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
IF associated with on-site tourist accommodation	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Function facility	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Home based business	S	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
IF within the Places of significance overlay and involving building work (including minor building work) except for internal work that does not materially affect the significance of the place	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Multiple dwelling	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		
Park	E																																						
Relocatable home park	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	
Residential care facility	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	
Retirement facility	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	
Rooming accommodation	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	
Sales office	S	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	
Shop	I	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	
IF not greater than 100m ² GFA with on-site tourist accommodation	C	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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Table 5.6.n – Tourist accommodation zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																							Column 4 Notes														
		Whole of the Douglas Shire Planning Scheme	Tourist accommodation zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Child care centre code	Community residence code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling, short term accommodation and retirement facility code	Relocatable home park and tourist park code	Rooming accommodation code	Sales office code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code x	^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code. ** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.		
Material change of use (continued)																																							
Short term accommodation	C		a			a	a		a	a	a	a			a	a	a	a							a			a	a										
Tourist park	C		a			a	a		a	a	a	a			a	a	a	a							a			a	a										
All other land uses not identified as inconsistent uses 0	I	a																																					
All other land uses identified as inconsistent uses 0	IU	a																																					
Undefined uses	I	a																																					
Reconfiguring a lot																																							
Reconfiguring a lot	C		a			a	a		a	a	a	a			a	a	a	a									a		a	a	a	a	a	a	a	a	a		
Operational work																																							
Operational work**	C		a			a	a		a	a	a	a			a	a																							
IF for advertising devices not being a Third party advertising device	I	a																																					
IF for advertising devices being a Third party advertising device	IU	a																																					
IF for Filling and excavation 50m ³ or less	S		a						a		a	a	a																										
IF for Filling and excavation 50m ³ or greater	C		a						a		a	a	a																										
IF for Vegetation damage	S		a																																				
IF for works on a local government road	C		a						a		a	a	a																										
Building work																																							
Building work	S		a								a	a	a																										
IF within the Places of significance overlay and where affecting the significance of the place	C		a																																				
If for removal or demolition within the places of significance overlay	I	a																																					

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

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PART 6 ZONES

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Centre zone
 - (b) Community facilities zone
 - (c) Conservation zone
 - (d) Environmental management zone
 - (e) Industry zone
 - (f) Low density residential zone
 - (g) Low-medium density residential zone
 - (h) Medium density residential zone
 - (i) Recreation and open space zone
 - (j) Rural zone
 - (k) Rural residential zone
 - (l) Special purpose zone
 - (m) Tourism zone
 - (n) Tourist accommodation zone

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

- (1) This code applies to assessing development in the Centre zone.
- (2) When using this code, reference should be made to Part 5.

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of land uses and activities.
 - (a) These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.
 - (b) Centres are found at a variety of scales based on their location and surrounding activities.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity Centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.4 Sense of place, community and identity, Element 3.7.6 Arts and Culture
 - (iii) Theme 5 : Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.3 Tourism.
 - (b) provide for a mix of uses and level of economic and social activity to serve community needs.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development creates a range of retail, commercial, community and residential uses.
 - (b) Development is consistent with any location specific provisions contained within a Local Plan.
 - (c) Development provides activation and surveillance at ground level where adjoining roads or other public spaces.
 - (d) Development is integrated and coordinated both within the site and in relation to surrounding land uses and activities.
 - (e) Development provides a built form that establishes a cohesive streetscape and continuous pedestrian connections and shelters.
 - (f) Development is sensitively designed and managed to mitigate impacts on surrounding sensitive land uses.
 - (g) Development has access to infrastructure and services.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.a - Centre zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and must not adversely affect the amenity of the neighbourhood.</p>	<p>AO1 The maximum height of buildings and structures is: (a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p>PO2 The siting of buildings contributes to the use of the land, desired amenity and character of the area and protects the amenity of other land uses.</p>	<p>AO2.1 Buildings and structures are setback to road frontages: (a) in accordance with the provisions of any applicable local plan; (b) a minimum of 6 metres where no local plan applies or there are no particular provisions specified in the local plan for the site.</p> <p>AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres.</p> <p>AO2.3 Where adjoining land in any other zone, buildings are setback 3 metres or ¼ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.</p> <p>AO2.4 Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas: (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO2.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO2.3 above.</p>
<p>PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.</p>	<p>AO3 Site coverage does not exceed 80%, unless otherwise specified in a Local plan.</p>
For assessable development	
<p>PO4 The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4 Inconsistent uses as identified in Table 6.2.1.3.b are not established in the Centre zone.</p>
<p>PO5 Development provides a range of convenient goods and services for the daily needs of discrete residential communities.</p>	<p>AO5 Development complies with the requirements specified in a local plan.</p>
<p>PO6 Development does not lower the standard of amenity in terms of air, noise, odour, electrical</p>	<p>AO6 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
interference and vibrations at any land use associated with the: (a) the Accommodation activity group, located outside the Centre zone; (b) the Sensitive land use activity group, located outside the Centre zone.	
P07 Reconfiguration of land results in (a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots. (b) lots no less than 600m ² in area.	A07 No acceptable outcomes are prescribed.

Table 6.2.1.3.b - Inconsistent uses within the Centre zone

Inconsistent uses		
<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Major electrical infrastructure • Major sport and entertainment facility • Marine industry, except where located within sub-precinct 1b Waterfront North in the Port Douglas / Craiglie Local Plan. • Medium impact industry • Motor sport facility • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility, being a wind farm • Resort complex • Retirement facility • Roadside stall • Rural industry • Rural workers accommodation • Special industry • Tourist park • Transport depot • Utility installation • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.2 Community facilities zone code

6.2.2.1 Application

- (1) This code applies to assessing development in the Community facilities zone.
- (2) When using this code, reference should be made to Part 5.

6.2.2.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.2 – Social planning and infrastructure, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.6 – Arts and culture
 - (b) provide for the development of uses that meet the economic, community and social needs of the community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.
 - (b) Development is designed to provide and promote safe and efficient public use, walking and cycling;
 - (c) Facilities are in accessible locations, are supplied with necessary infrastructure and are well integrated with surrounding land uses;
 - (d) Community facilities are protected by excluding development that could limit the on-going operation of existing community uses or prejudice appropriate new activities;
 - (e) Development is provided with a level of infrastructure that is appropriate to the use;
 - (f) Development is of a form specific to the operational requirements of the facility.

Note—Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facilities zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the community facilities activity group. However, where a use that is described as suitable within a particular Community facilities zone ceases, its replacement may be another community facility. For example, a premises formerly used as a school, may be transitioned to accommodate an arts and / or cultural services hub.

6.2.2.3 Criteria for assessment

Table 6.2.2.3.a – Community facilities zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of buildings and structures is compatible with the character of the area and must not detrimentally impact on amenity of the area.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.</p>
<p>PO2 Buildings and structures are setback to ensure that they are compatible with the character of the area and do not adversely affect other uses,</p>	<p>AO2 Buildings and structures are setback not less than: (a) 8 metres from the frontage of a State-</p>

Performance outcomes	Acceptable outcomes
<p>particularly residential uses.</p>	<p>controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</p> <p>(b) 6 metres from any other road frontage(s);</p> <p>(c) 6 metres from a boundary with land in a Residential zone;</p> <p>(d) 3 metres from a boundary in any other zone.</p>
<p>PO3 Areas used for vehicle parking are setback to ensure a high standard of amenity and to ensure the protection of the amenity of the:</p> <p>(a) the streetscape;</p> <p>(b) any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO3 Areas used for vehicle parking are setback not less than:</p> <p>(a) 6 metres from any road frontage(s);</p> <p>(b) 3 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group.</p> <p>(c) 2 metres from any other side or rear boundary.</p>
<p>PO4 The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO4.1 The setback areas nominated in AO3 of this code are provided with landscape planting that:</p> <p>(a) provides an effective visual screen;</p> <p>(b) is maintained at all times.</p> <p>AO4.2 Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence and/or wall that is constructed of durable materials.</p>
For assessable development	
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Community facilities zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Uses identified in Table 6.2.2.3.b. are not established in the Community facilities zone.</p>
<p>PO6 Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account:</p> <p>(a) noise;</p> <p>(b) dust;</p> <p>(c) light;</p> <p>(d) odours;</p> <p>(e) electrical interference;</p> <p>(f) appearance;</p> <p>(g) streetscape.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 All lots must be of suitable dimensions to accommodate the intended land use.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>

Table 6.2.2.3.b - Inconsistent uses within the Community facilities zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cropping • Detention facility • Extractive industry • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Low impact industry • Major electricity infrastructure • Marine industry • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Outstation • Permanent plantation • Port services • Renewable energy facility, being a wind farm • Research and technology industry 	<ul style="list-style-type: none"> • Resort complex • Rural industry • Rural workers accommodation • Service station • Shopping centre • Showroom • Special industry • Tourist attraction • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.3 Conservation zone code

6.2.3.1 Application

- (1) This code applies to assessing development in the Conservation zone.
- (2) When using this code, reference should be made to Part 5.

6.2.3.2 Purpose

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.
 - (ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.
 - (iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.
 - (b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Biological diversity, ecological integrity and scenic amenity are protected;
 - (b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;
 - (c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;
 - (d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.
 - (e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;
 - (f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

6.2.3.3 Assessment criteria

Table 6.2.3.3.a - Conservation zone – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO1 Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.</p>
<p>PO2 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p>	<p>AO2 Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.</p>

Performance outcomes	Acceptable outcomes
<p>PO3 Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.</p>	<p>A03 Buildings and structures are setback not less than: (a) 40 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 25 metres from Cape Tribulation Road frontage; (c) 20 metres from any other road frontage (d) 10 metres from side and rear boundaries.</p>
<p>PO4 The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.</p>	<p>A04 Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m² and is sited clear of the high bank of any watercourse.</p> <p>Note – The 700m² area of clearing does not include an access driveway.</p>
<p>PO5 Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p>A05 No acceptable outcomes are prescribed.</p>
<p>PO6 Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.</p>	<p>A06 The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.</p>
<p>PO7 Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening; (c) enhances the visual appearance of the development.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p>A07.1 For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.</p> <p>A07.2 Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>
<p>PO8 Development is complementary to the surrounding environment.</p>	<p>A08.1 Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p> <p>A08.2 A driveway or parking areas are constructed and maintained to: (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site;</p>

Performance outcomes	Acceptable outcomes
	<p>(d) minimise vegetation clearing.</p> <p>AO8.3 Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%)</p> <p>or</p> <p>On land steeper than 1 in 6 (16.6%) gradient: (a) A split level building form is utilised; (b) A single plane concrete slab is not utilised; (c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping.</p> <p>and</p> <p>(d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.</p> <p>AO8.4 Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.</p>
<p>PO9 Development is located to:</p> <ul style="list-style-type: none"> (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; (h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat. 	<p>AO9 No acceptable outcomes are prescribed.</p>
<p>PO10 Development does not result in adverse impacts on:</p> <ul style="list-style-type: none"> (a) ecological function or features; (b) on-site or surrounding waterways and wetlands. 	<p>AO10 No acceptable outcomes are prescribed.</p>
<p>PO11 Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.</p>	<p>AO11 No acceptable outcomes are prescribed</p>

Performance outcomes	Acceptable outcomes
<p>PO12 Fencing is designed to not impede the free movement of native fauna through the site.</p>	<p>AO12 No acceptable outcomes are prescribed.</p>
<p>PO13 New lots contain a minimum lot size of 200 hectares, unless:</p> <ul style="list-style-type: none"> (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments); (b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: <ul style="list-style-type: none"> (i) Telecommunications facility; (ii) Utility installation; (c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan. <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.</p>	<p>AO13 No acceptable outcomes are prescribed.</p>

Table 6.2.3.3.b — Inconsistent uses within the Conservation zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker’s accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Extractive industry • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Garden centre • Hardware and trade supplies • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Parking station • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility 	<ul style="list-style-type: none"> • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural activities (unless in accordance with the exceptions nominated in the Table of Assessment for the Conservation Zone in Part 5) • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Showroom • Special industry • Substation • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.4 Environmental management zone code

6.2.4.1 Application

- (1) This code applies to assessing development in the Environmental management zone.
- (2) When using this code, reference should be made to Part 5.

6.2.4.2 Purpose

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (c) Development reflects and responds to the natural features and environmental values of the area;
 - (d) Visual impacts are minimised through the location and design of development;
 - (e) Development does not adversely affect water quality;
 - (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

6.2.4.3 Criteria for assessment

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.</p> <p>AO1.2 Buildings have a roof height not less than 2 metres.</p>
<p>PO2 Buildings and structures are set back to:</p> <ol style="list-style-type: none"> (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages. 	<p>AO2 Buildings and structures are set back not less than:</p> <ol style="list-style-type: none"> (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.</p>
<p>PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.</p>	<p>PO4 No acceptable outcomes are prescribed.</p>
<p>PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited: (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing.</p> <p>AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>
<p>PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to: (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development.</p>	<p>AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p> <p>AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.</p>
<p>PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>	<p>PO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>
<p>PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>
<p>PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.</p>	<p>AO9 The maximum residential density is one dwelling house per lot.</p>

Performance outcomes	Acceptable outcomes
<p>PO10 Lot reconfiguration results in no additional lots.</p> <p>Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>

Table 6.2.4.3.b — Inconsistent uses within the Environmental management zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker’s accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship • Port services 	<ul style="list-style-type: none"> • Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.5 Industry zone code

6.2.5.1 Application

- (1) This code applies to assessing development in the Industry zone.
- (2) When using this code, reference should be made to Part 5.

6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low or medium impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.4 – Industry areas and activities.
 - (ii) Theme 2 : Environment and landscape values, Element 3.5.6 – Air and acoustic protection and hazardous materials.
 - (iii) Theme 5 : Economy, Element 5.8.2 – Economic growth and diversification, Element 5.8.5 – Innovation and technology.
 - (b) provide and protect land that is accessible and serviced for the location of industry;
 - (c) manage development to maintain an industrial amenity and provide adequate separation to sensitive land use activities.
 - (d) ensure the long term dominance of the Mossman Mill as an industrial activity on Industry zoned land in Mossman will continue to contribute to the development and prosperity of the town.
 - (e) recognise the opportunity to consolidate further industrial development around the Mosman Mill site to create a low /medium impact industry precinct in Mossman.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (b) The scale, character and built form of development contributes to a high standard of amenity.
 - (c) Development has access to development infrastructure and essential services.
 - (d) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses.
 - (e) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.2.5.3 Criteria for assessment

Table 6.2.5.3.a – Industry zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of buildings and structures is consistent with those of nearby buildings.	AO1 Buildings and structures are not more than 10 metres in height.
PO2 Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.	AO2.1 Buildings, structures, display and storage areas are set back a minimum of: <ol style="list-style-type: none"> (a) 8 metres to a State-controlled road (b) 6 metres from any other road frontage(s).

Performance outcomes	Acceptable outcomes
	<p>AO2.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is greater; and (c) not any distance between 0 metres and 2.5 metres.</p> <p>Note – Building Code requirements must be satisfied.</p> <p>AO2.3 Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the height of the building, whichever is the greater from the common boundary.</p> <p>Note – Building Code requirements must be satisfied.</p>
<p>PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.</p>	<p>AO3 The site coverage of buildings does not exceed 60%.</p>
<p>PO4 Development provides a quality workplace.</p>	<p>AO4.1 Pedestrian entrances to buildings are: (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p> <p>AO4.2 Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).</p> <p>AO4.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p> <p>AO4.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p> <p>AO4.5 Car parking surfaces are constructed or coated with glare-reducing materials</p>

Performance outcomes	Acceptable outcomes
<p>PO5 The appearance and amenity of development is enhanced through landscaping works.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p>AO5.1 A minimum of 20% of the site is provided with space available for landscape planting.</p> <p>AO5.2 A 2 metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.</p> <p>AO5.3 Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.</p> <p>AO5.4 Landscape planting consists of hardy tropical species suited to Douglas Shire’s climatic conditions.</p>
<p>PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.</p>	<p>AO6 All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.</p>
<p>PO7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>AO7 No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.</p>
<p>PO7 The movement of traffic on roads is not compromised by access and egress to the site.</p>	<p>AO7.1 Site access for vehicles is limited to one point per road frontage. or</p> <p>AO7.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.</p> <p>AO7.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.</p>
<p>PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.</p>	<p>AO8.1 Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.</p> <p>AO8.2 Roof and storm water are directed away from areas of potential contamination.</p> <p>AO8.3 Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone and protects the zone from the intrusion of inconsistent uses.	AO9 Uses identified in Table 6.2.5.3.b are not established in the Industry zone.
PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: (a) the Accommodation activity group, located outside the Industry zone; (b) the Sensitive land use activity group, located outside the Industry zone.	AO10 No acceptable outcomes are prescribed.
PO11 New lots contain a minimum area of 1000m ² .	AO11 No acceptable outcomes are prescribed.
PO12 New lots have a minimum road frontage of 20 metres.	AO12 No acceptable outcomes are prescribed.
PO13 New lots contain a 20 metre x 40 metre rectangle.	AO13 No acceptable outcomes are prescribed.

Table 6.2.5.3.b — Inconsistent uses within the Industry zone

Inconsistent uses		
<ul style="list-style-type: none"> • Air services • Animal husbandry • Bar • Cemetery • Child care centre • Club • Community care centre • Community residence • Cropping • Detention facility • Dual occupancy • Dwelling house • Environment facility • Extractive industry • Function facility • Health care services • Home based business • Hospital 	<ul style="list-style-type: none"> • Hotel • Intensive animal industry • Intensive horticulture • Major sport and entertainment facility • Motor sport facility • Multiple dwelling • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sport and recreation • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility, being a wind farm • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers accommodation • Shopping centre • Short-term accommodation • Theatre • Tourist attraction • Tourist park • Wholesale nursery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.6 Low density residential zone code

6.2.6.1 Application

- (1) This code applies to assessing development in the Low density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.6.2 Purpose

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) retain the low density residential character and amenity of the area, consisting predominantly of low-rise 1 and 2 storey detached dwelling houses;
 - (c) provide support for compatible small scale non-residential use activities;
 - (d) ensure development occurs on appropriately sized and shaped lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A range of housing, predominantly detached dwelling houses, on a range of lot sizes is provided.
 - (b) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (c) Development reflects and enhances the existing low density scale and character of the area.
 - (d) Development is reflective and responsive to the environmental constraints of the land.
 - (e) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.6.3 Criteria for assessment

Table 6.2.6.3.a – Low density residential zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.
For assessable development	
PO2 The establishment of uses is consistent with the outcomes sought for the Low density residential zone and protects the zone from the intrusion of inconsistent uses.	AO2 Uses identified in Table 6.2.2.3.b are not established in the Low density residential zone.

Performance outcomes	Acceptable outcomes
<p>PO3 The setback of buildings and structures: (a) maintains the amenity of adjoining lots and the residential character of the area; (b) achieves separation from neighbouring buildings and frontages.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>	<p>AO4 No acceptable outcomes are prescribed.</p>
<p>PO5 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>
<p>PO6 New lots contain a minimum area of : (a) 600m² (in sewerred areas); (b) 1000m² (in unsewerred areas).</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 New lots have a minimum road frontage of 15 metres.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>
<p>PO8 New lots contain a 20m x 15m rectangle.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>

Table 6.2.6.3.b - Inconsistent uses within the Low density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

- (1) This code applies to assessing development in the Low-medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.7.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
 - (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (c) Development is designed to provide safe and walkable neighbourhoods.
 - (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (e) Development is reflective and responsive to the environmental constraints of the land.
 - (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of all buildings and structures must be in keeping with the residential character of the area.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note – Height is inclusive of roof height.</p>
Setbacks (other than for a dwelling house)	
<p>PO2 Buildings are setback to:</p> <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	<p>AO2 Buildings are setback:</p> <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.
Site coverage	
<p>PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.</p>	<p>AO3 The site coverage of any building is limited to 50%.</p>
For assessable development	
<p>PO4 The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4 Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone.</p>
<p>PO5 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>
<p>PO6 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 New lots contain a minimum area of 450m².</p>	<p>AO7 No acceptable outcomes are prescribed.</p>
<p>PO8 New lots have a minimum road frontage of 15 metres.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>
<p>PO9 New lots contain a 20 metre x 15 metre rectangle.</p>	<p>AO9 No acceptable outcomes are prescribed.</p>

Table 6.2.7.3.b — Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation 	<ul style="list-style-type: none"> • Parking station • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Tourist attraction • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.8 Medium density residential zone code

6.2.8.1 Application

- (1) This code applies to assessing development in the Medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.8.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.3 Element – Activity centres, Element 3.4.5 – Residential areas and activities.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.5 Housing choice and affordability.
 - (b) establish a medium density residential character consisting predominantly of low to medium-rise dwelling houses, dual occupancies and multiple dwellings (up to 3 storeys in height).
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides a wider choice of predominantly permanent-living housing in terms of form, size and affordability to meet the needs of residents.
 - (b) Development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
 - (c) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
 - (d) Landscaping enhances the visual appearance of development and the streetscape, provides attractive outdoor spaces and privacy between adjoining development.
 - (e) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

6.2.8.3 Criteria for assessment

Table 6.2.8.3.a – Medium density residential zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 13.5 metres and 3 storeys in height. Note – Height is inclusive of roof height.
Setbacks (other than for a dwelling house)	
PO2 Buildings are setback to: <ol style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; 	AO2 Buildings are setback: <ol style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary;

Performance outcomes	Acceptable outcomes
(d) provide daylight access, privacy and appropriate landscaping.	(d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.
Site coverage	
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO3 The site coverage of any building is limited to 50%
Building proportions and scale (other than for a dwelling house)	
PO4 The proportions and scale of any development are in character with the area and local streetscape.	<p>AO4.1 The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.</p> <p>AO4.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p>AO4.3 Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p> <p>AO4.4 Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including: (a) the roof of buildings are light coloured and non-reflecting; (b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC6.2 – Building design and architectural elements.</p>
Landscaping (other than for a dwelling house)	
PO5 Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.	<p>AO5.1 A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total area provided for landscape planting.</p> <p>AO5.2 Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p>AO5.3 Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>
For assessable development	
PO6 The establishment of uses is consistent with the	AO6 Uses identified in Table 6.2.8.3.b are not

Performance outcomes	Acceptable outcomes
outcomes sought for the Medium density residential zone and protects the zone from the intrusion of inconsistent uses.	established in the Medium density residential zone.
<p>PO7 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>
<p>PO8 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>
<p>PO9 New lots contain a minimum area of 1000m².</p>	<p>AO9 No acceptable outcomes are prescribed.</p>
<p>PO10 New lots have a minimum road frontage of 20 metres.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>
<p>PO11 New lots contain a 20 metre x 25 metre rectangle.</p>	<p>AO11 No acceptable outcomes are prescribed.</p>

Table 6.2.8.3.b — Inconsistent uses within the Medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation 	<ul style="list-style-type: none"> • Parking station • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rural industry • Rural workers accommodation • Service industry • Shopping Centre • Showroom • Special industry • Theatre • Tourist attraction • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note –This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.9 Recreation and open space zone code

6.2.9.1 Application

- (1) This code applies to assessing development in the Recreation and open space zone.
- (2) When using this code, reference should be made to Part 5.

6.2.9.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for:
 - (a) informal recreation where the built form is not essential to the enjoyment of the space;
 - (b) local and district scale parks that serve the recreational needs of a wide range of residents and visitors
 - (c) a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.5 Residential areas and activities.
 - (ii) Theme 4 – Strong communities and identity, Element 3.7.3 Active communities, Element 3.7.6 – Arts and culture.
 - (b) provide land for the recreational needs to enhance liveability and the health and well-being of the Douglas community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts.
 - (b) Open space is accessible to the general public for a range of outdoor sport and recreation activities.
 - (c) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors.
 - (d) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
 - (e) Sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.
 - (f) The use of sport and recreation areas does not unduly affect the amenity of adjacent areas, particularly residential areas.

6.2.9.3 Criteria for assessment

Table 6.2.9.3.a – Recreation and open space zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable development	
PO1 The height of buildings and structures respects the low-scale character of the area.	AO1 Buildings and structures, other than pole structures, are not more than 10 metres in height. Note – Height is inclusive of roof height.
PO2 Buildings and structures are setback to ensure that they do not detract from the open character of the site or impact on any use in the Sensitive land use activity group.	AO2 Buildings and structures are setback a minimum of: <ol style="list-style-type: none"> (a) 8 metres from a State-controlled road; (b) 6 metres from road frontages;

Performance outcomes	Acceptable outcomes
	(c) 6 metres from land within a Residential zone; or (d) 3 metres from land in any other zone.
<p>P03 Car parking areas are setback from the boundaries of the site to ensure a high standard of amenity and to ensure the amenity of adjacent sensitive uses is protected.</p>	<p>A03 Car parking areas are setback: (a) 6 metres from the road frontage of the site; (b) 3 metres from any other site boundary.</p>
<p>P04 The setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses or any other sensitive land uses.</p>	<p>A04 The setback between the road frontage and the car parking area is landscaped with dense planting.</p>
<p>P05 Lighting of playing fields and club facilities do not adversely impact on the amenity of adjacent areas or uses.</p>	<p>A05.1 Structures for lighting: (a) on a site greater than 5000m² are not more than 25 metres in height. (b) on a site less than 5000m² are not more than 8.5 metres in height.</p> <p>A05.2 Structures for lighting poles are designed, constructed and operated in a manner which complies with: (a) AS4282-1997 Control of the obtrusive effects of outdoor lighting; (b) AS2560-2007 Sports lighting.</p>
<p>P06 Organised sporting activities and training ensure that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p>A06.1 Hours of operation of organised sporting and training activities are limited to between 6.00am and 10.00pm.</p>
For assessable development	
<p>P07 The establishment of uses is consistent with the outcomes sought for the Recreation and open space zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>A07 Uses identified in Table 6.2.9.3.b are not established in the Recreation and open space zone.</p>
<p>P08 Reconfiguration does not prejudice the use of the land for open space and recreational purposes.</p>	<p>A08 No acceptable outcomes are prescribed.</p>

Table 6.2.9.3.b — Inconsistent uses within the Recreation and open space zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Animal husbandry • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Community care centre • Community residence • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Environment facility • Extractive industry • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • High impact industry • Home based business • Hospital • Hotel • Intensive animal industry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Marine industry • Medium impact industry • Multiple dwelling • Non-resident workforce accommodation • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Port services • Relocatable home park • Residential care facility 	<ul style="list-style-type: none"> • Renewable energy facility • Research and technology industry • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service industry • Service station • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.10 Rural zone code

6.2.10.1 Application

- (1) This code applies to assessing development in the Rural zone.
- (2) When using this code, reference should be made to Part 5.

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (ii) Theme 3 : Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
 - (iv) Theme 6 : Infrastructure and transport, Element 3.9.4 – Transport.
 - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

6.2.10.3 Criteria for assessment

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO1.1 Dwelling houses are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of roof height.</p> <p>AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.</p>

Performance outcomes	Acceptable outcomes
Setbacks	
<p>PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.</p>
<p>PO3 Buildings/structures are designed to maintain the rural character of the area.</p>	<p>AO3 White and shining metallic finishes are avoided on external surfaces of buildings.</p>
For assessable development	
<p>PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.</p>
<p>PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>
<p>PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>

Table 6.2.10.3.b — Inconsistent uses within the Rural zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Bar • Brothel • Car wash • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services • High impact industry 	<ul style="list-style-type: none"> • Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park • Renewable energy facility, being a wind farm 	<ul style="list-style-type: none"> • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Warehouse

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.11 Rural residential zone code

6.2.11.1 Application

- (1) This code applies to assessing development in the Rural residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.11.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided on the basis that the intensity of development within the zone is dispersed.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
 - (b) provide for dwellings on lots generally larger than 4000m²;
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services.
 - (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
 - (c) Development provides a high level of residential amenity.
 - (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.

Editor's note - Reticulated sewerage is not generally available and is not required to be provided.

6.2.11.3 Criteria for assessment

Table 6.2.11.3.a – Rural residential zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO1 Dwelling houses are not more than 8.5 metres and two storeys in height.</p> <p>Note – Height is inclusive of roof height.</p>
<p>PO2 Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2 Buildings are setback not less than:</p> <ol style="list-style-type: none"> (a) 40 metres from a property adjoining a State-controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries.

Performance outcomes	Acceptable outcomes
<p>PO3 Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO3.1 The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m².</p> <p>AO3.2 An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in AO3.1 above.</p>
<p>PO4 Buildings/structures are designed to maintain the rural residential character of the area.</p>	<p>AO4 White and shining metallic finishes are avoided on external surfaces of buildings.</p>
For assessable development	
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Uses identified in Table 6.2.11.3.b are not established in the Rural residential zone.</p>
<p>PO6 Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>
<p>PO8 Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>
<p>PO9 New lots contain a minimum area of 4000m², incorporating: (a) a minimum of contiguous area of 2000m² exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres; (b) sufficient area to cater for on-site waste water management systems.</p> <p>Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.</p>	<p>AO9 No acceptable solutions are prescribed.</p>
<p>PO10 New lots have a minimum road frontage of 30 metres.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>
<p>PO11 New lots contain a 40 metre x 50 metre rectangle.</p>	<p>AO11 No acceptable outcomes are prescribed.</p>

Table 6.2.11.3.b — Inconsistent uses within the Rural residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Air services • Agricultural supplies store • Bar • Brothel • Bulk landscape supplies • Car wash • Cemetery • Community care centre • Community residence • Crematorium • Club • Detention facility • Dual occupancy • Educational establishment • Food and drink outlet • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel 	<ul style="list-style-type: none"> • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Outdoor sport and recreation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse, • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.12 Special purpose zone code

6.2.12.1 Application

- (1) This code applies to assessing development in the Special purpose zone.
- (2) When using this code, reference should be made to Part 5.

6.2.12.2 Purpose

- (1) The purpose of the Special purpose zone code is to provide for public uses that are owned or operated by a government statutory authority, government owned corporations, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport sea ports, rail line, rail station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.
- (2) Development is buffered from encroachment by incompatible uses.
- (3) The zone may also provide for special development areas.
- (4) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 – Transport, Element 3.9.5 – Information technology.
 - (b) facilitate the on-going operation of public utilities.
- (5) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Special uses and works that are owned or operated by federal, state or local government are facilitated.
 - (b) Development is located appropriately for the type of special purpose and is generally consistent in scale, height and bulk with that of surrounding development.
 - (c) Special purpose uses are protected by excluding development that could limit the on-going operation of existing special purpose uses or prejudice appropriate new activities.

6.2.12.3 Criteria for assessment

Table 6.2.12.3.a – Special purpose zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of all buildings and structures must be in keeping with the intended character of the area, in particular the height of buildings must not detrimentally affect the amenity of any land containing uses associated with the following:</p> <ol style="list-style-type: none"> (a) the Accommodation activity group; (b) the Sensitive land use activity group. 	<p>AO1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of roof height.</p>
<p>PO2 Buildings and structures are setback to maintain the character of the surrounding area, in particular setbacks must not detrimentally affect the amenity of any land use associated with:</p> <ol style="list-style-type: none"> (a) the Accommodation activity group; 	<p>AO2 Buildings and structures are setback not less than:</p> <ol style="list-style-type: none"> (a) 6 metres from any road frontage(s); (b) 4.5 metres from any side or rear boundaries common with any land use associated with

Performance outcomes	Acceptable outcomes
(b) the Sensitive land use activity group.	the Accommodation activity group; (c) 6 metres from any side or rear boundaries common with any land use associated with the Sensitive land use activity group.
<p>PO3 Areas used for vehicle parking are setback to ensure that a high standard of amenity is provided to the streetscape and any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO3 Areas used for vehicle parking are setback not less than: (a) 2 metres from any road frontage(s); (b) 4.5 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group. (c) 1 metre from any other boundary.</p>
<p>PO4 The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO4.1 The setback areas nominated in AO3 within this code are provided with landscape planting that: (a) provides an effective visual screen; (b) is maintained at all times.</p> <p>AO4.2 Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence or wall constructed of durable materials.</p>
For assessable development	
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Special purpose zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Uses identified in Table 6.2.12.3.b are not established in the Special purpose zone.</p>
<p>PO6 Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account: (a) noise; (b) dust; (c) light; (d) odours; (e) electrical interference; (f) appearance; (g) streetscape.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 All lots must be of suitable dimensions to accommodate the intended land use.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 Surplus land to be disposed of for other purposes must comply with the minimum lot size and dimensions specified in the equivalent zone to the intended likely land use.</p> <p>Note – If surplus land is to be used for Low density residential land use purposes, the proposed lot reconfiguration must comply with the Performance Outcome specified in the Low density residential zone.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>

Table 6.2.12.3.b — Inconsistent uses within the Special purpose zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker’s accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Outstation • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.13 Tourism zone code

6.2.13.1 Application

- (1) This code applies to assessing development in the Tourism zone.
- (2) When using this code, reference should be made to Part 5.

6.2.13.2 Purpose

- (1) The purpose of the Tourism zone code is to provide for tourist facilities located in urban, rural or environmental or coastal areas.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 5 – Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.3 – Tourism
 - (b) recognise significant tourism land use activities within the shire.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides for the continued operation of existing tourist attractions and a range of other activities that are ancillary to and support tourist attractions.
 - (b) Accommodation activities are provided at an appropriate scale and integrate with and enhance existing tourist attractions.
 - (c) Development recognises that tourist attractions are based on an appreciation of the natural qualities of the Shire and are not general theme park land uses of a type that can be found in any tourist activity area elsewhere in Queensland.
 - (d) Development enhances and protects the unique local, scenic, cultural and historic character of the locality.
 - (e) Development provides a high level of amenity, incorporating tropical architectural elements and building design features.
 - (f) Development reflects and responds to the natural features, environmental values and constraints of the land.
 - (g) Development minimises impacts such as traffic, noise, dust, odour, and lighting, particularly on residential areas.

6.2.13.3 Criteria for assessment

Table 6.2.13.3.a – Tourism zone code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 The height of buildings and structures is compatible with the character and amenity of the area.	AO1 No acceptable outcomes are prescribed.
PO2 Development is consistent with the overall outcomes sought for the Tourism zone and protects the zone from the intrusion of inconsistent uses.	AO2 Inconsistent uses as identified in Table 6.2.13.3.b are not established in the Tourism zone.
PO3 Buildings and structures are set back to: <ol style="list-style-type: none"> (a) establish a high standard of amenity; (b) achieve separation from adjoining premises. 	AO3 No acceptable outcomes are prescribed.
PO4 Development is located, designed, operated and	AO4 No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
<p>managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy SC 6.13 – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	
<p>PO5 Development does not adversely affect the character and amenity of the area and adjoining areas in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>

Table 6.2.13.3.b — Inconsistent uses within Tourism zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Extractive industry • Funeral parlour • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • Health care services • High impact industry • Home based business • Hospital • Hostel • Hotel • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity • Infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility, being a wind farm • Research and technology industry • Residential care facility • Retirement facility • Roadside stall • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.14 Tourist accommodation zone code

6.2.14.1 Application

- (1) This code applies to assessing development in the Tourist accommodation zone.
- (2) When using this code, reference should be made to Part 5.

6.2.14.2 Purpose

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 4 : Strong communities and identity, Element 3.7.4 – Sense of place, community and identity.
 - (ii) Theme 5 – Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.2 – Tourism.
 - (b) provide for tourist accommodation development to establish in areas close to commercial and recreational services and facilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A range of accommodation activities, with an emphasis on short-term accommodation is established at a scale and density to service tourist needs.
 - (b) Tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
 - (c) Development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas.
 - (d) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
 - (e) Landscaping of tourist development is of a high quality and contributes to the visual dominance of tropical vegetation and the local streetscape.
 - (f) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

6.2.14.3 Criteria for assessment

Table 6.2.14.3.a – Tourist accommodation zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 13.5 metres and 3 storeys in height. Note – Height is inclusive of roof height.
Setbacks (other than for a dwelling house)	
PO1 Buildings are setback to: <ol style="list-style-type: none"> (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages. 	AO1 Buildings are setback: <ol style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of

Performance outcomes	Acceptable outcomes
	the height of the building at the side setback, whichever is the greater.
Site coverage (other than for a dwelling house)	
<p>PO2 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.</p>	<p>AO2 The site coverage of any building is limited to 50%</p>
Building proportions and scale (other than for a dwelling house)	
<p>PO3 The proportions and scale of any development are in character with the area and local streetscape.</p>	<p>AO3.1 The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.</p> <p>AO3.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p>AO3.3 Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p> <p>AO3.4 Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including: (a) the roofs of buildings are light coloured and non-reflecting; (b) white and shining metallic finishes are avoided on external surfaces in prominent view. Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC 6.2 – Building design and architectural elements.</p>
Landscaping (other than for a dwelling house)	
<p>PO4 Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.</p>	<p>AO4.1 A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total; area provided for landscape planting.</p> <p>AO4.2 Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p>AO4.3 Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Tourist accommodation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.</p>
<p>PO6 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>
<p>PO8 Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.</p>	<p>AO8 Outdoor loading/unloading, servicing and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for sensitive uses.</p>
<p>PO9 Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.</p>	<p>AO9.1 Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities: (a) swimming pools; (b) tennis courts; (c) barbecue areas; (d) outdoor lounging / recreation areas; (e) restaurants / bars; (f) tourist-focussed shopping; (g) tour booking office; (h) spa / health clubs.</p> <p>AO9.2 Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.</p> <p>AO9.3 Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides on-site car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code.</p>
<p>PO10 New lots contain a minimum area of 1000m².</p>	<p>AO10 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
PO11 New lots have a minimum road frontage of 20 metres.	AO11 No acceptable outcomes are prescribed.
PO12 New lots contain a 25 metre x 20 metre rectangle.	AO12 No acceptable outcomes are prescribed.

Table 6.2.14.3.b — Inconsistent uses within the Tourist accommodation zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cropping • Detention facility • Extractive industry • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Indoor sport and recreation • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Roadside stall • Rural industry • Rural workers accommodation • Service station • Shopping centre • Showroom • Special industry • Substation • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

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PART 7 LOCAL PLANS

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for part of a local plan.
- (4) The levels of assessment for development in a local plan are in Part 5.
- (5) Assessment criteria for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the purpose and overall outcomes for each precinct;
 - (e) the performance outcomes that achieve the overall outcomes of the local plan code;
 - (f) the acceptable outcomes that achieve the performance outcomes of the local plan code;
 - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
- (7) The following are the Local plan codes for the planning scheme:
 - (a) Cape Tribulation and Daintree Coast local plan code
 - (i) Precinct 1 – Conservation precinct
 - (ii) Precinct 2 – Low impact residential precinct;
 - (iii) Precinct 3 – Low impact commercial precinct;
 - (iv) Precinct 4 – Low impact community purpose precinct;
 - (v) Precinct 5 – Low impact rural production and tourism enterprise precinct;
 - (vi) Precinct 6 – Low impact tourism accommodation precinct.
 - (b) Coastal communities local plan code
 - (i) Precinct 1 – Wonga Beach rural precinct;
 - (ii) Precinct 2 – Wonga Beach low density residential precinct;
 - (iii) Precinct 3 – Wonga Beach local centre precinct;
 - (iv) Precinct 4 – Wonga Beach rural residential precinct;
 - (v) Precinct 5 – Wonga Beach Lifu Close precinct;
 - (vi) Precinct 6 – Newell low density residential precinct;
 - (vii) Precinct 7 – Newell local centre precinct.
 - (c) Mossman local plan code
 - (i) Precinct 1 – Mossman North precinct;
 - (ii) Precinct 2 - Foxtan Road precinct;
 - (iii) Precinct 3 – Junction Road residential precinct;
 - (iv) Precinct 4 – Junction Road industry precinct;
 - (v) Precinct 5 – Town Centre precinct;
 - (vi) Precinct 6 – Front Street precinct;
 - (vii) Precinct 7 – Emerging Community precinct;
 - (viii) Precinct 8 – Mossman South industry precinct;
 - (ix) Precinct 9 – Mossman Gorge community precinct.
 - (d) Port Douglas/Craigie local plan code
 - (i) Precinct 1 – Port Douglas precinct
 - (A) Sub-precinct 1a – Town Centre sub-precinct;
 - (B) Sub-precinct 1b – Waterfront North sub-precinct;
 - (C) Sub-precinct 1c – Waterfront South sub-precinct;

- (D) Sub-precinct 1d – Limited Development sub-precinct;
- (E) Sub-precinct 1e – Community and recreation sub-precinct;
- (F) Sub-precinct 1f – Flagstaff Hill sub-precinct;
- (ii) Precinct 2 – Integrated Resort precinct;
- (iii) Precinct 3 – Craiglie Commercial and Light Industry precinct;
- (iv) Precinct 4 – Old Port Road / Mitre Street precinct
- (v) Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct
- (e) Return to Country local plan code
 - (i) Precinct 1 – Bulban precinct;
 - (ii) Precinct 2 – Dawnvale precinct;
 - (iii) Precinct 3 – Buru precinct;
 - (iv) Precinct 4 – Zig Zag Yards Camp precinct;
 - (v) Precinct 5 – Degarra precinct;
 - (vi) Precinct 6 – Kalkandamal precinct;
 - (vii) Precinct 7 – Kaba Kada precinct;
 - (viii) Precinct 8 – Daintree precinct.

7.2 Local plan codes

7.2.1 Cape Tribulation and Daintree Coast local plan code

7.2.1.1 Application

- (1) This code applies to assessing development within the Cape Tribulation and Daintree Coast local plan area as identified on the Cape Tribulation and Daintree Coast local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.1.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Cape Tribulation and Daintree Coast local plan code.

The Cape Tribulation and Daintree Coast local plan area is located in the northern half of the Douglas Shire on land located predominantly to the north and east of the Daintree River. The local plan area contains land of extremely high biodiversity value and is where two World Heritage areas meet – the Wet Tropics World Heritage Area and the Great Barrier Reef World Heritage Area. The precinct is a biodiversity hotspot of international significance and predominantly consists of the Daintree National Park and other reserves. The local plan area provides significant habitat for the critically endangered Southern Cassowary, amongst many other species of fauna and flora and cultural and landscape heritage sites.

The natural environment, containing areas of the highest biodiversity value and flora and fauna unique to the area, are part of the immense drawcard to large numbers of domestic and international visitors. While such an economic resource is invaluable to the Shire, the area needs to be carefully managed to ensure these values are not diminished. However, a significant portion of the local plan area is privately owned freehold land and outside the boundaries of the Wet Tropics World Heritage Area, but is still equally important to the continued conservation of the biodiversity, environmental and scenic values of the area.

Prior to European settlement, the area formed part of the traditional land of the Eastern Kuku Yalanji people. In the late 1800s, limited European settlement commenced associated with timber getting and agriculture. From the 1920s onwards seasonal workers and miners also set up semi-permanent camps in the area. However such activity was restricted due to the relative isolation of the area. The settlement pattern in the area dramatically changed in the late 1970s to 1980s when approximately 950 residential lots were created. The 'rural residential style' allotments north of the Daintree River posed a risk of significant detrimental impacts on the ecology and landscape character of the area, particularly if fully developed. Such development would also result in a greater resident population leading to pressure for an increased level of service and extension of infrastructure, which in turn would lead to more development pressure. Such an outcome is contrary to the objectives of preserving the area's natural environment, landscape character and relative isolation to maintain the area's intrinsic attractiveness to tourists and residents.

Past successive planning regimes have progressively proceeded to rein in development rights within the area. Precincts were created and development was limited. In particular, decisive action was undertaken in 2004 to control and limit permanent residential development north of the Daintree River. This was necessary to ensure a critical population was not reached, and adverse effects from development were not felt on the water quality, biodiversity, scenic amenity and flora and fauna of the region.

Where development rights were extinguished, compensation was paid and / or land was bought as part of a buy-back scheme and retained for conservation purposes. The protection of the regional ecosystem and rare and threatened species is paramount in the limitation of development opportunities within the region.

7.2.1.3 Purpose

- (1) The purpose of the Daintree River - Bloomfield River local plan is to retain the attraction of the area as a very low-key, largely undeveloped nature-based recreation environment, based on

the exploration and appreciation of the natural environment and to ensure that any development that does occur is appropriate and does not place additional pressures on the values of area.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas within the local plan are appropriately managed to protect biological diversity, water catchment quality, ecological functioning, beach protection and coastal management, scenic amenity, and historical and cultural values;
 - (b) the natural character of the locality is protected, and where degraded, restored or enhanced;
 - (c) new development does not occur, with the exception of development located within, and consistent with the respective precinct intents for:
 - (i) Precinct 1 – Conservation precinct
 - (ii) Precinct 2 – Low impact residential precinct;
 - (iii) Precinct 3 – Low impact commercial precinct;
 - (iv) Precinct 4 – Low impact community purpose precinct;
 - (v) Precinct 5 – Low impact rural production and tourism enterprise precinct;
 - (vi) Precinct 6 – Low impact tourism accommodation precinct;
 - (d) where development occurs it is:
 - (i) very low scale and remains within the limits imposed by the vehicular capacity of the Daintree River ferry crossing, the Alexandra Range road crossing and the local road network;
 - (ii) sensitive and sympathetic to its remote location in an area of unique biodiversity, ecological, conservation and scenic amenity value;
 - (iii) self-contained through the use of appropriate on-site or nearby rain water collection and storage, sewerage treatment and electricity generation;
 - (e) adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents are provided

7.2.1.4 Precinct 1 – Conservation precinct

- (1) The purpose of Precinct 1 as detailed on the Local Plan maps contained in Schedule 2 is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The overall outcomes sought for Precinct 1 are to:
 - (a) ensure the conservation, protection and restoration of biological diversity and ecological integrity values of land, and to maintain scenic amenity values;
 - (b) ensure that further incompatible development, including houses, does not occur;
 - (c) ensure that where development does occur, it does not adversely affect environmental and scenic amenity values and is in keeping with the natural characteristics of the land.

7.2.1.5 Precinct 2- Low impact residential precinct

- (1) The purpose of Precinct 2 as detailed on the Local Plan maps contained in Schedule 2 is to allow for the construction of a single detached dwelling and necessarily associated infrastructure and outbuildings.
- (2) The overall outcomes sought for Precinct 2 are to:
 - (a) ensure development is for a single detached dwelling of limited scale and size and necessary outbuildings and infrastructure only;
 - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;

- (c) ensure development is visually non-obtrusive.

7.2.1.6 Precinct 3 - Low impact commercial precinct

- (1) The purpose of Precinct 3 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing commercial uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 3 are to:
 - (a) ensure that low impact commercial uses are appropriately located;
 - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
 - (c) carry out development in accordance with an Environmental Management Plan;
 - (d) ensure development is visually non-obtrusive.

7.2.1.7 Precinct 4 - Low impact community purpose precinct

- (1) The purpose of Precinct 4 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing public purpose uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 4 are to:
 - (a) ensure the establishment and expansion of community and public purpose uses such as child care centre, community use, educational establishment, health care services, outdoor sport and recreation, utility installation on appropriate sites within the precinct;
 - (b) locate development within existing cleared areas or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible
 - (c) services are provided which are appropriate and adequately cater for the demand;
 - (d) carry out development in accordance with an Environmental Management Plan;
 - (e) ensure development is visually non-obtrusive.

7.2.1.8 Precinct 5 - Low impact rural production and tourist enterprise precinct

- (1) The purpose of Precinct 5 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing rural areas and permit their continued use, while encouraging low-impact tourism enterprise including bed and breakfast, short term accommodation (being farm stay accommodation) and nature based tourism (being forest stay accommodation) as an alternative land use, where significant restoration and/or rehabilitation measures are undertaken as an incentive.
- (2) The overall outcomes sought for Precinct 5 are to:
 - (a) provide for continued rural production activities where lawfully established and to permit low-key ancillary tourism enterprise such as farm attractions, roadside stalls in appropriate locations;
 - (b) provide for other tourism enterprise in the form of bed and breakfast, farm stay accommodation or forest stay accommodation as an alternative land use to primary production, where significant rehabilitation of habitat is achieved.
 - (c) facilitate other existing tourism enterprises based on the appreciation of the natural environment.
 - (d) ensure development, including waste treatment is limited to existing cleared areas;
 - (e) development, including primary production, is carried out in accordance with an Environmental Management Plan.

7.2.1.9 Precinct 6 - Low impact tourism accommodation precinct

- (1) The purpose of Precinct 6 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment and permit their continued use.
- (2) The overall outcomes sought for Precinct 6 are to:
 - (a) provide for continued small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment in appropriate locations;
 - (b) ensure development, including treatment of waste, is confined to existing cleared areas;
 - (c) carry out development in accordance with an Environmental Management Plan;
 - (d) ensure development is visually non-obtrusive.

7.2.1.10 Criteria for assessment

Table 7.2.1.10.a – Cape Tribulation and Daintree Coast local plan – assessable development

All development in the Cape Tribulation and Daintree Coast local plan area	
<p>PO1 Development does not result in a demand which exceeds the capacity of:</p> <ol style="list-style-type: none"> (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network. 	<p>AO1 No acceptable outcomes are prescribed.</p>
<p>PO2 Development provides a suitable standard of self-sufficient service for:</p> <ol style="list-style-type: none"> (a) potable water; (b) water for fire fighting purposes; (c) electricity supply. 	<p>AO2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <ol style="list-style-type: none"> (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. <p>AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p> <p>AO2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p>
<p>PO3 On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>AO4.1 If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.</p>

All development in the Cape Tribulation and Daintree Coast local plan area	
	<p>A04.2 Surface water is to be used for domestic purposes only.</p>
<p>P05 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.</p>	<p>A05 No acceptable outcomes are prescribed.</p>
<p>P06 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p>	<p>A06.1 The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p>A06.2 The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A06.3 Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p>
<p>P07 Landscaping of the development ensures that the endemic character of the local area is dominant.</p>	<p>A07.1 Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p> <p>A07.2 All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.</p>
<p>P08 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p>A08.1 Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;</p> <p>A08.2 Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.</p>
<p>P09 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p>A09.1 Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A09.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.</p>

All development in the Cape Tribulation and Daintree Coast local plan area	
	<p>AO9.3 This is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>AO9.4 On-site drainage and stormwater management: (a) maintains natural flow regimes; (b) minimises impervious surfaces; (c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)</p>
General requirements – Dwelling house	
<p>PO10 Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p>	<p>AO10.1 The elements of development and access to the site are included in a Designated Development Area (DDA).</p> <p>AO10.2 Development is sited in an existing cleared area or in an area approved for vegetation clearing.</p> <p>AO10.3 Any new clearing is limited to a maximum area of 700m² and is sited to be clear of the high bank of any watercourse. Note – The 700m² of clearing does not include an access driveway.</p>
<p>PO11 All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.</p>	<p>AO11 No acceptable solutions are prescribed.</p>
<p>PO12 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.</p>	<p>AO12.1 Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.</p> <p>AO12.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.</p>
<p>PO13 House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.</p>	<p>AO13.1 Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.</p> <p>AO13.2 Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is</p>

All development in the Cape Tribulation and Daintree Coast local plan area	
	<p>constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p> <p>AO13.3 Vehicular access is constructed prior to house construction.</p>
Additional requirements for Nature based tourism, being Forest stay accommodation	
<p>PO14 Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.</p>	<p>AO14 Forest stay accommodation: (a) is confined to: (i) Precinct 2 – Low impact residential precinct; (ii) Precinct 5 – Low impact rural and tourism enterprise precinct; (iii) Precinct 6 – Low impact tourism accommodation precinct. (b) does not occur above the 60 metre contour; (c) is located on lots of 10 hectares or greater.</p>
<p>PO15 Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality.</p>	<p>AO15.1 The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces);</p> <p>Note – Staff includes permanent residents of the dwelling house involved in catering for the use.</p> <p>AO15.2 None of the accommodation, whether for guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site.</p> <p>AO15.3 Forest stay accommodation is located on a site which has an existing cleared area.</p> <p>AO15.4 The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.</p> <p>AO15.5 If forest stay accommodation is provided in buildings which are separate from the dwelling: (a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m² (inclusive of verandahs/patios etc.);</p> <p>or (b) a maximum of one communal bunkhouse is provided with a maximum area of 150m² to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.);</p>

All development in the Cape Tribulation and Daintree Coast local plan area	
	<p>or</p> <p>(c) a maximum of two communal bunkhouses are provided with a maximum area of 150m² each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc).</p> <p>AO15.6 No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.</p>
<p>PO16 Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.</p>	<p>AO16 Development involves guests staying a maximum of 14 consecutive nights.</p>
<p>PO17 Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.</p>	<p>AO17 Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.</p>
Additional requirements for Precinct 1 – Conservation precinct	
<p>PO18 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct.</p>	<p>AO18 No new development occurs whether on undeveloped or developed land except for:</p> <p>Undeveloped land that meets one or more of the following criteria:</p> <p>Land which has been previously been lawfully cleared and currently remains cleared;</p> <p>(a) Land which is the subject of a current Clearing Permit, but has yet to be cleared;</p> <p>(b) Land which is subject of a current Operational Works Permit,</p> <p>can be developed for a house subject to compliance with all relevant codes.</p> <p>In addition, minor extensions can be undertaken to an existing development, provided:</p> <p>(a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme.</p> <p>or</p> <p>(b) The extent of extensions are determined on a site specific/use specific basis for other land uses,</p> <p>and</p> <p>(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.</p>
Additional requirements for Precinct 2– Low impact residential precinct	

All development in the Cape Tribulation and Daintree Coast local plan area	
<p>PO19 Development is for;</p> <ul style="list-style-type: none"> (a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure; (b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas; (c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code. 	<p>AO19.1 Development is limited to one dwelling house per lot.</p> <p>AO19.2 Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.</p> <p>AO19.3 Bed and breakfast accommodation is limited to cleared areas on the land;</p> <p>or</p> <p>AO19.4 Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use;</p> <p>AO19.5 Bed and breakfast accommodation occurs on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1 bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site.</p> <p>AO19.6 Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.</p>
Additional requirements for Precinct 3 – Low impact commercial precinct	
<p>PO20 Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.</p>	<p>AO20 Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.</p>
<p>PO21 Development is small scale and provides a necessary service to the surrounding community.</p>	<p>AO21 No acceptable outcomes are prescribed.</p>
<p>PO22 Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p>AO22 No acceptable outcomes are prescribed.</p>
Additional requirements for Precinct 4 – Low impact community purpose precinct	
<p>PO23 Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community;</p> <p>or</p>	<p>AO23 No acceptable outcomes are prescribed.</p>

All development in the Cape Tribulation and Daintree Coast local plan area	
Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.	
<p>PO24 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p>AO24 No acceptable outcomes are prescribed.</p>
Additional requirements for Precinct 5 – Low impact rural production and tourism enterprise precinct	
<p>PO25 Development complements, protects and enhances the environmental and scenic values of the site.</p>	<p>AO25.1 One dwelling house establishes per lot.</p> <p>AO25.2 Any other development is limited to existing cleared areas on the site.</p> <p>AO25.3 No development is to occur above the 60 metre contour line.</p> <p>AO25.4 Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.</p>
<p>PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.</p>	<p>AO26 The balance area of the development, including any existing area/s not identified for development is/are revegetated / rehabilitated in accordance with a landscape plan.</p>
<p>PO27 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p>AO27 No acceptable outcomes are prescribed.</p>
Additional requirements for Precinct 6 – Low impact tourist accommodation precinct	
<p>PO28 Development complements, protects and enhances the environmental and scenic values of the site.</p>	<p>AO28.1 One dwelling house establishes per lot.</p> <p>AO28.2 Any other development is limited to existing cleared areas on the site.</p> <p>AO28.3 No development is to occur above the 60 metre contour line.</p>
<p>PO29 Development results in a small scale expansion</p>	<p>AO29 No acceptable outcomes are prescribed.</p>

All development in the Cape Tribulation and Daintree Coast local plan area	
<p>of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.</p>	
<p>PO30 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy – Environmental management plans SC6.4 provides further guidance on meeting the performance outcome.</p>	<p>AO30 No acceptable outcomes are prescribed.</p>

7.2.2 Coastal communities local plan code

7.2.2.1 Application

- (1) This code applies to assessing development within the Coastal communities local plan area covering Wonga Beach, Newell and Cooya Beach as identified on the Coastal communities local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.2.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Coastal communities local plan code.

The Coastal communities consist of the three residential communities of Wonga Beach, Newell and Cooya Beach: each located 13 km to the north-north-east, 5 km to the north-east and 4 km to the east of the Mossman town centre, respectively.

All are located on the flat coastal plain along the Coral Sea. Each community is located on the coastal sandy swales of the foreshore and are therefore low-lying and vulnerable to coastal erosion and storm tide hazards.

Wonga Beach is the largest community and currently consists of two sections, each with separate access to the Mossman-Daintree Road. The northern part of Wonga Beach has access to the Mossman-Daintree Road via Wonga Beach Road and consists predominantly of detached housing, the Wonga Beach primary school in Snapper Island Drive, a small caravan park on the Esplanade and other low key tourist accommodation, mainly in the form of bed and breakfast facilities.

The southern part of Wonga Beach has access to the Mossman-Daintree Road via Oleander Drive and Marlin Drive. Detached housing is the predominant form of development and a small service station and local centre and a community hall are located on Oleander Drive on, and close, to the Mossman-Daintree Road intersection. Wonga Beach Park is located at the southern end of Wonga Beach and contains a skate park and barbecue facilities.

The northern and southern parts of Wonga Beach are not connected by a beach side road however they are linked by a pedestrian and bicycle path known as the 'Wonga Community Link'.

Newell consists predominantly of older-stock detached residential housing. A caravan park and small convenience store is located at Marine Parade – Pacific Street and a boat ramp is provided in the south giving access to the northern bank of the Mossman River.

Cooya Beach consists of residential development and caters for a significant amount of newer residential growth in the coastal communities, particularly along Cooya Beach Road. Cooya Beach also has a neighbourhood centre, a child care centre and has a boat ramp at its northern end providing access to the southern bank of the Mossman River.

A particular characteristic of each of the coastal communities is the distinct demarcation between urban and rural settings, with either sugar cultivation or cattle grazing directly abutting the urban edge.

All communities have a ready supply of vacant lots, with a limited capacity for further residential expansion. Of the three communities, only the new residential estate on the western side of Cooya Beach is connected to reticulated sewerage network.

7.2.2.3 Purpose

- (1) The purpose of the Coastal communities local plan code is to provide for attractive residential areas in the Shire as an alternative to Mossman and Port Douglas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) maintain development in coastal communities as primarily low density residential development;
 - (b) protect residential communities from incursion by tourist accommodation and facilities;
 - (c) facilitate the development of local commercial and community services and facilities, including active and passive open space at a level adequate to service the resident population;
 - (d) ensure new residential development is limited in extent and is designed to integrate with existing communities;
 - (e) ensure Good Quality Agricultural Land is protected from the impacts of residential development or residential expansion;
 - (f) protect environmentally sensitive coastal areas and coastal processes from the detrimental impacts associated with urban development;
 - (g) protect parts of the Local Plan Area used for the cultivation of sugar cane from incompatible development, where such land is zoned for continued Rural use.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
 - (a) Precinct 1 – Wonga Beach rural precinct;
 - (b) Precinct 2 – Wonga Beach low density residential precinct;
 - (c) Precinct 3 – Wonga Beach local centre precinct;
 - (d) Precinct 4 – Wonga Beach rural residential precinct;
 - (e) Precinct 5 – Wonga Beach Lifu Close precinct;
 - (f) Precinct 6 – Newell low density residential precinct;
 - (g) Precinct 7 – Newell local centre precinct.

Precinct 1 – Wonga Beach rural precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) the open rural character and amenity of the precinct is maintained;
 - (b) clear visual separation is maintained between the residential areas of Wonga Beach and the Mossman-Daintree Road;
 - (c) development reliant on exposure to the Mossman-Daintree Road, including tourist facilities and attractions, does not occur.

Precinct 2 – Wonga Beach low density residential precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) development consists of low density residential housing and open space. Other uses are not facilitated within the precinct;
 - (b) a road connection between Oasis Drive and Marlin Drive is not provided. However a pedestrian and cycling link is maintained along the western boundary of the precinct, and any development provides adequate visibility to this link to ensure the personal safety and security for the users of the link;
 - (c) development is setback from the established foreshore vegetation and good highly visible public access is provided along the edge of the foreshore vegetation that permits safe access to the beach;
 - (d) development incorporates adequate water-sensitive urban design techniques to cater for any storm water flows required to be conveyed across the site.

Precinct 3 – Wonga Beach local centre precinct

- (6) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) local shopping and community facilities are consolidated within the precinct on the corner of Oleander Drive and Mossman-Daintree Road. No other shopping facilities are considered to be necessary in Wonga Beach;
 - (b) retailing activities, including the service station are not intended to exceed 400m² in gross floor area;
 - (c) pedestrian connections between uses within the precinct are maintained and enhanced;
 - (d) access and car parking is coordinated between uses;
 - (e) supplementary landscape planting is provided to enhance the appearance of the precinct and to provide for shade trees.

Precinct 4 – Wonga Beach rural residential precinct

- (7) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) any further lot reconfiguration within this precinct ensures that large lots are maintained to provide for housing diversity and for the protection of the existing rural residential character.

Precinct 5 – Wonga Beach Lifu Close precinct

- (8) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) further lot reconfiguration is discouraged within this precinct, unless adequate road access and frontages can be provided to each new lot. This may require consolidation of existing lots to achieve appropriate design solutions;
 - (b) multiple rear lots are not established.

Precinct 6 – Newell low density residential precinct

- (9) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) a limited size low density residential extension of the existing street pattern is facilitated, subject to an engineering analysis demonstrating that there are no significant constraints preventing such an extension.

Precinct 7 – Newell local centre precinct

- (10) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) Any redevelopment of the local shopping facility is contained within the local centre precinct and is limited to 150m² for all centre uses.

7.2.2.4 Criteria for assessment

Table 7.2.2.4.a – Coastal communities local plan – assessable development

Performance outcomes	Acceptable outcomes
For self assessable and assessable development	
Development in the Coastal communities local plan area generally	
<p>PO1 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres in height. Note – Height is inclusive of roof height.</p>
For assessable development	
Development in the Coastal communities local plan area generally	
<p>PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the Coastal communities' context (as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).</p>	<p>AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the character of the coastal communities, including: (a) the coconut fringed vegetation along the foreshore and esplanade areas; (b) low-lying melaleuca swamp lands and the mangrove communities along river banks and creeks.</p> <p>AO2.2 Development protects and does not intrude into important views and vistas as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).</p>
<p>PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Coastal Communities Townscape Plan map contained in Schedule 2.</p>	<p>PO3 Development adjacent to the gateways and key intersections as identified on the Coastal Townscape Plan maps contained in Schedule 2 and where permitted under the planning scheme, incorporates architectural features and landscaping treatments and design elements that enhances the sense of arrival and way finding within each coastal suburb.</p>
<p>PO4 Landscaping of development sites complements the desirable qualities of the existing character of the coastal communities.</p>	<p>AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 - Landscaping.</p>
Additional requirements for Precinct 2 – Wonga Beach low density residential precinct	
<p>PO5 Development takes into account, the opportunities and constraints with particular attention paid to storm-tide hazards, water-sensitive urban design management of storm water flow paths, and retention of foreshore vegetation.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>
<p>PO6 Development avoids a road connection between Oasis Drive and Marlin Drive that would</p>	<p>AO6 A road connection between Oasis Drive and Marlin Drive is not provided. Proposals for a road</p>

Performance outcomes	Acceptable outcomes
exacerbate traffic volumes or unduly increase traffic hazards, particularly along Marlin Drive and Oleander Drive. Proposals for a road extension into Precinct 2 should be from the north and not from Marlin Drive. A turning circle immediately at the end of Marlin Drive may be acceptable.	extension into Precinct 2 should be from the north and not from Marlin Drive. A turning circle immediately at the end of Marlin Drive may be acceptable.
PO7 Development maintains a pedestrian and bicycle link along the western boundary of the precinct and establishes adequate opportunities for surveillance along and across to the link.	AO7 A pedestrian and bicycle link is retained along the western boundary of the precinct which is clearly visible from adjoining streets and / or public open space areas (i.e. – is not obscured at the rear of residential lots).
PO8 The line of foreshore vegetation along the eastern side of the precinct, including the foreshore coconut palms, is retained and development is setback to avoid damage to the vegetation.	AO8 No acceptable outcomes are prescribed.
PO9 Highly visible public access is provided along the eastern side of the precinct to the foreshore.	AO9 A constructed public esplanade road (taking into account the requirements of AO6) is provided along the eastern side of the precinct clear of the foreshore vegetation, including the foreshore coconut palms.
PO10 Storm-water flows are conveyed across the site incorporating water-sensitive urban design principles.	AO10 No acceptable outcomes are prescribed.
Additional requirements for Precinct 3 – Wonga Beach local centre precinct	
PO11 Retailing activities, including the service station do not exceed 400m ² across each of the three allotments contained within the Centre zone. No retailing activities occur within the Community Facilities zone within the precinct.	AO11 No acceptable outcomes are prescribed.
PO12 Pedestrian connections, vehicular access, car parking areas and landscaping are integrated across each of the three sites so as to function as an integrated local centre.	AO12 No acceptable outcomes are prescribed.
PO13 Supplementary landscaping is provided to enhance the appearance of the precinct, including the provision of shade trees.	AO13 No acceptable outcomes are prescribed.
Additional requirements for Precinct 4 – Wonga Beach rural residential precinct	
PO14 New lots contain a minimum area of 2000m ² .	AO14 No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
<p>PO15 New lots contain a 40 metre x 25 metre rectangle.</p>	<p>AO15 No acceptable outcomes are prescribed.</p>
<p>Additional requirements for Precinct 5 – Wonga Beach Lifu Close precinct</p>	
<p>PO16 Lot reconfiguration is permitted only where adequate dedicated road access can be provided to each lot.</p> <p>Note - The provision of multiple rear lots off the top of the Lifu Close cul-de-sac does not represent an acceptable performance outcome due to the inadequate shape and servicing needs (in particular refuse collection) associated with the existing configuration of the lots.</p>	<p>AO16 Further lot reconfiguration in the form of additional lots does not occur.</p>
<p>Additional requirements for Precinct 6 – Newell low density residential precinct</p>	
<p>PO17 Development consists of low density residential lots off a new road extension that connects Pacific Street to Coulthard Close.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>
<p>PO18 Any further lot reconfiguration within the precinct is contingent upon an engineering analysis that demonstrates that there are no constraints that would prevent the development of land for low density residential lots.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>
<p>Additional requirements for Precinct 6 – Newell low density residential precinct</p>	
<p>PO19 Any redevelopment of the local shopping facility is confined to a maximum of 150m² for all centre uses.</p>	<p>AO19 No acceptable outcomes are prescribed.</p>

7.2.3 Mossman local plan code

7.2.3.1 Application

- (1) This code applies to development within the Mossman local plan area as identified on the Mossman local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.3.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Mossman local plan code.

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area contains the rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree National Park to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the town with striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw a concentration of commercial development from the 1930s onward. The town focusses on "the Triangle" and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town's central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the general needs of the community. A limited area of expansion is available if the need arises.

Much of the township's character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.

At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly for tourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree Horizon Drive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the western side of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail

component, will occur as an integrated development.

On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman township will remain as a residential community.

7.2.3.3 Purpose

- (1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
 - (b) The key built form and main street character of the town centre is to be retained and reinforced.
 - (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
 - (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
 - (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
 - (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.
 - (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.
 - (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
 - (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
 - (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
 - (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
 - (l) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
 - (m) Conflicts between alternative land uses are minimised.
 - (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
 - (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.

- (3) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 – Mossman North precinct;
 - (b) Precinct 2 – Foxtton Avenue precinct;
 - (c) Precinct 3 – Junction Road residential precinct;
 - (d) Precinct 4 – Junction Road industry precinct;
 - (e) Precinct 5 – Town Centre precinct;
 - (f) Precinct 6 – Front Street precinct;
 - (g) Precinct 7 – Emerging community precinct;
 - (h) Precinct 8 – Mossman South industry precinct;
 - (i) Precinct 9 – Mossman Gorge community precinct

Precinct 1 – Mossman North precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development is restricted to low density residential uses only.
 - (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

Precinct 2 – Foxtton Avenue precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
 - (b) Development takes into account physical constraints with particular attention paid to flooding and vegetation.
 - (c) development is adequately separated from, and protects, the existing cane railway track along the south boundary of the land;
 - (d) development does not impact on the environmental values of Marrs Creek.

Precinct 3 - Junction Road residential precinct

- (6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes;
 - (b) development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots;
 - (c) development on the site does not impact on the environmental values of the North Mossman River.

Precinct 4 - Junction Road industry precinct

- (7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
 - (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses;
 - (c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.

Precinct 5 - Town Centre precinct

- (8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) key elements which contribute to the character and integrity of the town centre are retained;
 - (b) the sense of place which characterises the main town intersection of Foxtton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;

- (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
- (d) views from Front Street of the mountains (from various vantage points) are maintained;
- (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

Precinct 6 - Front Street precinct

- (9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:
 - (a) vehicular access is limited to:
 - (i) the existing access from Front Street opposite the Harper Street intersection;
 - (ii) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
 - (b) any expansion complements the existing development in scale, height, roof alignment and colour;
 - (c) any expansion is integrated with existing development such that the final development functions as one shopping/commercial development;
 - (d) any expansion takes into account adjacent (existing and future) residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.

Precinct 7 – Emerging community precinct

- (10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:
 - (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.

Precinct 8 - Mossman south industry precinct

- (11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
 - (b) no uses that compete with the commercial and retail primacy of the town centre are established;
 - (c) development protects the amenity of adjacent and nearby residential land uses.

Precinct 9 – Mossman Gorge community precinct

- (12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) existing commercial, community and residential uses are recognised within the discrete area contained by the Mossman Gorge community;
 - (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
 - (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
 - (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.

7.2.3.4 Criteria for assessment

Table 7.2.3.4.a – Mossman local plan – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 Building and structures complement the height of surrounding development.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.</p>
For assessable development	
Development in the Mossman local plan area generally	
<p>PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).</p>	<p>AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxtton Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site. <p>AO1.2 Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. <p>AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to:</p> <ul style="list-style-type: none"> (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxtton Avenue and Junction Road
<p>PO2 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections</p>	<p>AO2 Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates</p>

Performance outcomes	Acceptable outcomes
identified on the Mossman local plan maps contained in Schedule 2.	architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.
P03 Landscaping of development sites complements the existing tropical character of Mossman.	A03 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.
P04 Development does not compromise the safety and efficiency of the State-controlled road network.	A04 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.
For assessable development	
Additional requirements for Precinct 2 – Foxton Avenue precinct	
P05 Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	A05 Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land.
P06 Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	P06.1 Buildings and structures are setback a minimum of 10 metres from the cane railway. P06.2 Pedestrian access to the cane railway is restricted.
Additional requirements for Precinct 3 – Junction Road residential precinct	
P07 Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes.	A07 Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.
P08 Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	A08.1 Lots have a minimum area of 800m ² . A08.2 Lots have a minimum frontage of 20m.
P09 Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	A09.1 Subject to any greater width requirement as a consequence of the studies required to satisfy A08, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River.

Performance outcomes	Acceptable outcomes
	<p>AO9.2 Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.</p>
Additional requirements for Precinct 4 – Junction Road industry precinct	
<p>PO10 Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.</p>	<p>AO10.1 A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.</p> <p>AO10.2 No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.</p>
Additional requirements for Precinct 5 – Town Centre precinct	
<p>PO11 Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including:</p> <ul style="list-style-type: none"> (a) buildings built to the frontage to reinforce the existing built-form character; (b) buildings that address the street; (c) development that incorporates awnings and verandahs providing weather protection for pedestrians. 	<p>AO11 With respect to Front Street, Foxtan Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that:</p> <ul style="list-style-type: none"> (a) provide for pedestrian shelter that are consistent with the character and setting of the town centre; (b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level; (c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb; (d) are continuous across the frontage of the site; (e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting.
<p>PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.</p>	<p>AO12 Development incorporates the following design features:</p> <ul style="list-style-type: none"> (a) 'built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;* (b) appropriate built form and roofing material; (c) appropriate fenestration in combination with roof form; (d) appropriate window openings, screens or eaves shading 80% of window openings; (e) minimum of 700mm eaves; (f) orientation of the building to address the street/s; (g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development; (h) ground level façades facing streets consist of

Performance outcomes	Acceptable outcomes
	<p>windows, wall openings or shop fronts;</p> <p>(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;</p> <p>(j) inclusion of windows and balconies on the upper levels facing the street façade;</p> <p>(k) provision of lattice, battens or privacy screens;</p> <p>(l) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</p> <p>(m) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</p> <p>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</p>
<p>PO13 Site coverage of all buildings:</p> <p>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</p> <p>(b) respects the individual character of the town centre.</p>	<p>AO13 Site cover does not exceed 60%.</p>
<p>PO14 Side and rear setbacks:</p> <p>(a) are appropriate for the scale of the development and the character of the town centre;</p> <p>(b) provide adequate daylight for habitable rooms on adjoining sites;</p> <p>(c) adequate separation between residential and non-residential uses.</p>	<p>AO14.1 For side boundary setbacks, no acceptable measures are specified.</p> <p>AO14.2 Buildings are setback a minimum of 6 metres from rear boundaries.</p> <p>Note: Building code requirements must be satisfied.</p>
<p>PO15 Development in the precinct is predominantly retail or office based in nature or has a service delivery function.</p>	<p>AO15 Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.</p>
Additional requirements for Precinct 6 – Front Street precinct	
<p>PO16 Vehicular access is limited to:</p> <p>(a) the existing access from Front Street opposite the Harper Street intersection;</p> <p>(b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.</p>	<p>AO16 No acceptable outcomes are prescribed.</p>
<p>PO17 Any expansion complements the existing development in scale, height, roof alignment and colour.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>
<p>PO18 Any expansion is integrated with existing development such that the final development</p>	<p>AO18 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
functions as one shopping/commercial development.	
<p>PO19 Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.</p>	<p>AO19 No acceptable outcomes are prescribed.</p>
Additional requirements for Precinct 7 – Emerging Community precinct	
<p>PO20 Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>
Additional requirements for Precinct 8 – Mossman South industry	
<p>PO21 Low impact industry uses are the predominant form of industry.</p>	<p>AO21 Development for industrial purposes consists of service industry or low impact industry uses.</p>
<p>PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established.</p>	<p>AO22 Office or retail uses: (a) are ancillary to an industrial use; or (b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive.</p>
<p>PO23 Development protects the amenity of adjacent and nearby residential land uses.</p>	<p>AO23 No acceptable outcomes are prescribed.</p>
Additional requirements for Precinct 9 – Mossman Gorge Community	
<p>PO24 No uses that compete with commercial and retail activities in Mossman town centre are established.</p>	<p>AO24 No acceptable outcomes are prescribed.</p>

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

- (1) This code applies to assessing development within the Port Douglas/Craigie local plan area as identified on the Port Douglas/Craigie local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.4.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Port Douglas/Craigie local plan code.

The Port Douglas/Craigie local plan encompasses the traditional Port Douglas town centre and surrounding tourist and residential areas, including Four Mile Beach and Craigie.

Port Douglas was officially named in 1877. It was initially settled as the port of entry and supply for the Hodgkinson goldfield on the Hann Tableland which was proclaimed in 1876. It was the dominant port in Far North Queensland until a decision was made to establish Cairns as the terminus for a new railway in 1884. This ended the town's dominance, and it gradually became a small centre for local residents and fishing activities. During the 1970s and 1980s, a renewed interest in Far North Queensland as a holiday destination led to a boom in large scale tourism and residential development with Port Douglas re-emerging as a premium destination.

The Captain Cook Highway runs north-south to the west of Port Douglas through Craigie (Four Mile). Craigie caters for the permanent resident population associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both sides of the street for almost the entire length of the corridor into the heart of Port Douglas.

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

Macrossan Street is the main shopping area in Port Douglas running in a general east-west direction at the base of Flagstaff Hill connecting Four Mile Beach to Dickson Inlet. Tourist and commercial development is concentrated towards the western side of Macrossan Street, with marine orientated activity focussed around the inlet. The western side of the inlet provides unspoiled views across mangroves to the distinctive formations and features of the coastal range.

The street pattern in the town centre is based on the original grid pattern survey of 1878. While the town has lost many of its original buildings to cyclones and redevelopment, a number of important built features remain including the Central Hotel, the Court House Hotel, a number of relocated buildings such as St Mary's Church, the former Clink Theatre and the Court House Museum and scattered memorials such as the Carstens memorial in Macrossan Street and the Port Douglas War memorial in Wharf Street. The Sugar Wharf on Dickson Inlet was the original terminus of the tramline to Mossman. The tramline now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

A particular characteristic of the local plan area is its high quality, lush landscaping complementing the tropical resort town atmosphere. This theme will be carried throughout the local plan area with gateways, nodes and corridor planting emphasising the role of the town as a tropical tourist destination.

7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
 - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
 - (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
 - (c) Craigie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craigie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
 - (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
 - (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
 - (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.
 - (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
 - (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
 - (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.
- (4) The purpose of the code will be further achieved through the following overall outcomes:
 - (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
 - (b) Precinct 2 – Integrated Resort precinct
 - (c) Precinct 3 – Craigie Commercial and Light Industry precinct
 - (d) Precinct 4 – Old Port Road / Mitre Street precinct

- (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
 - (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
 - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
 - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
 - (B) reducing reliance on the waterfront as a car parking resource.
 - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
 - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:
 - Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
 - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
 - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
 - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
 - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
 - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
 - (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
 - (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
 - (i) environment and sustainability is integrated into the township through:
 - (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
 - (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
 - (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
 - (ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
 - (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;
 - (B) is compatible with the desired character and amenity of local places and neighbourhoods;
 - (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
 - (D) implements high quality landscaped environments around buildings and on streets;

- (E) protects the recognisable character and locally significance sites throughout the precinct.
- (iii) public spaces and the streetscape are enhanced through:
 - (A) an increase in the quantity and quality of public land and places throughout the precinct;
 - (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
 - (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;
 - (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
 - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
 - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (iv) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

- (6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:
 - (a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;
 - (b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;
 - (c) development contributes to a high quality public realm;
 - (d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;
 - (f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;
 - (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.

Sub-precinct 1b - Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
 - (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;
 - (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been

- reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
- (j) marine infrastructure is established to service the tourism, fishing and private boating community;
 - (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;
 - (l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:
 - (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
 - (c) marine-based industry achieves appropriate environmental standards;
 - (d) industrial buildings have a high standard of layout and building design;
 - (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
 - (f) the precinct is protected from encroachment of incompatible land use activities.

Sub-precinct 1d – Limited Development sub-precinct

- (9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:
 - (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) the open nature and character of the precinct is retained maintaining view lines across the inlet;
 - (c) community and recreation land use activities are established that promote public access to the foreshore.

Sub-precinct 1e – Community and recreation sub-precinct

- (10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:
 - (a) development for community uses, including sport and recreation is facilitated.
 - (b) sport and recreation activities predominantly involve outdoor activities;
 - (c) areas of natural vegetation are protected from further development;
 - (d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

- (11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:
 - (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
 - (b) development minimises excavation and filling;
 - (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;
 - (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

- (12) In addition to the overall outcomes, development in the Integrated Resort precinct facilitates development in accordance with the *Integrated Development Resort Act, 1987*.

Editor's note – The development of land within this precinct is subject to the Integrated Development Resort Act 1987 (IDRA). Where a conflict exists between this planning scheme and the IDRA, the IDRA prevails.

Precinct 3 – Craiglie Commercial and Light Industry precinct

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
- (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;
 - (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;
 - (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
 - (d) adjacent residential areas are protected from industry nuisances;
 - (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
 - (b) areas of significant vegetation are protected from development and retained;
 - (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

- (15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:
- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
 - (b) minimum lot sizes exceed 2 hectares;
 - (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

Note - Undeveloped lots in this precinct are located on very low-lying land. Council may consider a consolidation of existing land titles via lot reconfiguration to lot sizes less than 2 hectares, where the reconfigured lots are consolidated onto the highest terrain, to avoid a pattern of development consisting of dwelling houses located on isolated islands of raised building pads.

7.2.4.4 Criteria for assessment

Table 7.2.4.4.a –Port Douglas / Craiglie local plan – assessable development

Performance outcomes	Acceptable outcomes
For self assessable and assessable development	
Development in the Port Douglas / Craiglie local plan area generally	
<p>PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO1 A pedestrian and cycle movement network is integrated and delivered through development.</p>
<p>PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<p>AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.</p> <p>AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.</p> <p>AO2.3 Important landmarks, memorials and monuments are retained.</p>
<p>PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>
<p>PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p>AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic</p>

Performance outcomes	Acceptable outcomes
	vegetation.
<p>PO5 Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>A05 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>
For assessable development	
Additional requirements in Precinct 1 – Port Douglas precinct	
<p>PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.</p>	<p>A06.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p> <p>A06.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.</p>
<p>PO7 Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.</p>	<p>A07.1 For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.</p> <p>A07.2 Ground level parking incorporates clearly defined pedestrian routes.</p> <p>A07.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.</p> <p>A07.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p> <p>A07.5 On-site car parking available for public use is clearly signed at the site frontage.</p> <p>A07.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>
<p>PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>A08 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct	
<p>PO9 Building heights:</p> <ul style="list-style-type: none"> (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape; (c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct; (d) remain subservient to the natural environment and the backdrop of Flagstaff Hill. (e) do not exceed 3 storeys. 	<p>AO9 Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres.</p> <p>Note – Height is inclusive of the roof height.</p>
<p>PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>
<p>PO11 Buildings:</p> <ul style="list-style-type: none"> (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas. 	<p>AO11 No acceptable outcomes are prescribed.</p>
<p>PO12 Setbacks at ground level provide for:</p> <ul style="list-style-type: none"> (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street. 	<p>AO12 Setbacks at ground level:</p> <ul style="list-style-type: none"> (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.
<p>AO13 Buildings do not result in a reduction of views and vistas from public places to:</p> <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance. 	<p>AO13 No acceptable outcomes are prescribed.</p>
<p>PO14 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.</p>	<p>AO14 Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s;</p> <p>or</p> <p>If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s.</p> <p>Note – PO24 provides more detail on awning design.</p>

Performance outcomes	Acceptable outcomes
<p>PO15 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>AO15.1 Centre activities establish: at street level on active street frontages; a maximum of one level above street level.</p> <p>AO15.2 Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.</p>
<p>PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.</p>	<p>AO16 No acceptable outcomes are prescribed.</p>
<p>PO17 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>
<p>PO18 Roofs are not characterised by a cluttered display of plant and equipment, in particular: (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view; (c) rooftops are not used for advertising.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>
<p>PO19 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures;</p>	<p>AO19 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>(d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.</p>	
<p>PO20 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>
<p>PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO21 No acceptable outcomes are prescribed.</p>
<p>PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO22.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p> <p>AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p> <p>AO22.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.</p>
<p>PO23 Building facades that face public spaces at ground level: (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>AO23 Building facades at the ground floor of development that face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>
<p>PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-</p>	<p>AO24 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across the frontage of the site; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing. 	
<p>PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p>AO25 Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.</p>
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct	
<p>PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.</p>	<p>AO26 Uses identified as inconsistent uses in Table 7.2.4.4.b — Inconsistent uses in sub-precinct 1b - Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North.</p>
<p>PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.</p>	<p>AO27 Buildings and structures are not more than:</p> <ul style="list-style-type: none"> (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. <p>Note – Height is inclusive of roof height.</p>
<p>PO28 Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO28 No acceptable outcomes are prescribed.</p>
<p>PO29 Public pedestrian access along the water’s edge is maximised.</p>	<p>AO29.1 Public pedestrian access is provided along the frontage of the water’s edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.</p> <p>AO29.2 A public plaza is incorporated into the design</p>

Performance outcomes	Acceptable outcomes
	<p>generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'.</p> <p>AO29.3 Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.</p>
<p>PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.</p>	<p>AO30 No acceptable outcomes are prescribed.</p>
<p>PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient.</p>	<p>AO31 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.</p>
<p>PO32 Buildings do not result in a reduction of views and vistas from public places to: (a) Dickson Inlet; (b) public open space; (c) places of significance.</p>	<p>AO32 No acceptable outcomes are prescribed.</p>
<p>PO33 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.</p>	<p>AO33 No acceptable outcomes are prescribed.</p>
<p>PO34 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>AO34.1 Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level.</p> <p>AO34.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.</p>
<p>PO35 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to</p>	<p>AO35 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.</p>	
<p>PO36 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <ul style="list-style-type: none"> (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys. 	<p>AO36 No acceptable outcomes are prescribed.</p>
<p>PO37 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <ul style="list-style-type: none"> (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view; (c) rooftops are not used for advertising. 	<p>AO37 No acceptable outcomes are prescribed.</p>
<p>PO38 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades. 	<p>AO38 No acceptable outcomes are prescribed.</p>
<p>PO39 Buildings are finished with high quality materials, selected for:</p> <ul style="list-style-type: none"> (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate. 	<p>AO39 No acceptable outcomes are prescribed.</p>
<p>PO40 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO40 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO41.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p> <p>AO41.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p> <p>AO41.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.</p>
<p>PO42 Building facades that face public spaces at ground level: (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>AO42 Building facades at the ground floor of development that face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>
<p>PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and: (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>	<p>AO43 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.</p>	<p>AO44.1 Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality.</p> <p>AO44.2 Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.</p>
<p>PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of: (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage.</p>	<p>AO45 No acceptable outcomes are prescribed.</p>
<p>PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.</p>	<p>AO46 No acceptable outcomes are prescribed.</p>
<p>PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by: (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront.</p>	<p>AO47 No acceptable outcomes are prescribed.</p>
<p>PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.</p>	<p>AO48 No acceptable outcomes are prescribed.</p>
<p>PO49 Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.</p>	<p>AO49 No acceptable outcomes are prescribed.</p>
<p>PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.</p>	<p>AO50 No acceptable outcomes are prescribed.</p>
<p>PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the</p>	<p>AO51 Development that results in changes to the Port Douglas Waterfront quay-line is only established</p>

Performance outcomes	Acceptable outcomes
environmentally sensitive Dickson Inlet.	<p>where an Ecological assessment report provides support to the changes.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct	
<p>PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.</p>	<p>AO52 Uses identified as inconsistent uses Table 7.2.4.4.c are not established in Precinct 1c – Waterfront South.</p>
<p>PO53 Development does not adversely impact on the natural environment, natural vegetation or watercourses.</p>	<p>AO53.1 An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p> <p>AO53.2 An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p>Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.</p>
<p>PO54 Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.</p>	<p>AO54 A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.</p>
<p>PO55 Buildings and structures are of a height, and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.</p>	<p>AO55.1 Development has a height of not more than 10 metres.</p> <p>AO55.2 Development is setback from all property boundaries not less than 3 metres.</p>
<p>PO56 The site coverage of all buildings and structures ensures development:</p> <ul style="list-style-type: none"> (a) is sited in an existing cleared area or in an area approved for clearing; (b) has sufficient area for the provision of services; (c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas. 	<p>AO56 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>PO57 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 sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas. 	<p>AO57.1 Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p> <p>AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.</p> <p>AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.
<p>PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.</p>	<p>AO58 No acceptable outcomes are prescribed.</p>
<p>PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.</p>	<p>AO59 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; (b) dense planting along any road frontage is a minimum width of 3 metres.
<p>PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.</p>	<p>AO60 For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.</p>
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct	
<p>PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.</p>	<p>AO61 Buildings and structures are not more than one storey and 4 metres in height.</p> <p>Note - Height is inclusive of the roof height.</p>
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct	
<p>PO62 The precinct is developed for organised sporting activities and other community uses.</p>	<p>AO62 No acceptable outcomes are prescribed.</p>
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct	
<p>PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.</p>	<p>AO63 No acceptable outcomes are prescribed.</p>
<p>PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including</p>	<p>AO64 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>through:</p> <ul style="list-style-type: none"> (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; (c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed; (d) protection of the views from public viewing points in the Port Douglas precinct. 	
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct	
<p>PO65 Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.</p>	<p>AO65 Development consists of service and light industries and associated small scale commercial activities.</p>
<p>PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.</p>	<p>AO66.1 Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.</p> <p>AO66.2 The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p> <p>AO66.3 Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area.</p> <p>AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.</p>
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct	
<p>PO67 No additional lots are created within the precinct.</p>	<p>AO67 No acceptable outcomes are prescribed.</p>
<p>PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers</p>	<p>AO68 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.	

Table 7.2.4.4.b — Inconsistent uses in sub-precinct 1b - Waterfront North sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Table 7.2.4.4.c — Inconsistent uses in sub-precinct 1c - Waterfront South sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - Table 7.2.4.4.b or Table 7.2.4.4.c do not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

7.2.5 Return to Country Local Plan

7.2.5.1 Application

- (1) This code applies to assessing development within the Return to Country local plan area as identified in the Return to Country local plan maps contained in Schedule 2.
- (2) When using this code reference should be made to Part 5.

7.2.5.2 Context and setting

Editor's note – This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Return to Country local plan code.

The intent of the Return to Country local plan is to break new ground and position Douglas Shire as a leader in recognising Traditional Owners in a local government planning scheme. The Eastern Kuku Yalanji People's Native Title rights and Aboriginal Freehold land are part of a broad package contained in 15 ILUAs agreed in 2007 between the eastern Kuku Yalanji People and other parties including the State of Queensland, local governments, service providers and leaseholders. The ILUAs cover an area of 230,000ha, including the area over which Native Title rights have been determined and the Aboriginal Freehold land. Jabalbina was established through the ILUAs as the Eastern Kuku Yalanji People's Registered Native Title Body Corporate under the *Native Title Act 1993* and primary Land Trust holding Aboriginal Freehold land under the *Queensland Aboriginal Land Act 1991*.

The Return to Country local plan area is predominantly located north of the Daintree River and reflects areas of Aboriginal freehold land (under the Aboriginal Land Act 1991), known as the 'Pink Zone'. The extent of the Eastern Kuku Yalanji Aboriginal Freehold Pink Zone reflects the final negotiated position reached in the 2007 Eastern Kuku Yalanji ILUAs following 14 years of negotiation between the Eastern Kuku Yalanji People, Queensland Government, Wet Tropics Management Authority and Douglas and Cook Shire Councils. Of the 63,000ha handed back to the Eastern Kuku Yalanji as Aboriginal Freehold land, 48,000ha is dedicated as a nature refuge under the *Nature Conservation Act 1992* and has no effective development potential except for uses ancillary to conservation. The remaining 15,000ha of Aboriginal Freehold land is the Pink Zone, the area made available for residential and economic development for the benefit of the eastern Kuku Yalanji People. The Eastern Kuku Yalanji People negotiated this outcome based on the belief that they would be able to return to country to live and to derive economic benefit from this land.

As Trustees of the Eastern Kuku Yalanji People's traditional estate, Jabalbina's vision is to be caring custodians of bubu so Bama benefit culturally, economically, academically and socially, while enhancing Eastern Kuku Yalanji tribal lore and cultural values.

Note – Throughout this code, Eastern Kuku Yalanji people's terms have been used and are defined below:

Bubu – Eastern Kuku Yalanji land

Bama- Eastern Kuku Yalanji people

Bayan – Dwellings which are either conventional or unconventional in design and may include communal living, cooking, cleaning and ablution facilities. Where communal facilities are provided, the number of bayans is equivalent to the number of sleeping structures.

7.2.5.3 Purpose

- (1) The purpose of the Return to Country local plan is to facilitate social and economic opportunities for Indigenous people to return to their country so that Bama can live on their Bubu and manage their environment, land and culture.

Note – Where development is impact assessable, this code is to be read in conjunction with the remainder of the Planning Scheme. Where there is any conflict between the provisions of this code and other relevant codes of the Planning Scheme, the provisions of this code will prevail.

- (2) The overall outcomes sought for the Return to Country Local Plan are to:
 - (a) ensure further development opportunities for economic and social growth are facilitated within each of the Return to Country precincts;

- (b) each Return to Country precinct is developed in consultation with local clan groups to identify specific development opportunities within each precinct;
- (c) minimise on-site vegetation removal, and filling and excavation to the greatest extent possible;
- (d) provide an appropriate level of on-site infrastructure and services reflecting the special needs of Bama;
- (e) ensure adverse impacts on the amenity of adjoining or surrounding sites is avoided or appropriately mitigated;
- (f) ensure adverse impacts on conservation, biodiversity, ecological and scenic amenity values of the site and surroundings are avoided;
- (g) ensure development is responsive to on-site constraints and avoids areas of potential natural hazard;
- (h) ensure development is light-weight and low scale in design and construction and is visually unobtrusive and where necessary, landscaped buffers are provided for screening.

Precinct 3 – Buru Precinct

Note - Work is continuing on the development of each individual precinct for the Return to Country Local Plan and will be the subject of future Planning Scheme Amendments as the work is progressed.

7.2.5.4 Criteria for assessment

Table 7.2.5.4.a – Return to Country local plan – assessable development

All development in the Return to Country local plan area	
<p>PO1 Development does not result in a demand which exceeds the capacity of:</p> <ul style="list-style-type: none"> (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network. 	<p>AO1 No acceptable outcomes are prescribed.</p>
<p>PO2 Development provides a suitable standard of self-sufficient service for:</p> <ul style="list-style-type: none"> (a) potable water; (b) water for fire fighting purposes; (c) electricity supply for permanent resident housing. 	<p>AO2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <ul style="list-style-type: none"> (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. <p>AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p> <p>AO2.3 An environmentally acceptable and energy efficient power supply for permanent resident housing is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p>
<p>PO3 On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the</p>	<p>AO3 No acceptable outcomes are prescribed.</p>

All development in the Return to Country local plan area	
implementation of best environmental practice.	
<p>PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>AO4.1 If groundwater is to be used, development is limited to one bore per site and the bore is: (a) not located within 100 metres of a septic disposal trench (on the site or adjoining sites); (b) not located within 100 metres of another bore.</p> <p>AO4.2 Surface water is to be used for domestic purposes only.</p>
<p>PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>
<p>PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional according to environmental circumstances.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>
Additional requirements self assessable and assessable development, IF an Outstation, being Indigenous bush-living.	
<p>PO8 Development is located on site to avoid: (a) areas of natural hazard; (b) areas of ecological or biodiversity significance; (c) areas of native vegetation or fauna habitat.</p>	<p>AO8.1 Buildings, structures, infrastructure, driveways, services and ancillary clearing do not occur on slopes exceeding 1 in 4 (25%).</p> <p>AO8.2 Buildings, structures, infrastructure, driveways, services and ancillary clearing are located: (a) a minimum of 20 metres away from the high bank of a wetland, watercourse or tidal area; (b) away from overland flow paths; (c) above 5 metres AHD with all rooms associated with a bayan a minimum of 1.5 metres above the highest known flood level.</p> <p>AO8.3 Buildings, structures, infrastructure, driveways and services are located within an existing cleared area. or All clearing is kept to the minimum amount possible to facilitate buildings, structures, access ways, infrastructure and services.</p>
<p>PO9 Development is setback from the boundaries of the site to maintain the character and amenity of</p>	<p>AO9 Development is setback a minimum of: (a) 25 metres from a road;</p>

All development in the Return to Country local plan area	
the area.	(b) 20 metres from side and rear boundaries.
<p>PO10 Fencing is designed to not impeded the movement of fauna through the site.</p>	<p>AO10.1 Corridors of bush for wildlife to move through are maintained.</p> <p>AO10.2 Fencing for the containment of domestic animals is only located around bayans and associated cleared areas.</p>
<p>PO11 Development provides a suitable standard of self-sufficient service for wastewater disposal.</p>	<p>AO11 Development is provided with septic and compost toilets.</p>
Additional requirements for Precinct 1 – Bulban precinct	
<p>PO12 Provisions to be developed in consultation with clan groups.</p>	<p>AO12 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 2 – Dawnvale precinct	
<p>PO13 Provisions to be developed in consultation with clan groups.</p>	<p>AO13 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 3 – Buru precinct	
<p>PO14 Provisions to be developed in consultation with clan groups.</p>	<p>AO14 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 4 – Zig Zag Yards Camp precinct	
<p>PO15 Provisions to be developed in consultation with clan groups.</p>	<p>AO15 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 5 – Degarra precinct	
<p>PO16 Provisions to be developed in consultation with clan groups.</p>	<p>AO16 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 6 – Kalkandamal precinct	
<p>PO17 Provisions to be developed in consultation with clan groups.</p>	<p>AO17 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 7 – Kaba Kada precinct	
<p>PO18 Provisions to be developed in consultation with clan groups.</p>	<p>AO18 To be further developed via sub-precincts.</p>
Additional requirements for Precinct 8 – Daintree precinct	
<p>PO19 Provisions to be developed in consultation with clan groups.</p>	<p>AO19 To be further developed via sub-precincts.</p>

Table 7.2.5.4.b – Extent of development

Sites located within Precincts	Extent of development	
Precinct 1 : Bulban precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 2 : Dawnvale precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 3 ; Buru precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 4 : Zig Zag Yards Precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 5 : Degarra precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 6 : Kalkandamal precinct	Sub-precinct 6a : Topside sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Community Shed and a Caretaker's cabin (maximum 8.5 metres and two storeys in height). To be further developed.
	Sub-precinct 6b : Bottomside sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Maximum of four bayan's and a Caretaker's cabin (maximum 8.5 metres and two storeys in height). To be further developed.
Precinct 7 : Kaba Kada	Sub-precinct 7a : Cow Bay sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Maximum of five bayan's (maximum 8.5 metres and two storeys in height). To be further developed.
Precinct 8 : Daintree precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.

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PART 8 OVERLAYS

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is a presence of valuable resources;
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should result in no change to the level of assessment or any additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay;
 - (c) a zone code;
 - (d) a local plan code;
 - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the premises affected by the overlay.
- (7) Each overlay code identifies the following:
 - (a) the application of the code;
 - (b) the purpose of the code;
 - (c) the overall outcomes that achieve the purpose of the code;
 - (d) the performance outcomes of the code;
 - (e) the acceptable outcomes of the code.
- (8) The overlays for the planning scheme are:
 - (a) Acid sulfate soils overlay;
 - (b) Bushfire hazard overlay;
 - (c) Coastal environment overlay;
 - (d) Flood and storm tide hazard overlay;
 - (e) Hillslopes overlay;
 - (f) Landscape values overlay;
 - (g) Natural areas overlay;
 - (h) Places of significance overlay;
 - (i) Potential landslide hazard overlay;
 - (j) Transport network overlay.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Land at or below the 5m AHD sub-category;
 - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
 - (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
 - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

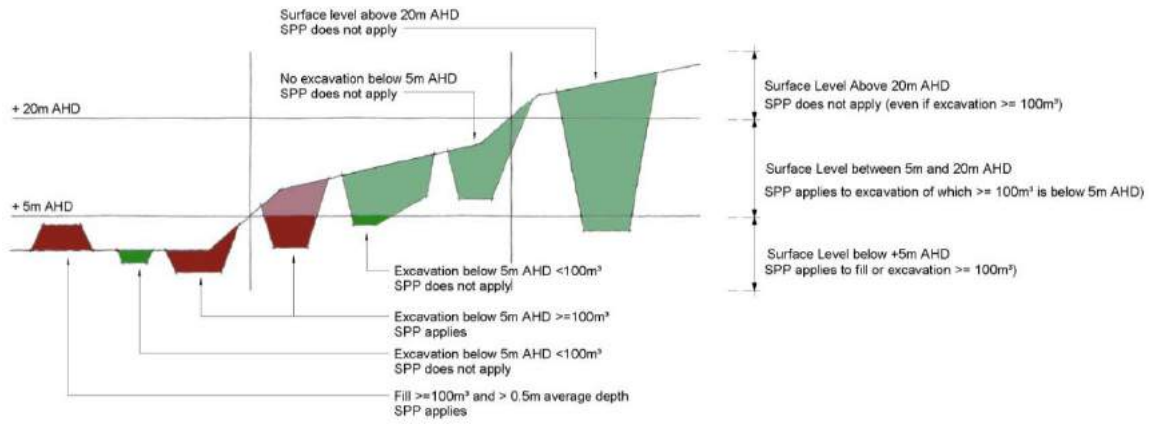
8.2.1.3 Criteria for assessment

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1 No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2 An acid sulfate soils investigation is undertaken.</p> <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>

Performance outcomes	Acceptable outcomes
<p>PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>
<p>PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>

Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



8.2.2 Bushfire hazard overlay code

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:
 - (a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.

- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Medium bushfire risk sub-category;
 - (b) High bushfire risk sub-category;
 - (c) Very high bushfire risk sub-category;
 - (d) Potential impact buffer sub-category.

- (3) When using this code, reference should be made to Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.

8.2.2.3 Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Compatible development	
<p>PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1 Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>
<p>PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.</p>
<p>PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.</p>	<p>AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.</p>
Development design and separation from bushfire hazard – reconfiguration of lots	
<p>PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>AO4.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>AO4.2 Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>
<p>PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	
<p>PO5 Where reconfiguration is undertaken in an urban</p>	<p>AO5.1 Lot boundaries are separated from hazardous</p>

Performance outcomes	Acceptable outcomes
<p>area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>
<p>PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.
<p>PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and</p>	<p>AO7 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m;

Performance outcomes	Acceptable outcomes
<p>either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<ul style="list-style-type: none"> (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.
<p>PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan." Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>
<p>PO9 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>
Development design and separation from bushfire hazard – material change of use	
<p>PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve</p>	<p>AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p>

Performance outcomes	Acceptable outcomes
<p>a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(a) 10kW/m² where involving a vulnerable use; or</p> <p>(b) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>
<p>PO11</p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>
All development	
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 100m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p>

Performance outcomes	Acceptable outcomes
	<p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>
<p>PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13 A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <p>(a) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:</p> <p>(i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <p>(ii) 45,000l for industrial buildings; and</p> <p>(iii) 20,000l for other buildings;</p> <p>(b) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(c) for non-residential buildings, include a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(d) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(e) is clearly identified by directional signage provided at the street frontage.</p>
<p>PO14 Landscaping does not increase the potential bushfire risk.</p>	<p>AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.</p>
<p>PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).</p>	<p>AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>

Note – 'Vulnerable activities' are those involving:

- (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Coastal management district sub-category;
 - (b) Erosion prone area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.3.2 Purpose

- (1) The purpose of the Coastal environment overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
 - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
 - (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) facilitate the protection of both coastal processes and coastal resources;
 - (b) facilitating coastal dependent development on the foreshore over other development;
 - (c) public access to the foreshore protects public safety;
 - (d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
 - (e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;
 - (f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
 - (g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

8.2.3.3 Criteria for assessment

Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 No works other than coastal protection works extend seaward of the coastal building line.</p>	<p>AO1.1 Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line.</p> <p>Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage</p>

Performance outcomes	Acceptable outcomes
	<p>Protection.</p> <p>AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.</p> <p>AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.</p> <p>AO1.4 Coastal protection work mitigates any increase in the coastal hazard.</p>
<p>PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.</p>	<p>AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.</p>
For assessable development	
Erosion prone areas	
<p>PO3 Development identifies erosion prone areas (coastal hazards).</p>	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 Erosion prone areas are free from development to allow for natural coastal processes.</p>	<p>AO4.1 Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for:</p> <ul style="list-style-type: none"> (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site) <p>AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:</p> <ul style="list-style-type: none"> (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.
Coastal management districts	
<p>PO5 Natural processes and protective functions of landforms and vegetation are maintained.</p>	<p>PO5.1 Development within the coastal management district:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) maintains vegetation on coastal land forms where its removal or damage may:</p> <ul style="list-style-type: none"> (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; <p>(b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards;</p> <p>(c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards;</p> <p>(d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;</p> <p>(e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.</p> <p>PO5.2 Where development proposes the construction of an erosion control structure:</p> <ul style="list-style-type: none"> (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring. <p>PO5.3 Development involving reclamation:</p> <ul style="list-style-type: none"> (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.
<p>PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.</p>	<p>AO6.1 Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement</p>

Performance outcomes	Acceptable outcomes
	<p>site.</p> <p>and</p> <p>AO6.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure;</p> <p>and</p> <p>AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.</p> <p>and</p> <p>AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources.</p> <p>and</p> <p>AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.</p>
<p>PO7 Development is to maintain access to and along the foreshore for general public access.</p>	<p>AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.</p> <p>and</p> <p>AO7.2 Development provides for regular access points for vehicles including approved roads and tracks.</p> <p>or</p> <p>AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.</p>
<p>PO8 Public access to the coast is appropriately located, designed and operated.</p>	<p>AO8.1 Development maintains or enhances public access to the coast.</p>

Performance outcomes	Acceptable outcomes
	<p>or</p> <p>AO8.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres.</p> <p>or</p> <p>AO8.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>
<p>PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to:</p> <ul style="list-style-type: none"> (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location. 	<p>AO9.1 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (a) demonstrates that restrictions to public access are necessary for: <ul style="list-style-type: none"> (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (a) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: <ul style="list-style-type: none"> (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. <p>AO9.2 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (a) is located and designed to: <ul style="list-style-type: none"> (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. <p>or</p> <ul style="list-style-type: none"> (a) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: <ul style="list-style-type: none"> (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access

Performance outcomes	Acceptable outcomes
	the area near the development.
<p>AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.</p>	<p>AO10.1 Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken.</p> <p>or</p> <p>AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>
<p>PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.</p>	<p>AO11 Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark</p>
<p>PO12 Development in connection with an artificial waterway enhances public access to coastal waters.</p>	<p>AO12 The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.</p>
Coastal landscapes, views and vistas	
<p>PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.</p>	<p>AO13 No acceptable outcomes are prescribed.</p>
<p>PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.</p>	<p>AO14 No acceptable outcomes are prescribed.</p>
Private marine development	
<p>PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.</p>	<p>AO15 Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark.</p> <p>Note – For occupation permits or allocations of State land, refer to the <i>Land Act 1994</i>.</p>
<p>PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.</p>	<p>AO16 Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.</p>
<p>PO17 Private marine development is of a height and scale and size compatible with the character and</p>	<p>AO17 Private marine development has regard to: (a) the height, scale and size of the natural</p>

Performance outcomes	Acceptable outcomes
amenity of the location.	<p>features of the immediate surroundings and locality;</p> <p>(b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality;</p> <p>(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size.</p> <p>Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.</p>
<p>PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.</p>	<p>AO18 Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.</p>
For dry land marinas and artificial waterways	
<p>PO19 Dry land marinas and artificial waterways:</p> <p>(a) avoid impacts on coastal resources;</p> <p>(b) do not contribute to the degradation of water quality;</p> <p>(c) do not increase the risk of flooding;</p> <p>(d) do not result in the degradation or loss of MSES;</p> <p>(e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected.</p> <p>(f) does not involve reclamation of tidal land other than for the purpose of:</p> <p>(i) coastal dependent development, public marine development; or</p> <p>(ii) community infrastructure, where there is no feasible alternative; or</p> <p>(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or</p> <p>(iv) coastal protection works or works necessary to protect coastal resources and processes.</p>	<p>AO19 No acceptable solutions are prescribed.</p>

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
 - (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
 - (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
 - (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

8.2.4.3 Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes
For assessable and self assessable development	
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Defined inundation event area as shown on the Flood and Storm tide hazards overlay maps contained in Schedule 2; or</p> <p>AO1.2 Development is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>
For assessable development	
<p>PO2 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.</p>
<p>PO3 Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>AO3.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>or</p> <p>AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p>

Performance outcomes	Acceptable outcomes
	<p>For Reconfiguring a lot</p> <p>AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways.</p> <p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p> <p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>
	<p>For Material change of use (Residential uses)</p> <p>AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.</p>
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).</p> <p>AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;</p> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times</p>

Performance outcomes	Acceptable outcomes
	<p>elsewhere on the flood plain. For Material change of use</p> <p>AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>(a) located above the DFE level;</p> <p>or</p> <p>(b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p>

Performance outcomes	Acceptable outcomes
	<p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.
<p>PO8 Development involving community infrastructure:</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. 	<p>AO8.1 The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). <p>or</p> <p>AO8.2 The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant <p>The following uses are not located on land</p>

Performance outcomes	Acceptable outcomes
	<p>inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. <p>and/or</p> <p>AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. <p>AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <ul style="list-style-type: none"> (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. <p>AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>

Table 8.2.4.3.b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> • Parks and open space.
5% AEP level	<ul style="list-style-type: none"> • Car parking facilities (including car parking associated with use of land).
1% AEP level	<ul style="list-style-type: none"> • All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none"> • Emergency services (if for a police station); • Industry activities (if including components which store, treat or use hazardous materials); • Substation; • Utility installation.
0.2% AEP level	<ul style="list-style-type: none"> • Emergency services; • Hospital; • Major electricity infrastructure; • Special industry.

Table 8.2.4.3.c - Degree of flood

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4)	Fit adults would have difficulty wading. (Generally, safe wading velocity depth product is less than 0.6)	Wading is not an option.
Evacuation distances	< 200 metres	200-400 metres	400-600 metres	600 metres
Maximum flood depths	< 0.3 metre	< 0.6 metre	< 1.2 metres	1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres per second	< 1.5 metres per second	1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (Flooding)	Ample flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan. Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.

8.2.5 Hillslopes overlay code

8.2.5.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on hillslopes is safe, serviceable and accessible;
 - (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
 - (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
 - (d) Development responds to the constraints of the site including gradient and slope stability;
 - (e) Works do not involve complex engineering solutions.

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable development	
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.
For assessable development	
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.

Performance outcomes	Acceptable outcomes
	<p>AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.</p> <p>AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.</p> <p>AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p> <p>AO2.6 Development does not alter the sky line.</p> <p>AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces: (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces.</p> <p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p>AO2.10 Recreational or ornamental features (including</p>

Performance outcomes	Acceptable outcomes
	<p>tennis courts, ponds or swimming pools) do not occur on land:</p> <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.
<p>PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<p>AO3 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.
Lot reconfiguration	
<p>PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1 The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. <p>AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible.</p> <p>Note – The size of rectangular areas is outlined within each zone code.</p> <p>AO4.3 Development does not alter ridgelines.</p> <p>AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>

8.2.6 Landscape values overlay code

8.2.6.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:
 - (a) High landscape value sub-category;
 - (b) Medium landscape value sub-category;
 - (c) Scenic route buffer / view corridor area sub-category;
 - (d) Coastal scenery area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.6.2 Purpose

- (1) The purpose of the Landscape values overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
 - (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.
 - (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas of High landscape value are protected, retained and enhanced;
 - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
 - (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
 - (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
 - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
 - (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
 - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
 - (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
 - (g) views towards High landscape value areas and the Coral Sea are not diminished;
 - (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
 - (i) advertising devices do not detract from the landscape values, character types or amenity of an area.

8.2.6.3 Criteria for assessment

Table 8.2.6.3.a – Landscape values overlay code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Development in a High landscape value area	
<p>PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of roof height.</p> <p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p>AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p>AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p>

Performance outcomes	Acceptable outcomes
	<p>AO1.8 Advertising devices do not occur.</p>
Development within the Medium landscape value area	
<p>PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO2.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p> <p>AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>AO2.6 Advertising devices do not occur.</p>
Development within a Scenic route buffer / view corridor area	
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; 	<p>AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p>AO3.3 Where within a Scenic route buffer / view corridor</p>

Performance outcomes	Acceptable outcomes
<p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence of advertising devices. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>
Development within the Coastal scenery area	
<p>PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p>AO4.2 Where located adjacent to the foreshore buildings and structures are setback:</p> <ul style="list-style-type: none"> (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code. <p>AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <ul style="list-style-type: none"> (a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code. (c)

Performance outcomes	Acceptable outcomes
<p>PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>A05 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code</p>

8.2.7 Natural areas overlay code

8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.

- (2) Land in the Acid sulphate soils overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
 - (a) MSES – Protected area;
 - (b) MSES – Marine park;
 - (c) MSES - Wildlife habitat;
 - (d) MSES – Regulated vegetation;
 - (e) MSES – Regulated vegetation (intersecting a Watercourse);
 - (f) MSES – High ecological significance wetlands;
 - (g) MSES – High ecological value waters (wetlands);
 - (h) MSES – High ecological value waters (watercourse);
 - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

- (3) When using this code, reference should be made to Part 5.

8.2.7.2 Purpose

- (1) The purpose of the Natural areas overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
 - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
 - (b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is avoided within:
 - (i) areas containing matters of state environmental significance (MSES);
 - (ii) other natural areas;
 - (iii) wetlands and wetland buffers;
 - (iv) waterways and waterway corridors.
 - (b) where development cannot be avoided, development:
 - (i) protects and enhances areas containing matters of state environmental significance;
 - (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats;

- (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
- (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

8.2.7.3 Criteria for assessment

Table 8.2.7.3.a – Natural areas overlay code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Protection of matters of environmental significance	
<p>PO1 Development protects matters of environmental significance.</p>	<p>AO1.1 Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.</p> <p>or</p> <p>AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>
Management of impacts on matters of environmental significance	
<p>PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2 The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.

Performance outcomes	Acceptable outcomes
<p>PO3 An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas.</p> <p>or</p> <p>AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.</p>
<p>PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO5.1 Development avoids the introduction of non-native pest species.</p> <p>AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>
Ecological connectivity	
<p>PO6 Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2 Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>

Performance outcomes	Acceptable outcomes
<p>PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p>AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>
Waterways in an urban area	
<p>PO8 Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	<p>AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p>AO8.2 Development does not occur on the part of the site affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.7.3.b.</p>
Waterways in a non-urban area	
<p>PO9 Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	<p>AO9 Development does not occur on that part of the site affected by a waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.7.3.b.</p>

Table 8.2.7.3.b — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.

8.2.8 Places of significance overlay code

8.2.8.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Places of significance overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Places of significance overlay is identified on the Places of significance overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of local significance sub-category;
 - (b) State heritage places sub-category;
 - (c) Premises adjoining a state heritage place sub-category.

Note - The places of significance overlay code does not apply to indigenous cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003

Note - Development on a state heritage place is regulated by the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the Places of significance overlay code.

- (3) When using this code, reference should be made to Part 5.

8.2.8.2 Purpose

- (1) The purpose of the Places of significance overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 4: Strong communities and identity Element 3.7.7 Cultural and landscape heritage.
 - (b) enable an assessment of whether development is suitable on land within the Places of significance overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) to ensure places of local significance are conserved and development is compatible with the cultural significance of the place. Development on premises adjoining a state heritage place protects the cultural significance of the place and its setting;
 - (b) development does not result in the demolition or removal of a place of local significance, unless there is no prudent and feasible alternative to the demolition or removal;

Note - In considering whether there is no prudent and feasible alternative to the demolition or removal of a place of local significance, the Council will have regard to:

- (i) safety, health, structural and economic considerations;
 - (ii) any other matters the Council considers relevant.
- (c) development is compatible with the cultural significance of the place of local significance;
 - (d) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;
 - (e) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;
 - (f) development does not have a detrimental impact on archaeological values;
 - (g) development on premises adjoining a state heritage place is sympathetic to the cultural significance and setting of the state heritage place.

8.2.8.3 Criteria for assessment

Table 8.2.8.3.a – Places of significance overlay code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Demolition or removal of a place of local significance	
<p>PO1 Development does not result in the demolition or removal of a place of local significance.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO1 No acceptable outcomes are prescribed.</p>
<p>PO2 Development is compatible with the conservation and management of the cultural significance of the place.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO2 No acceptable outcomes are prescribed.</p>
<p>PO3 Development conserves the features and values of a place of local significance that contribute to its cultural significance.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO3 Development does not alter, remove or conceal significant features of a place of local significance.</p>
<p>PO4 Changes to a place of local significance are appropriately managed, documented and interpreted.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p> <p>AO4.2 An archival record is prepared to document the changes.</p> <p>AO4.3 Development includes interpretation that explains the cultural significance of the place and the changes.</p>
<p>PO5 Development does not adversely affect the character, setting or appearance of the place of local significance, including removal of vegetation that contributes to the cultural heritage significance of the place.</p>	<p>AO5.1 The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance.</p> <p>AO5.2 The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p> <p>AO5.3 Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.</p>

Performance outcomes	Acceptable outcomes
<p>PO6 Excavation or other earthworks do not have a detrimental impact on archaeological values.</p> <p>Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO6.1 The impact of excavation is minor and limited to parts of the place of local significance that have been disturbed by previous excavation.</p> <p>AO6.2 An archaeological management plan is prepared for development involving subsurface disturbance.</p>
Advertising devices	
<p>PO7 Advertising devices located on, or on premises adjoining a state heritage place are sited and designed so as to:</p> <ul style="list-style-type: none"> (a) be compatible with the cultural significance of the state heritage place or place of local significance; (b) not obscure the appearance or prominence of the state heritage place or place of local significance when viewed from the street or other public places; (c) not alter or conceal significant features of the state heritage place, or place of local significance. 	<p>AO7 No acceptable outcomes are prescribed.</p>
Development on premises adjoining a state heritage place	
<p>PO8 Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as to:</p> <ul style="list-style-type: none"> (a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places; (b) not to intrude into important vistas of the state heritage place; (c) not to place buildings and structures between a state heritage place and its primary or secondary street frontage; (d) to ensure new buildings or structures are setback from the street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place; (e) to minimise disturbance to the original fabric of the state heritage place; (f) to retain, where intact, the significant or original siting and context of the state heritage place. <p>Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Potential landslip hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.
- (3) When using this code, reference should be made to Part 5.

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.

8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
 - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

8.2.9.3 Criteria for assessment

Table 8.2.9.3.a – Potential landslide hazard overlay code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or

Performance outcomes	Acceptable outcomes
<p>through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>AO1.2 Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p>AO1.3 A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>
<p>PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p>AO2 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.

Performance outcomes	Acceptable outcomes
Additional requirements for Community infrastructure	
<p>PO3 Development for community infrastructure:</p> <ul style="list-style-type: none"> (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties. 	<p>AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>

8.2.10 Transport network overlay code

8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.

- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
 - (i) Principal route;
 - (ii) Future principal route;
 - (iii) District route;
 - (iv) Neighbourhood route;
 - (v) Strategic investigation route.

- (3) When using this code, reference should be made to Part 5.

8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
 - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for transport infrastructure (including active transport infrastructure);
 - (b) development contributes to a safe and efficient transport network;
 - (c) development supports the existing and future role and function of the transport network;
 - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

8.2.10.3 Criteria for assessment

Table 8.2.10.3.a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development supports the road hierarchy for the region.</p> <p>Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p> <p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p> <p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <ul style="list-style-type: none"> (e) the Transport network overlay maps contained in Schedule 2; (a) any relevant Local Plan. <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>
<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3 No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>
<p>PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with:</p> <ul style="list-style-type: none"> (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. <p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>

Performance outcomes	Acceptable outcomes
<p>P05 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>A05 No acceptable outcomes are prescribed.</p>
Pedestrian and cycle network	
<p>P06 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>A06.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p>A06.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>

PART 9 DEVELOPMENT CODES

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the Statewide codes for the planning scheme:
 - (a) Community residence code;
 - (b) Forestry for wood production code;
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
- (5) The following are the use codes for the planning scheme:
 - (a) Animal keeping code;
 - (b) Caretaker's accommodation code;
 - (c) Centre activities code;
 - (d) Child care centre code;
 - (e) Community care centre code;
 - (f) Community facilities code;
 - (g) Dual occupancy code;
 - (h) Dwelling house code;
 - (i) Dwelling unit code;
 - (j) Extractive industry code;
 - (k) Home based business code;
 - (l) Industry activities code;
 - (m) Multiple dwelling, short term accommodation and retirement facility code;
 - (n) Parking station code;
 - (o) Relocatable home park and tourist park code;
 - (p) Rooming accommodation code;
 - (q) Rural activities code;
 - (r) Sales office code;
 - (s) Service station code;
 - (t) Sport and recreation activities code;
 - (u) Telecommunications facility code.
- (6) The following are the other development codes for the planning scheme:
 - (a) Access, parking and servicing code;
 - (b) Advertising devices code;
 - (c) Environmental performance code;
 - (d) Filling and excavation code;
 - (e) Infrastructure works code;
 - (f) Landscaping code;
 - (g) Reconfiguring a lot code;
 - (h) Ship-sourced pollutants reception facilities in marinas code.
 - (i) Vegetation management code

9.2 Statewide codes

9.2.1 Community residence code

9.2.1.1 Application

This code applies to assessing development for a Community residence.

When using this code, reference should be made to Part 5.

9.2.1.2 Criteria for assessment

Table 9.2.1.2.a – Community residence code - self-assessable development

Acceptable outcomes	
AO1	The maximum number of residents is seven.
AO2	One support worker is permitted to reside on the premises at any time.
AO3	The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period.
AO4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

9.2.2 Forestry for wood production code

9.2.2.1 Application

This code applies to assessing a material change of use for development involving cropping (where forestry for wood production) within the Rural zone.

When using this code, reference should be made to Part 5.

9.2.2.2 Purpose

- (1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure;
 - (b) the impacts on adjoining land uses are minimised;
 - (c) the risk of fire is minimised;
 - (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by local government, where development is assessable.

9.2.2.3 Criteria for assessment

Part A – Criteria for assessable development

Table 9.2.2.3.a – Self assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Setbacks	
<p>PO1 The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on infrastructure and areas of environmental interest.</p>	<p>AO1.1 The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental interest in accordance with Table 9.2.2.3.b.</p> <p>AO1.2 No cultivation and planting for wood production is to occur in the setback areas identified in Table 9.2.2.3.b. Road and track establishment and maintenance can occur.</p> <p>AO1.3 Self-propagated seedlings (wildlings) generated from the forest for wood production activity are eradicated from the setback areas identified in Table 9.2.2.3.b.</p>
Impacts on soil structure, fertility and stability	
<p>PO2 The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the site.</p>	<p>AO2.1 The establishment and maintenance (including associated tracks and roads) of the forest for wood production activity utilises one or more of the following methods:</p> <p>(a) mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10</p>

Performance outcomes	Acceptable outcomes
	<p>per cent and less than 25 per cent;</p> <p>(b) either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent;</p> <p>(c) tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.</p> <p>AO2.2 Any part of a tract or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures:</p> <p>(a) establish and maintain a suitable surface;</p> <p>(b) drain the track or road with cross-fall drainage (preferably with a slope greater than 4 per cent) or by shaping the track or road to a crown so that water drains to both of its sides;</p> <p>(c) establish and maintain drainage structures to convey water away from the track or road formation (for example, cross-drains, mitre drains, turnouts and diversion drains or relief culverts).</p> <p>AO2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.</p>
Fire risks	
<p>PO3 The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads.</p>	<p>AO3.1 Firebreaks are established and maintained: between the forest for wood production, adjoining premises and existing infrastructure;</p> <p>(a) at a minimum width from the base of the outside trees in accordance with Table 9.2.2.3.c;</p> <p>(b) that are free of flammable material that is greater than 1 metre high;</p> <p>(c) to be accessible and traffic before fire suppression vehicles.</p> <p>AO3.2 Fire access tracks and roads are established and maintained:</p> <p>(a) to a minimum width of 4 metres;</p> <p>(b) that are accessible;</p> <p>(c) that ensure no part of a plantation is more than 250 metres from a fire access track or road.</p>
For assessable development	
Cropping harvest, haulage and wildfire management	
<p>PO4 Local government is informed of the expected cropping harvest cycles, volumes, timescales and</p>	<p>AO4.1 When the forest for wood production area is greater than 10 hectares a management report is</p>

Performance outcomes	Acceptable outcomes
haulage routes, plus proposed wildfire management and location of supportive infrastructure.	attached to the development application that contains the following information: <ul style="list-style-type: none"> (a) expected harvest cycles and estimated harvest timescales; (b) an estimated haulage route plan identify likely local roads for transporting the harvest to the primary destination/s; (c) proposed methods and supporting infrastructure location for managing wild fire (including an area map of the property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).

Table 9.2.2.3.b - Forestry for wood production setback distances

Aspect	Distance (measured from the base of the tree)
Areas of environment interest	
Top of a defined bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system.	Stream order 1 to 2: 5 metres; or Stream order 3 to 5: 10 metres; or Stream order 6: 20 metres.
State-owned protected areas and forest reserves under the <i>Nature Conservation Act 1992</i> .	10 metres
Protected vegetation under the <i>Vegetation Management Act 1999</i> .	10 metres
Infrastructure	
Dwellings	100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the <i>Building Code of Australia</i> .
Machinery sheds	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.
Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.

Table 9.2.2.3.c – Forestry for wood production firebreak distances

Firebreaks	
Forestry for wood production activities less than 40 hectares	7 metres
Forestry for wood production of 40 hectares to 100 hectares	10 metres
Forestry for wood production greater than 100 hectares	20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 metre fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 meters in height.

9.2.3 Reconfiguration of a lot

(Subdividing one lot into two lots) and associated operational work code

9.2.3.1 Application

This code applies to assessing a Reconfiguration of a lot for subdividing one lot into two lots and associated operational works in accordance with Schedule 18 of the Regulation

Note – Development on a premises affected by an Overlay does not comply with Schedule 18 of the Regulation and a development application for assessable development must be made to the local government.

When using this code, reference should be made to Part 5.

9.2.3.2 Purpose

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5.

Note – Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued,

Note – If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

9.2.3.3 Criteria for assessment

Table 9.2.3.3.a – Reconfiguration of a lot (subdividing one lot into two lots) and associated operational work code requiring compliance assessment

Compliance outcomes (CO)	
Lot design	
CO1	Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements.
CO2	Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements.
CO3	The reconfiguration includes a rear lot only if a relevant planning instrument provides for a rear lot. AND The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument. AND Only one rear lot is provided behind each standard lot. AND No more than two rear lot access strips directly adjoin each other.
CO4	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument. OR In relation to a reconfiguration within a residential zone, where no boundary

Compliance outcomes (CO)	
	setbacks are prescribed under the relevant local planning instrument, any existing buildings and structures are setback to any new property boundary in accordance with the boundary setback requirements under the <i>Queensland Development Code</i> .
CO5	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument. OR In relation to a reconfiguration within the residential zone, where no boundary setbacks are prescribed under the relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the Queensland Development Code.
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.
CO7	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a local planning instrument, or an Annual Exceedance Probability (AEP) of one per cent, whichever results in the highest level above Australian Height Datum (AHD). OR Where a DFE is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an AEP of 1%
CO8	If the land is located within a designated bushfire prone area, the reconfiguration does not involve premises identifies as being greater than low risk.
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises within a reticulated water area, each lot is connected to the reticulated water supply system. OR For premises outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the relevant local planning instrument.
CO11	For premises within a sewerage area, each lot is connected to the sewerage service. or For premises outside a sewerage area, each lot provides for an effluent treatment and disposal system in accordance with the relevant local planning instrument.
CO12	Each lot is connected to an electricity supply network where required under a relevant local planning instrument.
CO13	Each lot is connected to a telecommunications network where required under a relevant local planning instrument.
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with any requirements under a relevant local planning instrument to service the lots.

Compliance outcomes (CO)	
Access	
CO15	Each lot has lawful, safe and practical access to the existing road network via either: (a) direct road frontage (b) an access strip (for a rear lot) (c) an access easement, where provided for in a relevant planning instrument.
CO16	Where access to a lot is proposed via an access strip or easement, the access strip or easement has: (a) a minimum width in accordance with the relevant local planning instrument; or (b) if no minimum width is prescribed under a relevant planning instrument, a minimum width of 5 metres in a residential zone or eight metres in an industrial zone. AND Access is designed and constructed in accordance with any requirements under a local planning instrument.
CO17	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. OR Where there is no maximum length prescribed under a local planning instrument, the maximum length of an access strip or easement is 50 metres.
CO18	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant planning instrument.
CO19	A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.
Stormwater	
CO20	Onsite erosion and the release of sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument.
Earthworks	
CO21	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO22	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.

9.3 Use codes

9.3.1 Animal keeping code

9.3.1.1 Application

- (1) This code applies to assessing development for Animal keeping if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development for animal keeping or an unidentified use of a similar nature.
- (2) When using this code, reference should be made to Part 5.

9.3.1.2 Purpose

- (1) The purpose of the Animal keeping code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sites are of a size and configuration capable of accommodating the use;
 - (b) the amenity of the locality and adjoining sensitive land uses is maintained;
 - (c) animals are protected from vermin, wind, rain, sun and extreme weather conditions;
 - (d) adequate facilities are provided for the collection and disposal of animal waste.

9.3.1.3 Criteria for assessment

Table 9.3.1.3.a – Animal keeping code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The site has sufficient area and frontage to accommodate:</p> <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) the keeping of animals consistent with the amenity of adjoining and nearby properties; (g) servicing requirements such as waste and recyclable material storage facilities and collection areas; (h) adequate separation between buildings, pens, waste disposal areas and other service facilities from wells or bores, and adjoining sensitive receiving environments. 	<p>AO1 The use is located on a lot with a minimum area of:</p> <ol style="list-style-type: none"> (a) 1 hectare for a kennel; (b) 1 hectare for a cattery; (c) 2 hectares for a stable; (d) all others – lot size is determined on the number and type of animals to be kept.

Performance outcomes	Acceptable outcomes
<p>PO2 Setbacks from all external boundaries: (a) ensures the efficient use of the site; (b) maintains the visual character of the locality; (c) protects the amenity of nearby sensitive land uses and environments.</p>	<p>AO2.1 The use is setback in accordance with Table 9.3.1.3.b.</p> <p>AO2.2 Animals are kept in enclosures, inside buildings at all times between the hours of 6.00pm and 7.00am.</p> <p>AO2.3 A person who is responsible for the supervision of the operation of the development is accommodated on the site at all times.</p>
<p>PO3 Noise and odour levels generated by the use are compatible with that experienced in the locality.</p> <p>Note – A Noise impact assessment report is likely to be required to demonstrate compliance with this particular performance outcome.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 The use: (a) does not have openings that face adjoining sensitive land uses; (b) ensures facilities that house animals incorporate noise attenuating measures; (c) ensures buildings are ventilated to minimise potential for odour nuisance.</p>	<p>AO4 No acceptable outcomes are prescribed.</p>
<p>PO5 The use: (a) ensures the safe, humane and hygienic keeping, breeding, training and care of animals; (b) ensures protection of animals from wind, rain, sun, extreme weather conditions and vermin.</p>	<p>AO5 The use: (a) ensures buildings used to house animals are roofed; (b) provides facilities that are available for the isolation of animals suspected of having an infectious condition; (c) provides floors that are impermeable to assist cleaning and drainage; (d) provides animal-proof fencing immediately surrounding kennels and catteries, including pens and runs, that: (i) are a minimum of 2 metres high; (ii) are constructed of mesh, chain or similar materials; (iii) prevent animal escape through climbing, jumping or digging.</p>
<p>PO6 The collection and disposal of animal waste: (a) does not adversely impact on the quality of receiving waters; (b) minimises odour impacts on nearby sensitive receiving environments.</p>	<p>AO6 The use: (a) ensures solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service; (b) ensures drainage and disposal of liquid waste is diverted to: (i) Council's sewerage system under the conditions of a Trade Waste Permit; or (ii) a wastewater treatment system; or</p>

Performance outcomes	Acceptable outcomes
	(iii) a holding tank for collection by a licensed liquid waste transporter.
P07 Storm water is managed to ensure contaminants are diverted away from buildings, structures and areas used for the keeping or washing of animals and waste disposal areas.	A07 No acceptable outcomes are prescribed.

Table 9.3.1.3.b — Minimum setback requirements for Animal keeping (inc. buildings and runs)

Setbacks	Kennel	Cattery	Stable	All other
Road frontages	50 metres	50 metres	30 metres	Dependant on number and type of animals to be kept
Side and rear boundaries	15 metres	15 metres	15 metres	
Where having a common boundary with a sensitive land use or land within the Environmental management zone or within the Conservation zone	100 metres	100 metres	30 metres	

9.3.2 Caretaker’s accommodation code

9.3.2.1 Application

- (1) This code applies to assessing development for Caretaker’s accommodation if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.2.2 Purpose

- (1) The purpose of the Caretaker’s accommodation code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) caretaker’s accommodation is used for genuine caretaking or property management purposes;
 - (b) an acceptable level of amenity is provided to the caretaker.

9.3.2.3 Criteria for assessment

Table 9.3.2.3.a – Caretaker’s accommodation code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The caretaker’s accommodation is of a small scale.</p>	<p>AO1 The gross floor area of the caretaker’s accommodation is not greater than: (a) 120m² in a Rural zone; (b) 80m² in any other zone.</p>
<p>PO2 The caretaker’s accommodation provides sufficient outdoor private open space for the reasonable recreation and domestic needs of the resident(s).</p>	<p>AO2.1 Development: (a) at ground-level provides private open space of at least 30m² with a minimum dimension of 3 metres that is screened from other activities on site;</p> <p>or</p> <p>(a) located entirely above ground floor level provides a private open space comprising a balcony or deck or open roof space, with a minimum horizontal dimension of at least 8m² and minimum dimension of 2 metres, which is directly accessible to a living area.</p> <p>AO2.2 The caretaker’s accommodation is provided with: (a) an outdoor service court with a minimum area of 5m² to facilitate clothes drying; (b) an area for general storage; (c) an area for the storage of a garbage receptacle; (d) a designated covered car parking space; (e) separate occupant access, independent from</p>

Performance outcomes	Acceptable outcomes
<p>PO3 The caretaker's accommodation is necessary for the operation of the primary use of the site.</p>	<p>access to any non-residential building on the site.</p> <p>AO3.1 Only one caretaker's accommodation is established per site.</p> <p>AO3.2 The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in an Industry or Centre zone or</p> <p>AO3.3 The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in any other zone together with any immediate family of that person.</p> <p>AO3.4 The caretaker's accommodation is located on the same lot as the primary use.</p>
Additional requirements in a Rural zone	
<p>PO4 The site for a caretaker's accommodation is of a sufficient area to be consistent with the nature of its intended function.</p>	<p>AO4 The site has a minimum area of 4.0ha and the caretaker's accommodation is located within 500 metres of the primary dwelling.</p>

9.3.3 Centre activities code

9.3.3.1 Application

- (1) This code applies to assessing development for:
 - (a) for Centre activities; and
 - (b) all development in a Centre zone, if:
 - (i) if assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable.
- (2) When using this code, reference should be made to Part 5.

9.3.3.2 Purpose

- (1) The purpose of the Centre activities code is to facilitate the timely establishment of centre activities within the Centre zone.
- (2) The purpose of the code will be achieved through the following overall outcomes;
 - (a) within the Centre zone, to ensure that centre activities:
 - (i) facilitates the timely establishment of specified uses that require only minor building work to an existing premises;
 - (ii) has a scale, intensity and operation of the use of premises that is consistent with existing floor space and infrastructure.

9.3.3.3 Criteria for assessment

Table 9.3.3.3.a – Centre activities code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Change of use within existing building or facilities	
<p>PO1 Development that involves a change of use within an existing building ensures:</p> <ol style="list-style-type: none"> (a) changes to floor space of the centre activity is minor; (b) the appropriate design and amenity standards for the centre activity is maintained. 	<p>AO1 The centre activity:</p> <ol style="list-style-type: none"> (a) is a use listed in Schedule 1, Table SC1.1.1.2 – Centre Activities; (b) is not a use listed in Schedule 1, Table SC1.1.1.2 – Large format retail activities; (c) is located within the Centre zone; (d) is for a tenancy change only; (e) involves only minor building work to an existing building; (f) complies with the car parking requirements specified in (g) Table 9.4.1.3.b in the Access, parking and servicing code. <p>Note - The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.</p>
<p>PO2 Building plant or equipment cannot be viewed from public places.</p>	<p>AO2.1 Plant or equipment is not located on roofs; or</p> <p>AO2.2 Where plant or equipment is placed on roofs, it is appropriately screened from the streetscape behind a parapet or similar design feature.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO3 Development is located:</p> <ul style="list-style-type: none"> (a) within an existing Centre zone; (b) a building containing an existing centre activity; (c) on a site identified as being suitable for Centre activities in a Local plan. 	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 A centre activity is only established outside an appropriately identified area where:</p> <ul style="list-style-type: none"> (a) community need is demonstrated for the centre; (b) the centre activity does not compromise the establishment of consolidated activity centres with distinct roles and functions across the Far North Queensland Region; (c) the centre activity does not compromise the established hierarchy of activity centres in the Far North Queensland Region; the centre activity does not compromise the character and amenity of surrounding areas. <p>Note – An appropriately identified area is defined in PO3 of this code.</p> <p>Note – Refer to the Far North Queensland Regional Plan to determine the distinct roles and functions, and the established hierarchy of activity centres in Far North Queensland.</p>	<p>AO4 No acceptable outcomes are prescribed.</p>
<p>PO5 The siting of buildings contributes to the desired amenity and character of the area and protect the amenity of other land uses.</p>	<p>AO5.1 Buildings setbacks to road frontages are:</p> <ul style="list-style-type: none"> (a) in accordance with the provisions of any applicable Local plan; (b) a minimum of 6 metres where no Local plan applies or there are no particular provisions specified in the Local plan for the site. <p>AO5.2 Where adjoining land in the Industry Zone, buildings are setback:</p> <ul style="list-style-type: none"> (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres. <p>AO5.3 Where adjoining land in any other zone, buildings are setback 3.0 metres or ¼ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.</p> <p>AO5.4 Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which</p>

Performance outcomes	Acceptable outcomes
	<p>is kept clear of service equipment and storage areas:</p> <ul style="list-style-type: none"> (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO5.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO5.3 above.
<p>PO6 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.</p>	<p>AO6 Site coverage does not exceed 50%, unless otherwise specified in a Local plan.</p>
<p>PO7 Building façades are articulated and finished in ways that respond to the attractive elements of surrounding buildings, and enhances existing streetscape character.</p>	<p>AO7 Building facades are articulated and finished with design elements such as:</p> <ul style="list-style-type: none"> (a) variations in plane shape, such as curves, steps, recesses or projections; (b) variations in treatment and patterning of windows, sun protection devices, or other elements of the façade; (c) elements of finer scale, than the main structural framing.
<p>PO8 Development results in an attractive streetscape that:</p> <ul style="list-style-type: none"> (a) contributes to a high level of amenity for patrons and pedestrians; (b) facilitates interactions between the public and private realm. 	<p>AO8.1 Ground floor levels of buildings incorporate activities that are likely to foster casual, social or business interaction for extended periods (such as Shops, Food and drink outlets and the like).</p> <p>AO8.2 Where a building has frontage to a public street or other public or semi public space, an active frontage is provided which includes a minimum of 75% of the façade consisting of transparent or semi-transparent windows or glazed doors.</p> <p>AO8.3 Frontages to public streets or other public or semi public spaces are articulated with vertical elements that emphasise a finer-grain and human scale to the building frontage.</p> <p>AO8.4 Where buildings are constructed up to a road frontage, a cantilever awning is to be provided over the footpath of the site, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and;</p> <ul style="list-style-type: none"> (a) with a maximum height of 3 metres to the underside of the awning; or (b) at a height consistent with, or stepping up or down to, the awning structures on buildings on adjoining sites.
<p>PO9 Development provides for the site to be landscaped in a manner that is consistent with</p>	<p>AO9.1 A minimum of 10% of the site is set aside for landscape planting.</p>

Performance outcomes	Acceptable outcomes
<p>the function, location and setting of the development.</p>	<p>AO9.2 Landscaping is provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) a mixture of shade trees and low planting is provided along street frontages where buildings are setback from the frontage; (b) shade trees are provided in car parks; (c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential use or zone which: <ul style="list-style-type: none"> (i) has a minimum width of 3 metres and is not used for storage or mechanical plant; (ii) is planted with a variety of hardy screening shrubs and trees; (iii) incorporates a minimum 1.8 metre high solid screen fence. <p>Note – Additional fencing requirements beyond the minimum standard may be required for acoustic and lighting attenuation purposes in accordance with AO5.3.</p>
Additional requirements for Adult Stores	
<p>PO10 An adult store is located to satisfy reasonable community expectations in relation to location and accessibility.</p>	<p>AO10 The distance between the boundary of the land occupied by a sensitive land use and the entrance of a proposed adult store is:</p> <ul style="list-style-type: none"> (a) more than 200 metres according to the shortest route a person may lawfully take on foot; (b) more than 100 metres measured in a straight line.
<p>PO11 The presentation of adult stores satisfies reasonable community expectations.</p>	<p>AO11.1 The display window of the adult store is completely screened to prevent viewing into the interior of the development where goods are displayed.</p> <p>AO11.2 Signage associated with the adult store that is visible external to the development is not sexually suggestive or potentially offensive in either graphical or written form.</p> <p>AO11.3 External signage associated with an adult store has a cumulative total of 5m².</p> <p>AO11.4 Signage (other than required by A11.3) is limited to the following types:</p> <ul style="list-style-type: none"> (a) below awning sign; (b) fascia sign; (c) window sign.

9.3.4 Child care centre code

9.3.4.1 Application

- (1) This code applies to assessing development for a Child care centre if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.4.2 Purpose

- (1) The purpose of the Child care centre code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Child care centres are established:
 - (i) in accessible locations and co-locate with community services and infrastructure and residential neighbourhood features;
 - (ii) in a way that avoids impacts on traffic networks;
 - (iii) on sites having capacity to accommodate the use in an attractive and functional layout and design.
 - (b) Child care centres are designed to maintain the amenity of adjoining premises, contribute to an attractive streetscape, integrate with the neighbourhood setting and provide a safe environment.

9.3.4.3 Criteria for assessment

Table 9.3.4.3.a – Child care centre code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The Child care centre is:</p> <ol style="list-style-type: none"> (a) in an accessible location; (b) co-located with residential and community focal points such as centres, community facilities, open space, education facilities to contribute to the establishment of community land use hubs. 	<p>AO1 The Child care centre is located in:</p> <ol style="list-style-type: none"> (a) a Centre zone or Community Facilities zone; or (b) a Residential zone that is adjacent to a planned or proposed school, library or a cluster of community uses (e.g. community hall, open space, park).
<p>PO2 The location of the use does not:</p> <ol style="list-style-type: none"> (a) adversely impact on external traffic movement; or (b) introduce non-local traffic into local residential streets. 	<p>AO2 The Child care centre is not located with access to:</p> <ol style="list-style-type: none"> (a) an Access Road; (b) a State-controlled road – the Captain Cook Highway, Port Douglas Road, Mossman-Mount Molloy Road or Mossman-Daintree Road.
<p>PO3 The site has sufficient area to accommodate:</p> <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) adequate provision for both external play areas and internal activity areas, including 	<p>AO3 A child care centre is located on a site with a minimum area of:</p> <ol style="list-style-type: none"> (a) 1000m² where no more than 25 children are to be accommodated; (b) 1500m² where more than 25 children, but no more than 50 children, are to be accommodated; (c) 2000m² where more than 50 children are to

Performance outcomes	Acceptable outcomes
<p>sleep areas; (g) waste and recyclable material management and other service functions.</p>	<p>be accommodated.</p>
<p>PO4 Development is located and designed to ensure that users are not exposed to levels of soil contamination in excess of health-based investigation levels as outlined in the National environmental protection measure for assessment of site contamination (incorporating Schedule B {7a}).</p>	<p>A04 Development is on a site that has not previously been used for an industrial purpose or a notifiable activity (as defined in Schedule 3 of the <i>Environmental Protection Act 1994</i>) as demonstrated by a site history investigation report prepared by a suitably qualified person (as defined under Section 381 of the <i>Environment Protection Act 1994</i>).</p>
<p>PO5 Site layout and building design: (a) maintains the amenity of adjoining properties and the locality; (b) contributes to an attractive streetscape; (c) is compatible with the character of the locality.</p>	<p>A05.1 A minimum landscaped setback of 2 metres is provided to all road frontages.</p> <p>A05.2 Buildings are setback: (a) a minimum of 6 metres from the road frontage in any Residential Zone; (b) a minimum of 3 metres in any other zone, except where lesser setbacks are permitted or specified in a Local plan or a Zone code.</p>
<p>PO6 Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p>A06 Hours of operation (including deliveries) for a child care centre are limited to between 7am and 6.00pm, Monday to Friday.</p>
<p>PO7 Adjoining sensitive land uses are protected from noise nuisance.</p>	<p>A07.1 Development provides a 2 metre high acoustic fence and a minimum 2 metre wide landscaped buffer along any boundary adjoining land: (a) in a Residential zone; (b) containing a residential land use activity.</p> <p>A07.2 Any mechanical plant or equipment is acoustically screened from adjoining sensitive uses.</p> <p>Note – Mechanical plant includes generators, motors, compressors and pumps, for example including air conditioning, refrigeration or cool-room motors.</p>
Landscaping	
<p>PO8 Development incorporates deep planting that: (a) is open to the sky with access to light and rainfall; (b) is established in the natural ground with no underground development (e.g. basement car parking); (c) uses tropical tree species that at maturity are complementary in scale and height to building form; (d) avoids dangerous planting species; (e) balances hard stand areas and provides</p>	<p>A08.1 Development has a footprint that allows a minimum of 10% of the site to be allocated to deep planting.</p> <p>A08.2 Development ensures that deep planting is provided in different parts of the site and each deep planting area has a minimum area of 16m².</p> <p>A08.3 Planting species accord with the locally specific</p>

Performance outcomes	Acceptable outcomes
<p>shade and informal recreational spaces that are directly accessible to buildings.</p>	<p>planting schedules contained in Planning Policy SC6.7 – Landscaping and do not consist of any species from these schedules that are either thorny, spiked or have toxic fruit or fruit that is heavy or slippery underfoot when dropped.</p>
<p>PO9 Development ensures that conflicts between pedestrians and vehicles are minimised both on and off-site.</p>	<p>AO9.1 Development has car parking areas for set-down and pick-up that are located so that they are visible from the road.</p> <p>AO9.2 Development has separate accessible, safe and clearly visible pedestrian access for carers to drop off and collect children that is provided to the entrance of the building from the footpath and the car parking area.</p>

9.3.5 Community care centre code

9.3.5.1 Application

- (1) This code applies to assessing development for a Community care centre if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.5.2 Purpose

- (1) The purpose of the Community care centre code is ensure that community care centres are appropriately located, and are designed in a manner which meets the needs of users and maintains the amenity of surrounding areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use is located, designed and operated in a manner which maximises user and community benefit, while mitigating adverse impacts;
 - (b) where practicable, community care centres are co-located with other community uses;
 - (c) buildings and structures are designed and operated to ensure the character and amenity of its surrounding area is maintained and to ensure a safe environment is provided.

9.3.5.3 Criteria for assessment

Table 9.3.5.3.a – Community care centre code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The facility is designed to be adaptable and capable of accommodating multiple community activities, services or functions.	AO1 Development is adaptable and contains a range of internal facilities to meet the needs of its users.
For assessable development	
PO2 The site has sufficient area and frontage to accommodate: <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping. 	AO2 No acceptable outcomes are prescribed.
PO3 Development is designed and managed to maintain the amenity of the surrounding area.	AO3 No acceptable outcomes are prescribed.
PO4 Development ensures that the hours of operation are consistent with reasonable community expectation for the use and do not impact on the amenity of nearby sensitive land uses.	AO4 Development ensures that the hours of operation, including for delivery vehicles, are restricted to 7am to 6pm.
PO6 The safety of users of the development and the surrounding community is considered and	AO6 No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
<p>incorporated into the design of the facility.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	
<p>P07 Vehicle parking and access is designed and located to: (a) be conveniently accessed from the street; (b) not dominate the street frontage.</p>	<p>A07 No acceptable measures are prescribed.</p>

9.3.6 Community facilities code

9.3.6.1 Application

- (1) This code applies to assessing development for a use within the Community facilities activities group, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note – Development involving any residential component including multiple dwelling, residential care facility or on-site student accommodation as part of an educational establishment is also assessed against the Multiple dwelling, Short term accommodation and Retirement facilities code, whichever is relevant.

Note – Community facilities is a defined activity group listed in Table 1 SC1.1.1 in Schedule 1 that applies to uses in the Community facilities zone. When the term community facilities is used within this code it means any of the above uses to which this code is applicable.

9.3.6.2 Purpose

- (1) The purpose of the Community facilities use code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Design, siting, construction and built form are suited to the facility, in accordance with particular operational, functional and locational requirements of community services and facilities;
 - (b) Development is integrated or co-located with other community facilities where possible to create a multi-functional hub;
 - (c) Development that may limit the ongoing operation and expansion of existing uses or prejudice development of new facilities appropriate to the specific nature of the Community facilities zone is excluded;
 - (d) Development:
 - (i) is appropriately located according to the type of use;
 - (ii) is highly accessible and preferably integrated and co-located with complementary uses;
 - (iii) is of a scale, height and bulk that provides a high level of amenity;
 - (iv) is generally consistent with the character of the area;
 - (v) transitions sensitively to surrounding zones.

9.3.6.3 Criteria for assessment

Table 9.3.6.3.a – Community facilities code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p>AO1 Development for non-residential use has hours of operation, including indoor activity areas and delivery vehicles, which are limited to 7am to 6pm.</p>
<p>PO2 Development is designed to protect nearby sensitive land uses from adverse impacts on the existing levels of amenity, including by way of light, noise, odour or other nuisance.</p>	<p>AO2.1 Where on a site adjoining a sensitive land use and located within 20 metres from the common boundary, a minimum 1.8 metre high acoustic fence is provided for the full length of the common boundary.</p>

Performance outcomes	Acceptable outcomes
	<p>AO2.2 Development does not involve amplification devices and does not generate noise that is clearly audible from nearby sensitive land uses.</p> <p>AO2.3 Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO2.4 Mechanical plant and equipment is acoustically and visually screened from adjoining sensitive land uses.</p> <p>Note – Mechanical plant includes generators, motors, compressors and pumps such as air conditioning, refrigeration or cold rooms.</p> <p>AO2.5 Development: (a) does not involve activities that generate air emissions, including odour dust, fumes or smoke beyond the site; (b) where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive land use, and vents are separated by the following distances: (i) a minimum of 6 metres horizontally from a sensitive land use; (ii) a minimum of 2 metres above any thoroughfare with regular traffic.</p>
For assessable development	
<p>PO3 Development on a site within a Community facilities zone must be protected for public use, and where a community facility ceases, its replacement must be for another community facility.</p>	<p>AO3 Development of an existing community facility within a Community facilities zone may be transitioned to another type of use within the community facilities activity group where a demonstrable need of the community will be fulfilled.</p>
<p>PO4 Development for a community facility which is purpose built on public land delivers buildings and structures that are designed as multi-purpose community hubs where possible, rather than stand-alone or single use facilities to: (a) create a sense of place, belonging and community and to provide a focal point for community activity; (b) increase efficiencies in built form; (c) provide efficiencies in infrastructure costs; (d) facilitate adaption of building and infrastructure to respond to changing community needs.</p>	<p>AO4 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>PO5 Development must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land.</p>	<p>A05 Development is of a scale, height and bulk that is not greater than that of surrounding development.</p>
<p>PO6 Development does not impose adverse visual amenity impacts on any land associated with Accommodation activity group.</p>	<p>A06.1 Development has a building setback from a site boundary with any land use associated with the Accommodation activity group of 6 metres, or half the height of the building at that point, whichever is the greater.</p> <p>A06.2 Development provides a 3 metre wide landscape buffer capable of deep planting provided between vehicle movement and car parking areas and common boundaries any land use associated with the Accommodation activity group</p>
<p>PO7 Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use does not dominate the frontage of the premises and maintains the amenity of the street and adjacent properties.</p>	<p>A07 Car parking is: (a) provided below or at the rear of the primary building for the use and is not within the front setback of the site; or (b) where forward of the building line, car parking is integrated with high quality landscaping.</p>
<p>PO8 Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p>A08 No acceptable outcomes are prescribed.</p>
<p>PO9 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p>A09 No acceptable outcomes are prescribed.</p>

9.3.7 Dual occupancy code

9.3.7.1 Application

- (1) This code applies to assessing development for a Dual occupancy if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.7.2 Purpose

- (1) The purpose of the Dual occupancy code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the scale and character of development is consistent with the existing desired residential character and streetscape pattern;
 - (b) design gives a sense of individual ownership to residents;
 - (c) dual occupancies do not detrimentally affect the function of the road network and its infrastructure design requirements.

9.3.7.3 Criteria for assessment

Table 9.3.7.3.a – Dual occupancy code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The dual occupancy contributes to housing choice while maintaining the residential character and amenity of the neighbourhood.</p>	<p>AO1 The dual occupancy is established on land with a minimum size of 1000m²:</p>
<p>PO2 Buildings and structures are setback from property boundaries such that:</p> <ol style="list-style-type: none"> (a) the setback from the street frontages reflects the positive attributes of the streetscape; (b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties; (c) the setback from all boundaries is sufficient to allow areas of deep planting; (d) the setback from street frontages provides for the desired streetscape pattern. 	<p>AO2 Buildings and structures are set back from property boundaries as follows:</p> <ol style="list-style-type: none"> (a) primary road frontage - 6 metres; (b) secondary road frontage - 3 metres; (c) side and rear boundaries - 2 metres, or (d) where private open space occurs in the side or rear setback – 4 metres for the extent of the open space.
<p>PO3 Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.</p>	<p>AO3.1 Car parking areas, including garages and other parking structures, are designed and located so that they do not occupy more than 30% of the lot frontage.</p> <p>AO3.2 Where a dual occupancy is to be established on a corner allotment each dwelling is accessed from a different road frontage with a minimum 6 metre separation between driveway and intersection.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p>AO4.1 The building has balconies or windows or verandahs that face the street.</p> <p>AO4.2 Fences and walls to road frontages are not more than: (a) 1.2 metres in height if less than 50% transparent; or (b) 1.5 metres in height if greater than 50% transparency.</p>
<p>PO5 Residents are provided with a functional private open space and recreation area.</p>	<p>AO5 A minimum area of 25m² private open space is provided to each dwelling unit which is directly accessible from the living area of each dwelling unit.</p>
<p>PO6 The development provides residents and guests with safe and convenient vehicle access to dwellings and the road network, while maintaining the standard of existing infrastructure in the road reserve.</p>	<p>AO6.1 Dwelling units are serviced by: (a) a shared unobstructed driveway with a maximum width of 3.6 metres; or (b) by individual unobstructed driveways, having a maximum width of 3 metres each; (c) the surface treatment of any driveway is imperviously sealed; (d) where development is on a Sub-arterial or Collector road the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p>AO6.2 Driveways and cross-overs require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>
<p>PO7 Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p>AO7.1 A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) is provided to the side and rear boundaries.</p> <p>AO7.2 Where the front fence is lower than the side boundary fence it is tapered to the maximum height of the side boundary fence at or behind the front setback.</p>
<p>PO8 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>AO8 With the exception of driveway cross-overs, a landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p>
<p>PO9 The dual occupancy is connected to essential infrastructure services and is sufficient to support individual ownership of each dwelling.</p>	<p>AO9 Each dwelling is connected separately to: (a) water (separate water meters for each unit); (b) sewerage; (c) drainage; (d) electricity.</p>

Performance outcomes	Acceptable outcomes
<p>PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO10 Service facilities and structures:</p> <ul style="list-style-type: none"> (a) locate air conditioning equipment behind the front façade of the dwelling; (b) provide storage space to achieve the following minimum requirements: <ul style="list-style-type: none"> (i) are located to enable access by a motor vehicle; (ii) have a minimum space of 3.5m² per dwelling unit; (iii) have a minimum height of 2.1 metres; (iv) are weather proof; (v) are lockable. <p>Note - Cupboards and wardrobes inside the dwelling are not storage areas as intended by this acceptable outcome.</p>
<p>PO11 Waste and recyclable storage facilities:</p> <ul style="list-style-type: none"> (a) incorporates two wheelie bins per unit stored external to the garage and screened from view; (b) ensures wheelie bins are able to be wheeled to kerbside for collection. 	<p>AO11 Waste and recyclable storage areas capable of accommodating two bins per dwelling are provided behind the front setback and have direct access to the roadside.</p>
Dual occupancy incorporating an existing dwelling house	
<p>PO12 For dual occupancies where a separate dwelling is to be established in addition to an existing dwelling:</p> <ul style="list-style-type: none"> (a) existing dwelling(s) are enhanced to: <ul style="list-style-type: none"> (i) contribute to a sense of individual ownership; (ii) enhance the appearance of the original dwelling house; (iii) enhance the appearance of the streetscape. (b) driveways are designed to maintain the privacy and amenity of the existing dwelling. 	<p>AO12.1 The external appearance of the existing dwelling is enhanced through the use of architectural features, and materials.</p> <p>Note – It is not intended that a new dual occupancy tenancy be established adjacent to or behind old and dilapidated housing stock to produce the dual occupancy. If the existing dwelling house is old and dilapidated, it is intended that the site be either completely redeveloped or substantial upgrading occur to the exterior appearance and functionality of the older dwelling house.</p> <p>AO12.2 A landscaped area not less than 1.5 metres is provided and maintained within the site between the existing dwelling and driveway to the new dwelling.</p> <p>AO12.3 Privacy screens are fixed to the external façade of the dwelling house in front of windows adjacent to the driveway.</p> <p>AO12.4 Internal living spaces are carefully designed to avoid conflicts between individual dual occupancy tenancies.</p> <p>Note – For example, the quieter rooms of one tenancy (such as bedrooms) should not be placed directly adjacent to living spaces, kitchens or bathrooms of the adjoining tenancy.</p>

Performance outcomes	Acceptable outcomes
<p>PO13 Dual occupancies where attaching to an existing dwelling provides a layout and form that maintains the bulk and appearance of the existing dwelling.</p>	<p>AO13 The design of the dual occupancy: (a) maintains the appearance of a single dwelling house to the street; (b) provides a communal driveway; (c) provides additional enclosed car parking behind the front façade.</p>

9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where it does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
 - (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
 - (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Secondary dwellings: <ol style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties. 	AO1 The secondary dwelling: <ol style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.
PO2 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: <ol style="list-style-type: none"> (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.

Performance outcomes	Acceptable outcomes
<p>PO3 Development is of a bulk and scale that:</p> <ul style="list-style-type: none"> (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street. 	<p>AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>

9.3.9 Dwelling unit code

9.3.9.1 Application

- (1) This code applies to assessing development for a dwelling unit if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.9.2 Purpose

- (1) The purpose of the Dwelling unit code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) an acceptable level of amenity is provided to the dwelling unit, while maintaining the integrity of the relevant zone.

9.3.9.3 Criteria for assessment

Table 9.3.9.3.a – Dwelling unit code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Design	
<p>PO1 The Dwelling unit is provided with an appropriate level of recreation and service facilities.</p>	<p>AO1.1 Development: (a) at ground-level provides private open space of at least 30m² with a minimum dimension of 3 metres that is screened from other activities on site; or (b) located entirely above ground floor level provides a private open space comprising a balcony or deck or open roof space, with a minimum horizontal dimension of at least 8m² and minimum dimension of 2 metres, which is directly accessible to a living area.</p> <p>AO1.2 The Dwelling unit is provided with: (a) an outdoor service court with a minimum area of 5m² to facilitate clothes drying; (b) an area for general storage; (c) an area for the storage of a garbage receptacle; (d) a designated covered car parking space.</p>

9.3.10 Extractive industry code

9.3.10.1 Application

- (1) This code applies to assessing development for Extractive Industry, if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.10.2 Purpose

- (1) The purpose of the Extractive industry code is to assess the suitability of development to which this code applies:
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) extractive industries are established in locations that are adequately separated from sensitive land uses and do not have significant ecological, landscape or rural value;
 - (b) a separation area is established to maintain a buffer between the extractive industry and existing and future sensitive land uses;
 - (c) external operations such as haulage routes do not adversely impact on amenity and well-being of the community;
 - (d) extractive industry operations are designed and managed to operate safely and avoid adverse impacts on amenity of adjacent sensitive land uses;
 - (e) extractive industries cause no adverse impact on scenic amenity;
 - (f) extractive industry sites are effectively and progressively rehabilitated including the achievement of a stable land form that is safe and suitable for other appropriate uses.

9.3.10.3 Criteria for assessment

Table 9.3.10.3.a – Extractive industry code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 An Environmental management plan is prepared and implemented to ensure:</p> <ol style="list-style-type: none"> (a) that the long term objectives of the use are clearly articulated; (b) potential conflicts or environmental impacts are avoided or minimised; (c) contingency planning for identified risks. <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides more detail on the requirements of an Environmental management plan for extractive industries. Thoroughly addressing this performance outcome is likely to also address all other performance outcomes and acceptable outcomes within this code.</p>	<p>AO1 No acceptable outcomes are prescribed.</p>
<p>PO2 The use is outside mapped areas of environmental significance.</p> <p>Note – Refer to the definition of Environmental significance in Schedule 1.2.</p>	<p>AO2 No acceptable outcomes are prescribed.</p>
<p>PO3 Development ensures that the operation of the use is designed and implemented to:</p>	<p>AO3 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>(a) promote the efficient extraction of the resource;</p> <p>(b) protect the natural environment, including ecological features, significant habitats and native vegetation;</p> <p>(c) not adversely affect the environmental values of ground waters and receiving surface waters.</p>	
<p>PO4 Extractive industry operations are adequately separated from sensitive land uses to minimise potential for nuisance.</p>	<p>A04 Extractive resource separation areas to sensitive land uses are:</p> <p>(a) 1000 metres where the extractive resource involves blasting or crushing (namely rock); or</p> <p>(b) 200 metres for any other extractive industry resource not involving blasting or crushing (namely sand, clay, gravel and soil).</p>
<p>PO5 Development must achieve an acceptable standard of visual amenity, having regard to the characteristics of the site, the resource, rehabilitation and visual screening, staging, and the desirable qualities of the surrounding area and locality.</p>	<p>A05 No acceptable outcomes are prescribed.</p>
<p>PO6 The site of an extractive industry is of suitable size and dimensions to accommodate the use and incorporates significant buffering to effectively screen adjoining and nearby land uses from extractive operations.</p>	<p>A06.1 The site is of sufficient area to provide for the following:</p> <p>(a) the extractive use;</p> <p>(b) areas of stockpiles;</p> <p>(c) sufficient car parking area to accommodate the level of car parking generated, including staff demand;</p> <p>(d) vehicle access and manoeuvring areas;</p> <p>(e) staff facilities.</p> <p>A06.2 The use is designed to incorporate a densely vegetated buffer of a minimum of 10 metres to all road frontages and to all perimeter boundaries.</p>
<p>PO7 Development mitigates the potential adverse effects of noise, dust, ground vibration, lighting or air blast overpressure from operations.</p>	<p>A07 No acceptable outcomes are prescribed.</p>
<p>PO8 The operation of the extractive industry does not compromise public safety.</p>	<p>A08.1 Safety fencing and signage is provided around extractive industry stockpiles and operation to prevent unauthorised access.</p> <p>A08.2 A single 8.0 metre wide access is designed for the site and constructed to a standard capable of accommodating heavy traffic in accordance with Australian Standards including adequate sight distance.</p>

Performance outcomes	Acceptable outcomes
	<p>A08.3 Blasting does not result in materials escaping or being ejected from the site.</p> <p>A08.4 Prior to any blasting, notices of warning which provide an alert to those working on the site and to passers-by are erected and kept clearly exhibited on the approaches to, and not less than 800 metres from the site of the blasting.</p>
<p>PO9 The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</p>	<p>A09.1 Blasting operations are confined to the hours of 9.00am to 5.00pm, Monday to Friday. Other operations are limited to 7.00am to 6.00pm Monday to Saturday.</p> <p>A09.2 No operations are undertaken on Sundays or public holidays.</p> <p>A09.3 The transport of materials is managed through: (a) vehicle haulage routes within the site that are surfaced with hardstand, crushed aggregate or similar treatment(s) to reduce the potential to generate raised dust; (b) the complete covering of extractive materials on haulage vehicles; (c) vehicle haulage routes outside the site are predominantly higher order roads capable of catering for the anticipated tonnage of the vehicles, and are not through established residential areas.</p>
<p>PO10 The site is progressively rehabilitated in accordance with an approved rehabilitation plan to ensure that: (a) a re-contoured and stable landform is achieved with the reinstatement of appropriate soil profiles; (b) revegetation of areas disturbed by operations; (c) there are no adverse environmental or visual amenity impacts; (d) the landform is suitable for alternative uses.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>

9.3.11 Home based business code

9.3.11.1 Application

- (1) This code applies to assessing development for Home based business if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note – Home based business excludes:

- Legitimate homestay arrangements organised by the Department of Education of up to 2 students, where accommodation is provided by a host family in their own dwelling to local or overseas students studying or training at an Australian educational establishment.
- Legitimate telecommuting (where an employee of an off-site business or organisation works from their dwelling and conducts work-related activities and communications electronically).

Note – Home based business includes:

- Bed and breakfast is the sub-ordinate use of a dwelling providing tourist and visitor short-stay accommodation. Bed and breakfast facilities are operated and maintained by the resident host of the dwelling and guests are generally provided with breakfast. A bed and breakfast does not include short term accommodation or rooming accommodation.
- Dog-day care facility for the residential care of, feeding and exercising of pets, excluding overnight boarding and does not include animal keeping.
- Home based child care is a home-based service providing care for a small group of children within a private dwelling. Home based child care does not include the care of children in the child's own home or care by relatives.
- Home based swimming tuition where involving a domestic sized swimming pool (i.e. – not purpose built for commercial use) and not involving the training of more than 3 non-resident children at any one time.

Note – For a proposal to be self –assessable, it must meet all the self- assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes are that are met are not assessed as part of the development application.

9.3.11.2 Purpose

- (1) The purpose of the Home based business code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) home based business activities are a small-scale business operating in association with the primary use of the dwelling without compromising the safety of, and amenity enjoyed by adjoining and nearby residents;
 - (b) home based businesses are:
 - (i) a small component of a dwelling;
 - (ii) operated by occupiers of the dwelling;
 - (iii) unobtrusive in nature and operation.
 - (c) The operation of a home based business:
 - (i) is conducted at times suited to a residential environment;
 - (ii) minimises adverse impacts on privacy and amenity of adjoining residential premises;
 - (iii) does not involve the repairing or maintaining of motor vehicles or boats;
 - (iv) does not involve the storage of dangerous goods;
 - (v) does not produce trade waste
 - (vi) does not involve the display of goods;
 - (vii) generates minimal visitor volumes, and generally on an appointment basis only;
 - (ix) generates vehicle types and volumes no greater than reasonably expected in a residential setting.

9.3.11.3 Criteria for assessment

Table 9.3.11.3.a – Home based business code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The use:</p> <ul style="list-style-type: none"> (a) is associated with a dwelling that is being used as a private residence; (b) is low-key in terms of scale, operating characteristics and the number of non-resident employees; (c) does not adversely impact on nearby residential amenity; (d) is compatible with domestic scale infrastructure. 	<p>AO1.1 The use is located within a dwelling unit or a domestic outbuilding and uses no more than 75m² of gross floor area or 30% of the total floor area of the dwelling, whichever is the lesser.</p> <p>Note – Bed and breakfast, home based child care, a dog day care facility or home based swimming tuition may include use of the rest of the site (i.e. these uses are not restricted to operating within an enclosed structure).</p> <p>AO1.2 The use is conducted by a resident or residents of the premises and:</p> <ul style="list-style-type: none"> (a) in a dwelling house has a maximum of 1 non-resident employee on site at any one time; (b) in a dual occupancy or multiple dwelling, has no other non-resident employees. <p>AO1.3 The use does not:</p> <ul style="list-style-type: none"> (a) involve the public display of goods or materials; (b) include hiring goods or equipment from the site; (c) impose an adverse load on utility infrastructure in comparison to normal domestic use of the premises; (d) involve more than 8 separate client visits per day. <p>AO1.4 The home based business is conducted between the hours of 8.00am to 8.00pm Monday to Saturday (excluding public holidays), except where the home based business comprises office activities such as book-keeping or computer work. These hours include delivery vehicles.</p> <p>AO1.5 Not more than one vehicle associated with the use is parked, on or adjacent, to the premises and such vehicle does not exceed a capacity of 2.5 t (including delivery vehicles).</p> <p>AO1.6 Signage is limited to one non-illuminated sign:</p> <ul style="list-style-type: none"> (a) no greater than 1.0 metre in length and 0.3 metres in width; (b) no higher than 1.5 metres in height; (c) displaying the occupier's name, business and contact details only. <p>AO1.7 The home based business does not generate</p>

Performance outcomes	Acceptable outcomes
	<p>noise that is clearly audible and creates a disturbance with nearby sensitive land uses.</p> <p>AO1.8 The home based business: (a) has a source of power not exceeding a total connect load of 2.0kW; (b) places a demand on reticulated water supply of not more than 3L per day per m² of the floor area related to the business; (c) does not involve the discharge of trade waste.</p> <p>AO1.9 The home based business does not store or use flammable and combustible liquids on site in amounts that exceed what is permitted for a residential dwelling under AS 1940-2004 The storage and handling of flammable and combustible liquids.</p>
<p>PO2 The home based business is conducted such that buildings on the site retain a residential appearance and character.</p>	<p>AO2 The external appearance and character of the dwelling is not modified to accommodate the home based business.</p>
If for bed and breakfast – additional requirements	
<p>PO3 In the case of bed and breakfast accommodation, the accommodation remains ancillary to the primary residential use.</p>	<p>AO3.1 In 'Urban areas', no more than 2 bedrooms (a maximum of 4 bed spaces) and optional ensuites within a dwelling are used for bed and breakfast accommodation.</p> <p>AO3.2 In 'Urban areas', no kitchen or cooking facilities, with the exception of those located within the existing dwelling on site are provided in association with the bed and breakfast.</p> <p>AO3.3 In 'Other areas', no more than 4 bedrooms (a maximum of 8 bed spaces) and optional ensuites are used for bed and breakfast accommodation.</p> <p>AO3.4 In 'Other areas', bed and breakfast accommodation can be located in a maximum of 4 separate buildings to the existing house, provided that each building is a maximum of 50m² (inclusive of verandahs / patios etc.) and located within 50 metres of the existing house and on the same lot.</p> <p>AO3.5 In 'Other areas', no kitchen or cooking facilities, with the exception of those located within the existing dwelling on site are provided in association with the bed and breakfast.</p>

Performance outcomes	Acceptable outcomes
	<p>AO3.6 In areas north of the Daintree River, the maximum number of bed spaces is set out in the Cape Tribulation and Daintree Coast local plan, with all other provisions for 'Other areas' set out above in AO3.4 and AO3.5 herein, being applicable.</p>
<p>P04 Guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.</p>	<p>AO4 Development involves guests staying a maximum of 14 consecutive nights.</p>
<p>P05 If outside a sewerage area, development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.</p>	<p>AO5 Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.</p>

9.3.12 Industry activities code

9.3.12.1 Application

- (1) This code applies to assessing development for Industry activities if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note – ‘Industry activities’ is a defined activity group listed in Table 1 SC1.1.1 in Schedule 1 that applies to uses in the various zones. When the term industry activities is used within this code it means any of the above uses to which this code is applicable.

Note—For a proposal to be self-assessable, it must meet all the self-assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application

9.3.12.2 Purpose

- (1) The purpose of the Industry activities code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the scale, character and built form of development contributes to a high standard of amenity;
 - (b) the design incorporates facilities and features that contribute to a high standard environment for workers and customers;
 - (a) the development has access to development infrastructure, including utility installations and essential services.

9.3.12.3 Criteria for assessment

Table 9.3.12.3.a – Industry activities code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The site coverage of buildings ensures that there is sufficient area for the provision of services and landscaping and caters for flood storage in areas affected by flooding.</p>	<p>AO1 The site coverage is not more than 80%.</p>
<p>PO2 Setbacks:</p> <ol style="list-style-type: none"> (a) contribute to an attractive and consistent streetscape appearance; (b) provide for visible employee and customer car parking; (c) allow for landscape planting along street frontages; (d) minimise unusable spaces between buildings / boundaries. 	<p>AO2 Buildings, display areas and storage areas are set back:</p> <ol style="list-style-type: none"> (a) 6 metres from the main road frontage; (b) 3 metres from any secondary road frontage; (c) where the site has a common boundary with land in an industry zone, the building is setback either: <ol style="list-style-type: none"> (i) zero metres from the side or rear boundary; or (ii) not less than 3 metres from the side or rear boundary. (d) where a site adjoins land other than an industry zone, the building is setback not less

Performance outcomes	Acceptable outcomes
	than 3 metres from the side or rear boundary.
Amenity	
<p>PO3 The appearance of development provides a quality, legible appearance and workplace.</p>	<p>AO3.1 Pedestrian entrances to buildings are: (a) easily identifiable from the street and directly accessible from the car parking areas; (b) provided with sun and rain shelter a minimum of 900mm width immediately above the entryway.</p> <p>AO3.2 Ancillary office or sales space is orientated toward the street frontage and is provided with human scale elements (such as windows, doors, shading devices and variation of construction materials and colours).</p> <p>AO3.3 Customer car parking is located to the front or side of premises with clear and direct pedestrian access to the main customer building entry.</p> <p>AO3.4 Outdoor storage areas are not located forward of the building line.</p> <p>AO3.5 Illumination is provided within parking and pedestrian areas during night time hours of operation.</p> <p>AO3.6 Development provides clear and legible street numbering for the benefit of motorists.</p> <p>AO3.7 Gates to a road frontage are sliding or open inwardly into the site.</p> <p>AO3.8 Development on a site greater than 2,500m² incorporates on-site amenity areas for staff that: (a) provide seating and tables; (b) incorporates weather protection.</p>
Landscaping	
<p>PO4 Landscaping is provided to: (a) enhance the appearance and amenity of the development; (b) contribute positively to the appearance of the streetscape.</p>	<p>AO4.1 At least 5% of the site is landscaped.</p> <p>AO4.2 A landscape strip not less than 2 metres is provided within the site along the road frontage.</p> <p>AO4.3 Landscaped areas adjoining parking and manoeuvring areas are protected from vehicular encroachment by a 150mm high vertical concrete</p>

Performance outcomes	Acceptable outcomes
	<p>kerb or similar obstruction.</p> <p>AO4.4 Planting is to consist of a combination of hardy tropical tree and spreading ground cover species in accordance with Planning scheme policy SC6.7 - Landscaping that will complement the scale of proposed development, without interfering with casual surveillance and sightlines.</p> <p>AO4.5 Hardy tropical shrubs are provided in accordance with Planning scheme policy SC6.7 - Landscaping to screen bin storage and service areas.</p> <p>AO4.6 Fencing along street frontages is more than 50% transparent.</p>
Services	
<p>PO5 Development adequately takes into account the functional requirements of infrastructure needs and service of the use.</p>	<p>AO5 Design takes into account the potential need to provide:</p> <ul style="list-style-type: none"> (a) space and access for trade waste connections to the sewer network; (b) waste and recyclable material storage areas; (c) storage tanks; (d) fire fighting booster pumps; (e) electrical infrastructure; (f) car parking, manoeuvring areas including loading facilities.
Access and loading/unloading of goods	
<p>PO6 The transport of goods and materials to and from sites does not adversely affect the movement of traffic on roads adjacent to the site.</p>	<p>AO6.1 All vehicles are contained within the site when loading and unloading.</p> <p>AO6.2 Manoeuvring area is provided on site to allow a Medium rigid vehicle to enter and exit the site in a forward gear.</p> <p>AO6.3 Site access is limited to one access point to each frontage.</p> <p>AO6.4 Where a site has a frontage greater than 40 metres, two access points to the street frontage can be provided they are separated by a distance of not less than 10 metres.</p>

9.3.13 Multiple dwelling, short term accommodation and retirement facility code

9.3.13.1 Application

- (1) This code applies to assessing development for a Multiple dwelling, short term accommodation, residential care facility or retirement facility if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.13.2 Purpose

- (1) The purpose of the Multiple dwelling, short term accommodation and retirement facility code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
 - (b) master planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;
 - (c) development does not adversely impact on the natural features on the site;
 - (d) the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;
 - (e) the impacts of development on adjoining premises are managed.

9.3.13.3 Criteria for assessment

Table 9.3.13.3.a – Multiple dwelling, short term accommodation and retirement facility code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The site has sufficient area and frontage to:</p> <ol style="list-style-type: none"> (a) accommodate the scale and form of buildings considering site features; (b) achieve communal open space areas and private outdoor spaces; (c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; (d) achieve safe and convenient vehicle and pedestrian access; (e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers. 	<p>AO1.1 The site has a minimum area of 1000m².</p> <p>AO1.2 The site has a minimum frontage of 25 metres.</p>
<p>PO2 Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ol style="list-style-type: none"> (a) the establishment and extension of public streets and pathways; (b) the provision of parks and other public 	<p>AO2 Development on a site 5,000m² or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>

Performance outcomes	Acceptable outcomes										
<p>spaces as appropriate to the scale of the development;</p> <p>(c) inclusion of a mix of dwelling types and tenures and forms;</p> <p>(d) buildings that address the street;</p> <p>(e) building height and setback transitions to adjoining development of a lower density or scale.</p>											
<p>PO3 Development ensures that the proportion of buildings to open space is:</p> <p>(a) in keeping with the intended form and character of the local area and immediate streetscape;</p> <p>(b) contributes to the modulation of built form;</p> <p>(c) supports residential amenity including access to breezes, natural light and sunlight;</p> <p>(d) supports outdoor tropical living;</p> <p>(e) provides areas for deep tropical planting and / or for the retention of mature vegetation.</p>	<p>AO3.1 The site cover is not more than 40%.</p> <p>AO3.2 The development has a gross floor area of not more than:</p> <table border="1" data-bbox="810 719 1402 1010"> <thead> <tr> <th>Zone</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Low-medium density residential</td> <td>0.8 x site area</td> </tr> <tr> <td>Medium density residential</td> <td>1.2 x site area</td> </tr> <tr> <td>Tourist accommodation</td> <td>1.2 x site area</td> </tr> <tr> <td>All other zones</td> <td>No acceptable outcome specified</td> </tr> </tbody> </table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified
Zone	Maximum GFA										
Low-medium density residential	0.8 x site area										
Medium density residential	1.2 x site area										
Tourist accommodation	1.2 x site area										
All other zones	No acceptable outcome specified										
<p>PO4 Development is sited so that the setback from boundaries:</p> <p>(a) provides for natural light, sunlight and breezes;</p> <p>(b) minimises the impact of the development on the amenity and privacy of neighbouring residents;</p> <p>(c) provides for adequate landscaping.</p>	<p>AO4.1 Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p>AO4.2 Buildings and structures are setback not less than 4 metres to the rear boundary.</p> <p>AO4.3 The side boundary setback for buildings and structures is:</p> <p>(a) for buildings up to 2 storeys not less than 2.5 metres for the entire building;</p> <p>(b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.</p>										
<p>PO5 Building depth and form must be articulated to</p> <p>(a) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p> <p>(b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.</p>	<p>AO5.1</p> <p>(a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres.</p> <p>(b) The minimum distance between buildings on a site is not less than 6 metres;</p> <p>AO5.2 The length of any continuous eave line does not exceed 18 metres.</p>										
<p>PO6 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and</p>	<p>AO6.1 Development incorporates a number of the following design elements:</p> <p>(a) balconies;</p>										

Performance outcomes	Acceptable outcomes
<p>supports streetscape character.</p>	<p>(b) verandahs; (c) terraces; (d) recesses.</p> <p>AO6.2 Development reduces building bulk by: (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (e) use of elements at a finer scale than the main structural framing of the building.</p>
<p>PO7 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances.</p>	<p>AO7.1 Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p>AO7.2 Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>
<p>PO8 Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.</p>	<p>AO8.1 Development has floor to ceiling heights of 2.7 metres;</p> <p>AO8.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p> <p>AO8.3 Development incorporates deep recesses, eaves and sun-shading devices</p> <p>AO8.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p> <p>AO8.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>
<p>PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise</p>	<p>AO9.1 Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p>

Performance outcomes	Acceptable outcomes
<p>privacy screening requirements.</p>	<p>(a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</p> <p>(b) sill heights a minimum of 1.5m above floor level; or</p> <p>(c) fixed obscure glazing in any part of the window below 1.5m above floor level; or</p> <p>(d) fixed external screens; or</p> <p>(e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.</p> <p>AO9.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>AO9.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>
<p>PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p>AO10 A minimum of 35% of the site is allocated as landscaping and recreation area.</p>
<p>PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11 Development provides landscaping as follows:</p> <p>(a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages;</p> <p>(b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</p>
<p>PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.</p>	<p>AO12.1 Communal open space is provided at:</p> <p>(a) a minimum of 5% of site area of 50m² whichever is the greater; and</p> <p>(b) a minimum dimension of 5 metres.</p> <p>AO12.2 Development provides communal open space that:</p> <p>(a) is consolidated into one useable space;</p> <p>(b) where communal open space exceeds 100m², the communal open space may be</p>

Performance outcomes	Acceptable outcomes
	<p>split into two, and so forth incrementally.</p> <p>AO12.3 Communal open space: (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p> <p>AO12.4 Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements: (a) seating; (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden.</p> <p>AO12.5 Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>
<p>PO13 Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1 Development provides private open space which: (a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres.</p> <p>AO13.2 Development provides private open space areas that are: (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m² minimum dimension capable of screening air conditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p>AO13.3 Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p> <p>AO13.4 Where secondary balconies are provided to a</p>

Performance outcomes	Acceptable outcomes
	<p>side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p>AO13.5 Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>
<p>PO14 Development provides front fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape.</p>	<p>AO14.1 Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road.</p> <p>AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact</p> <p>AO14.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</p>
<p>PO15 Development minimises light nuisances.</p>	<p>AO15 Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>
<p>PO16 Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.</p>	<p>AO16 Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage; (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</p>

Performance outcomes	Acceptable outcomes
	<p>Note - The Environmental performance code contains requirements for waste and recyclable material storage.</p>
<p>PO17 Development provides a secure storage area for each dwelling.</p>	<p>AO17 A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event.</p> <p>Note – A cupboard within a unit will not satisfy this requirement.</p>
<p>Additional requirements for a Retirement facility</p>	
<p>PO18 Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.</p>	<p>AO18 Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.</p>
<p>PO19 Retirement facilities are designed to provide for the amenity and security of residents.</p>	<p>AO19.1 The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex.</p> <p>AO19.2 Internal pathways have firm, well drained and non-slip surfaces.</p> <p>AO19.2 Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.</p> <p>AO19.3 An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.</p>
<p>PO20 The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently access the site.</p>	<p>AO20.1 The design of the Retirement facility ensures that external circulation and access and egress points on the site facilitate the evacuation of the site in an efficient manner.</p> <p>AO20.2 The site of a Retirement facility is not prone to inundation.</p> <p>AO20.3 The location of the Retirement facility is readily accessible to emergency vehicles.</p>

Performance outcomes	Acceptable outcomes
<p>PO21 The development is designed for the needs of the age group, and to allow 'aging in place' to occur.</p>	<p>AO21.1 Development applies adaptable housing principles.</p> <p>AO21.2 A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>

9.3.14 Parking station code

9.3.14.1 Application

- (1) This code applies to assessing development for a parking station if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.14.2 Purpose

- (1) The purpose of the Parking station code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) parking stations minimise adverse impacts on adjoining land uses;
 - (b) parking stations are accessible to users;
 - (c) parking stations have appropriate landscaping to provide a buffer to adjoining land uses and are visually attractive from street view.

9.3.14.3 Criteria for assessment

Table 9.3.14.3.a – Parking station code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The location of the parking station does not adversely affect adjoining land uses.</p>	<p>AO1 The parking station is located in an appropriate area to service the needs of the community and does not adversely affect adjoining land uses, in terms of excessive noise, dust, fumes or other environmental impacts.</p>
<p>PO2 The parking station is designed to be convenient and accessible to users and not impact on the function of the surrounding road network.</p>	<p>AO2.1 The parking station has one access point per street frontage.</p> <p>AO2.2 All access, manoeuvring and parking areas in open air car parking stations are surfaced with an all-weather, dustless material and provided with adequate stormwater drainage that prevents ponding of stormwater.</p> <p>AO2.3 Parking stations which are used by the general public during the hours of darkness are provided with night lighting which is suitably screened to protect the amenity of adjoining premises.</p> <p>AO2.4 Facilities for ticket collection are sited inside the parking station to allow vehicles to queue off street.</p>

Performance outcomes	Acceptable outcomes
	<p>AO2.5 Car parking, access and manoeuvring areas are designed in compliance with relevant Australian Standards.</p> <p>Note - AS2890.1 and AS2890.2 provide car parking design standards.</p>
<p>PO3 The parking station is sufficiently screened from adjoining properties.</p>	<p>AO3.1 A solid wall or solid durable fence of no less than 1.8 metres in height and a screen of landscaping is provided to side and rear boundaries adjacent to residential uses or developments which include a residential component.</p> <p>AO3.2 A landscaped area not less than 1.5 metres wide is provided and maintained within the site along the side and rear boundaries.</p>
<p>PO4 The parking station will provide an attractive appearance to the street.</p>	<p>AO4.1 For open air ground level parking stations, a landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p> <p>AO4.2 For multi-level car parking stations, road frontage setbacks comply with the relevant provisions of the zone code or where relevant the design provisions of a local area plan.</p> <p>Note - In certain locations, multi-level parking stations will be required to be sleeved with functional commercial, residential or retail tenancies which contribute to an active street frontage.</p>

9.3.15 Relocatable home park and tourist park code

9.3.15.1 Application

- (1) This code applies to assessing development for a Relocatable Home Park or a Tourist park if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.15.2 Purpose

- (1) The purpose of the Relocatable home park and tourist park code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) relocatable home park and tourist parks provide recreational and communal facilities;
 - (b) a high standard of amenity is provided for residents and occupants and adjoining properties;
 - (c) safe movement of pedestrians and vehicles is provided;
 - (d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities;
 - (e) a relocatable home park and tourist park is provided with appropriate utilities and services;
 - (f) a relocatable home park is located near centres, transport facilities and community facilities.

9.3.15.3 Criteria for assessment

Table 9.3.15.3.a –Relocatable home park and tourist park code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The site has sufficient area to accommodate the proposed use and associated facilities and to enable a high standard of amenity for users.</p>	<p>AO1 The site has a minimum area of 1 hectare.</p>
<p>PO2 Individual sites provide a range of sizes to accommodate variations in relocatable homes, caravans, annexes and tents with a high level of convenience and privacy for occupants, while also taking into account physical site constraints that may in certain circumstances warrant either more intense or less intense development standards.</p>	<p>AO2.1 Tourist parks (short term caravan, campervan/ motor home sites) meet the following minimum requirements:</p> <ol style="list-style-type: none"> (a) 120m² individual site area; (b) minimum frontage of 10 metres; (c) 10 metres from site frontage; (d) 6 metre setback to all other site boundaries; (e) 3 metre setback to an internal road; (f) 1.5 metre setback from any other tourist park site or relocatable home site boundary; (g) 3 metre setback from any adjoining building (other than toilet/ablution facilities); (h) 6 metre setback to toilets/ablution facilities; (i) 30m² private open space; (j) 14m² car parking space. <p>AO2.2 Tourist parks (camping sites) meet the following minimum requirements:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) 50m² individual site area; (b) 10 metres from site frontage; (c) 5 metre setback to all other site boundaries; (d) 3 metre setback to an internal road; (e) 1.5 metre setback from any other tourist park site or relocatable home site boundary; (f) 3 metre setback from any adjoining building (other than toilet/ablution facilities); (g) 6 metre setback to toilets/ablution facilities; (h) 14m² car parking space.</p> <p>AO2.3 Relocatable home parks meet the following minimum requirements: (a) 200m² individual site area; (b) minimum frontage of 13 metres; (c) 10 metres from site frontage; (d) 5 metre setback to all other site boundaries; (e) 3 metre setback to an internal road; (f) 1.5 metre setback from side and rear boundaries; (g) 3 metre setback from any adjoining building (other than toilet/ablution facilities); (h) 6 metre setback to toilets/ablution facilities; (i) 30m² private open space; (j) 14m² car parking space.</p>
<p>PO3 All sites are designed so that relocatable homes and caravans and motorhomes can be safely and conveniently manoeuvred onto or removed from the site.</p>	<p>AO3.1 The entrance/exit road provides all-weather access and has a width of 7 metres to allow two vehicles towing caravans or two campervans/motorhomes to pass each other.</p> <p>AO3.2 A caravan holding bay with dimensions of 4 metres x 20 metres is provided adjacent to the entrance/exit road.</p> <p>AO3.3 Internal roads meet the following criteria: (a) one way – minimum 4 metres wide; (b) two way – minimum 6 metres wide.</p> <p>AO3.4 Speed control devices such as speed humps are provided at regular intervals on all internal roads.</p> <p>AO3.5 Internal street lighting is provided to all internal roads until 10.00pm.</p>
<p>PO4 Emergency vehicles are provided with direct access to every site and building without a height impediment to fire fighting facilities.</p>	<p>AO4.1 Unrestricted road access is provided for fire-fighting appliances within 60 metres of all sites and buildings.</p> <p>AO4.2 Development ensures that landscaping and fencing do not create barriers that prevent</p>

Performance outcomes	Acceptable outcomes
<p>PO5 Communal open space is provided for the recreation needs of the residents and occupants.</p>	<p>necessary emergency access.</p> <p>A05.1 A minimum of 10% of the site is provided as open space suitable for recreation. This excludes landscape buffer areas and any other obstacles not intended for recreational use.</p> <p>A05.2 The site layout incorporates passive and active recreation areas such as sheltered seating, children’s playgrounds, areas for ball games and cycling and walking paths.</p> <p>A05.3 Development provides a community room for passive and active recreation for park residents.</p>
<p>PO6 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>A06.1 A landscaped buffer area not less than 6 metre depth is provided and maintained within the site along the front boundary.</p> <p>A06.2 A landscaped buffer area is provided and maintained of a minimum depth of: (a) 5 metres to any boundary within the Residential zones category; (b) 2 metres to any boundaries in any other zone.</p>
<p>PO7 The number, type and location of individual sites and facilities are readily identifiable.</p>	<p>A07.1 A permanent sign clearly indicating the number and location of each type of individual site and the location of facilities is provided at the main entrance.</p> <p>A07.2 Each individual site is identified on the ground with the number and type of site clearly displayed on a permanent marker/sign located at the front of the site.</p>
<p>PO8 Refuse and recycling collection and storage location and design does not have an adverse impact (including odour, noise or visual impacts) on the amenity of residents within or adjoining the site.</p>	<p>A08.1 Refuse and recycling bins are located a minimum of at least 10 metres from children’s playing areas, cooking facilities and individual sites.</p> <p>A08.2 For tourist parks, a designated dump point is provided on-site for holding tanks to be emptied.</p> <p>A08.3 For relocatable home sites, each relocatable home is connected to the reticulated sewerage network.</p>
<p>PO9 Sufficient services and ablution facilities are provided to satisfy the requirements of travellers and longer term residents including disabled</p>	<p>A09.1 For tourist parks (40 sites or less), a minimum of 1 pedestal for every 7 sites is provided for female occupants and 1 pedestal for every 10 sites is</p>

Performance outcomes	Acceptable outcomes
<p>access and facilities.</p> <p>Editor's note – Disabled access and facilities are provided in accordance with the Building Code of Australia and the Australian Standards.</p>	<p>provided for male occupants and a 0.6 metre urinal for every 20 sites or part thereof for male occupants.</p> <p>AO9.2 For tourist parks, for every 15 sites or part thereof exceeding 40 sites and additional pedestal is provided for both male and female occupants and an additional 0.6 metres of urinal is provided for every additional 20 sites, or part thereof, for male occupants.</p> <p>AO9.3 For tourist parks, toilet and ablution facilities are located at least 6 metres, but not more than 100 metres, from any individual camping, caravan, campervan/motor home site.</p> <p>AO9.4 A source of artificial light is provided to the ablution facilities to provide illumination, as required, during the night.</p> <p>AO9.5 For tourist parks, separate bathing facilities are provided at the rate of 1 shower or bath and 1 hand basin for every 15 sites.</p>
<p>PO10 Sufficient laundry and clothes drying facilities are provided to satisfy the requirements of travellers and longer term residents.</p>	<p>AO10 For tourist parks:</p> <ul style="list-style-type: none"> (a) 1 laundry tub, 1 washing machine and 1 clothes line are provided for every 20 sites, or part thereof; (b) 1 mechanical drying facility is provided for every 40 sites; (c) 1 ironing board and 1 power outlet is provided for every 20 sites.
Additional requirements for tourist parks	
<p>PO11 Tourist parks are predominately for the short term accommodation for the travelling public.</p>	<p>AO11.1 Cabins (whether for permanent or short term occupation) occupy a maximum of 30% of the total number of sites contained in a short term caravan, campervan/ motor home park.</p> <p>AO11.2 A maximum of 20% of the total number of sites contained within a short term caravan, campervan/ motor home park are available in the form of stationary/permanent caravans and cabins.</p>
Additional requirements for relocatable home parks	
<p>PO12 Relocatable home parks are located in urban areas to ensure that residents have convenient access to urban services and facilities.</p>	<p>AO12 Relocatable home parks are located in:</p> <ul style="list-style-type: none"> (a) a Tourist accommodation zone; (b) a Medium density residential zone; (c) a Community facilities zone.

9.3.16 Rooming accommodation code

9.3.16.1 Application

- (1) This code applies to assessing development for Rooming accommodation if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.16.2 Purpose

- (1) The purpose of the Rooming accommodation code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Rooming accommodation is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
 - (b) Rooming accommodation is located to ensure residents have convenient access to a centre;
 - (c) The design of rooming accommodation creates a pleasant living environment and is appropriate for the tropical climate of the region;
 - (d) The impacts of rooming accommodation on adjoining premises is managed.

9.3.16.3 Criteria for assessment

Table 9.3.16.3.a – Rooming accommodation code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The site has sufficient area and frontage to accommodate:</p> <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) recreational areas and facilities. 	<p>AO1.1 The site has a minimum area of 1000m².</p> <p>AO1.2 The site has a minimum frontage of 25 metres.</p> <p>AO1.3 The site cover is not more than 60%.</p>
<p>PO2 The development is located in areas which offer convenience to residents.</p>	<p>AO2 The development is located within 200 metres of:</p> <ol style="list-style-type: none"> (a) a Centre zone at Mossman or Port Douglas by road; (b) a Tourist accommodation zone at Port Douglas; (c) a Medium density residential zone.
<p>PO3 The building design ensures building bulk is reduced through articulation and other design measures and achieves a tropical character and vernacular through:</p> <ol style="list-style-type: none"> (a) verandahs or balconies; (b) the use of structural elements and building materials of varying scales and textures; (c) variations in exterior colours; (d) variations in the size and patterning of windows; 	<p>AO3 No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>(e) the use of awnings and other sun protection devices;</p> <p>(f) variation to roof and building lines;</p> <p>(g) recesses on building plane.</p>	
<p>PO4 Development is sited so that the setback from boundaries:</p> <p>(a) retains daylight access for adjoining properties;</p> <p>(b) provides privacy for adjoining properties;</p> <p>(c) provides required space for deep planting to side and rear boundaries.</p>	<p>AO4.1 Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p>AO4.2 The rear boundary setback is a minimum of 4 metres.</p> <p>AO4.3 The side boundary setback is:</p> <p>(a) for buildings up to 2 storey a minimum of 2.5m for the entire building;</p> <p>(b) for buildings up to 4 storey a minimum of 3.5m for the entire building.</p>
<p>PO5 Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas.</p>	<p>AO5.1 Where habitable rooms look directly at habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by:</p> <p>(a) sill heights being a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for the ground floor level unit, fencing to a height of 1.8 metres above ground level.</p>
<p>PO6 The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p>AO6.1 The development has balconies, windows and verandahs that face the street.</p> <p>AO6.2 Visual privacy is provided to dwelling units at ground level that face the street through:</p> <p>(a) screening;</p> <p>(b) planting.</p> <p>AO6.3 Fences and walls to road frontages are limited to:</p> <p>(a) 1.2 metres in height if solid; or</p> <p>(b) 1.5 metres if 30% permeable; or</p> <p>(c) 1.8 metres if 50% permeable.</p> <p>AO6.4 Where the front fence is lower than the side boundary fence, it is tapered to the maximum height of the side boundary fence at or behind the front building line.</p> <p>AO6.5 Street fences that exceed 10 metres in length are articulated or detailed to provide visual interest.</p>

Performance outcomes	Acceptable outcomes
<p>P07 Open space and recreational facilities are provided to meet the requirements of residents.</p>	<p>A07.1 Open space is provided at the minimum rate of 5m² per bed.</p> <p>A07.2 At least 40% of the total open space required is contained in one area, with balconies, verandahs, covered walkways or other parts of the building/s not encroaching on this area.</p> <p>A07.3 Open space is: (a) screened by landscaping or fencing to maintain privacy; (b) exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities.</p> <p>A07.4 In the case where more than 20 beds are contained in the hostel, a recreational facility is provided.</p>
<p>P08 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>A08.1 A landscaped area not less than 2 metres wide is provided and maintained within the site along the front boundary.</p> <p>A08.2 A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p>

9.3.17 Rural activities code

9.3.17.1 Application

- (1) This code applies to assessing development for Rural activities if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note – ‘Rural activities’ is a defined activity group listed in Table 1 SC1.1.1.2 in Schedule 1 that applies to uses in the Rural zone. When the term rural activities is used within this code it means any of the above uses to which this code is applicable.

Note – For both code and impact assessable development, Planning Guidelines – Separating Agricultural and Residential Land Uses 1997, published by the Department of Natural Resources, provides guidance to meet the performance outcomes in this code. The document provides guidance for operating self-assessable rural activities.

Editor’s note—For a proposal to be self-assessable, it must meet all the self-assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.17.2 Purpose

- (1) The purpose of the Rural activities code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not prejudice the on-going operation of farming in rural areas, in particular sugar cultivation;
 - (b) development does not result in unreasonable impacts on the environment, landscape values or the amenity of surrounding areas;
 - (c) setbacks to buildings and structures do not impact on the amenity of adjoining properties or the open character of the rural area;
 - (d) the display and sale of goods for sale does not impact on the amenity, character or safety of rural areas, or the safety and efficiency of roads;
 - (e) rural industries support rural production in their immediate vicinity;
 - (f) rural land, with existing watercourse(s) and areas of environmental integrity is progressively revegetated and rehabilitated in association with the rural activity on the land.

9.3.17.3 Criteria for assessment

Table 9.3.17.3.a – Rural activities code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 Development must not result in unreasonable impacts on the environment, landscape values or the amenity of surrounding areas.</p>	<p>AO1.1 Rural Activities are conducted on premises 1 hectare or greater.</p> <p>AO1.2 Development is restricted to: (a) animal husbandry, including the keeping and breeding of livestock and bees, where the</p>

Performance outcomes	Acceptable outcomes
	<p>livestock and bees are housed a minimum of 15 metres from any residential building on the site and 100 metres from any residential building on an adjoining premises;</p> <p>(b) horticulture (including Cropping and Intensive horticulture, Wholesale nursery);</p> <p>(c) storing produce resulting from horticulture carried out on the site;</p> <p>(d) existing areas of cleared land;</p> <p>(e) any minor ancillary activity that supports the primary rural activity land use.</p>
<p>PO2 The siting of horticultural buildings and structures must not impact on the amenity of adjoining properties or the open character of the area.</p>	<p>AO2 Any horticultural structure, including all greenhouses and other roofed structures used for cultivating crops, is setback a minimum of 6 metres from any property boundary.</p>
<p>PO3 Roof water from any horticultural structures must not cause any increase in flooding or drainage problems.</p>	<p>AO3 Development ensures that the total roofed area, which includes all impervious roofing materials such as glass or plastic sheeting of horticultural buildings and structures, does not exceed 2000m².</p>
<p>Additional requirements for Function facility</p>	
<p>PO4 The Function facility does not introduce guest volumes that would be incompatible with or interfere with rural amenity or rural activities.</p> <p>Note: Non-compliance with AO4 results in a Function facility that is no longer considered to be small scale.</p>	<p>AO4 The Function facility (small scale) caters for no more than 30 guests, at any one occasion.</p>
<p>PO5 The Function facility does not operate excessively during the year.</p> <p>Note – Non-compliance with AO5 results in a Function facility that is no longer considered to be small scale.</p>	<p>AO5.1 The Function facility (small scale) operates on no more than 6 occasions per calendar year.</p> <p>AO5.2 Hours of operation for function events are confined to 12 midday to 8.00pm.</p> <p>Note: Hours of operation do not include activities such as setting up the function (i.e. erecting a marquees, etc.)</p>
<p>PO6 The Function facility is able to be fully accommodated on site without nuisance to adjoining properties.</p>	<p>AO6 The minimum lot size is no less than 4 hectares.</p>
<p>PO7 The Function facility creates no dust nuisances to adjoining premises generated by vehicles access the site.</p>	<p>AO7 Road access to the Function facility (small scale) is via a sealed bitumen road.</p>
<p>PO8 The Function facility (small scale) is not purpose-built and involves no accommodation separate to the main dwelling on the premises.</p>	<p>AO8.1 The Function facility (small scale) requires no purpose-built buildings required for the use. Any accommodation is contained within the existing on-site dwelling.</p>

Performance outcomes	Acceptable outcomes
	<p>AO8.2 Accommodation for guests contained within the existing on-site dwelling is limited to 3 rooms.</p> <p>Note: Premises used for a Function facility (small scale) are required to have any relevant license needed to operate under applicable Local Laws.</p>
Additional requirements for a Roadside stall	
<p>PO9 The scale intensity and operating characteristics of the roadside stall does not impact on the amenity and character of the surrounding area.</p>	<p>AO9.1 There is only one roadside stall per site.</p> <p>AO9.2 The roadside stall: (a) does not exceed 25m² in floor area. (b) is associated with produce grown and harvested on the site or sourced from nearby farms; (c) is not located within the road reserve; (d) is confined to the display and sale of primary produce; (e) has no more than two signs with each sign: (i) not more than 1.5m² in area; (ii) not more than 2.5 metres in height. (f) operates in daylight hours only.</p>
<p>PO10 The site is accessed via a road that is of a standard adequate to cater for: (a) the proposed use; (b) allows customers and operators to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances.</p>	<p>AO10.1 Car parking does not occur on a road reserve.</p> <p>AO10.2 Access to the roadside stall is via the primary property access point.</p> <p>AO10.3 Car parking allows vehicles to enter and exit the site in forward gear.</p> <p>AO10.4 Car parking, access and manoeuvring areas are sealed and/or otherwise surfaced with suitably draining gravel to minimise nuisances associated with dust or mud.</p>
<p>PO11 Waste causes no visual or amenity nuisance.</p>	<p>AO11 Waste management areas are: (a) screened from view from the street (b) located and designed to avoid adverse impacts on adjoining premises.</p>
Additional requirements for Tourist attraction (small scale)	
<p>PO12 The Tourist attraction is based on an appreciation of rural activities carried out in association with an operating and productive rural activity.</p> <p>Note - Non-compliance with AO12.1 and AO12.2 results in a Tourist attraction that is no longer considered to be small scale.</p>	<p>AO12.1 The Tourist attraction (small scale) occurs on land that is actively being used for rural purposes.</p> <p>AO12.2 The Tourist attraction (small scale) is directly associated with the rural use of the land and does not involve any activities do not have a bona-fide association with the rural use of the land.</p>

Performance outcomes	Acceptable outcomes
	Note - Activities such as a children's adventure playground is not an activity which could be considered to have a bona-fide association with the rural use of the land.
<p>PO13 The Tourist attraction (small scale) is able to be fully accommodated on site without nuisance to adjoining properties.</p>	<p>AO13 The minimum lot size is no less than 10 hectares.</p>
<p>PO14 The Tourist attraction operates during day-light hours only and requires no special buildings to operate that are not ordinarily used in the operation of a rural activity conducted on-site.</p>	<p>AO14.1 The Tourist attraction (small scale) requires no purpose-built buildings required for the use and does not involve overnight accommodation.</p> <p>AO14.2 The Tourist attraction (small scale) operates between the hours of 8.00am and 6.00pm.</p>
<p>PO15 The volume of visitors to the tourist attraction is low-scale and intended to operate as an ancillary use to the main activity of rural production on the premises. The Tourist attraction (small scale) does not unduly interfere with rural activities on nearby premises.</p>	<p>AO15 The Tourist attraction (small scale) caters for no more than an average of 10 site visitations per day.</p> <p>Note - An individual site visitation may include a mini-bus tour. A Tourist attraction catering for coaches results in the Tourist attraction no longer considered to be small scale.</p>
<p>PO16 The site is accessed via a road that is of a standard adequate to cater for:</p> <ul style="list-style-type: none"> (a) the proposed use; (b) allows visitors to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances. 	<p>AO16.1 Car parking does not occur on a road reserve.</p> <p>AO16.2 Car parking allows vehicles to enter and exit the site in forward gear.</p> <p>AO16.3 Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.</p>
Additional requirements for Tourist park (small scale)	
<p>PO17 The Tourist park is based on an appreciation of rural activities carried out in association with staying on an active / productive rural property.</p> <p>Note: Non-compliance with AO17.1 results in a Tourist park that is no longer considered to be small scale.</p>	<p>AO17.1 The Tourist park (small scale) occurs on land that is actively being used for rural purposes.</p>
<p>PO18 The Tourist Park is intended to:</p> <ul style="list-style-type: none"> (a) operate as a small scale alternative to parking on roads and reserves; (b) supplement productive farming activity on the premises; (c) accommodate self-contained recreational vehicles only. <p>Note: Non-compliance with AO18.1 and AO18.2 results in a Tourist park that is no longer considered to be small scale.</p>	<p>AO18.1 The Tourist park (small scale) caters for a maximum of 3 self-contained recreational vans at any one time only.</p> <p>AO18.2 The Tourist Park (small scale) does not cater for camping, accommodation within the main dwelling on the premises, or any other form of accommodation other than self-contained recreational vans.</p>
<p>PO19 The Tourist park (small scale) is able to be fully accommodated on site without nuisance to</p>	<p>AO19 The minimum lot size is no less than 10 hectares.</p>

Performance outcomes	Acceptable outcomes
adjoining properties.	
<p>PO20 Recreational vehicles are adequately separated from site boundaries so as not to be a visual intrusion on surrounding roads or adjoining premises, and are located close to the main dwelling on the premises, in a flood free location.</p>	<p>AO20 Recreational vehicles are: (a) accommodated on a dedicated level parking area setback a minimum of 100 metres from road frontages and 50 metres from side boundaries; (b) screened from view from adjoining roads; (c) accommodated no more than 100 metres from the main dwelling on the site; (d) located in a flood-free part of the land.</p>
<p>PO21 A Tourist park (small scale) is not intended to accommodate extended visitor stays or to compete with larger scale Tourist parks established elsewhere within the Shire.</p> <p>Note: Non-compliance with AO21.1 and AO21.2 results in a Tourist park that is no longer considered to be small scale.</p>	<p>AO21.1 The maximum stay for each individual recreational van is a maximum of 7 nights in succession.</p> <p>AO21.2 No purpose-built structures are required for the use (including ablution blocks).</p>
<p>PO22 The site is accessed via a road that is of a standard adequate to cater for: (a) the proposed use; (b) allows visitors to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances.</p>	<p>AO22.1 Car parking does not occur on a road reserve.</p> <p>AO22.2 Car parking allows vehicles to enter and exit the site in forward gear.</p> <p>AO22.3 Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.</p>
For assessable development	
Additional requirements for aquaculture, intensive animal industry or intensive horticulture	
<p>PO23 The use is located outside mapped areas of Matters of State Environmental Significance.</p> <p>Note – Refer to the relevant Natural areas overlay mapping in schedule 2.</p>	<p>AO23 No acceptable outcomes are prescribed.</p>
<p>PO24 The use is located so as not to detract, or diminish the scenic amenity of the surrounding area, scenic routes, landmarks, lookouts and vistas.</p>	<p>AO24 No acceptable outcomes are prescribed.</p>
<p>PO25 The development does not cause environmental nuisance or environmental harm as a result of odour emissions.</p>	<p>AO25 No acceptable outcomes are prescribed.</p>
<p>PO26 The establishment of aquaculture or intensive animal industry does not interfere with coastal processes.</p>	<p>AO26.1 The area of the site containing the aquaculture facility is not located below highest astronomical tide.</p> <p>AO26.2 The establishment of the aquaculture or intensive</p>

Performance outcomes	Acceptable outcomes
	animal husbandry facility does not involve the removal of littoral, riparian or other remanent endemic vegetation.
<p>PO27 The topography of the site is suitable for the intended use.</p>	<p>AO27.1 The area of the site containing the aquaculture or intensive animal industry facility has a slope of less than 10%.</p> <p>AO27.2 The area of the site containing the aquaculture or intensive animal industry facility is located above 1% AEP inundation level, including storm tide inundation levels.</p>
<p>PO28 Buildings, pens, other structures, ponds and waste disposal areas are sited, constructed and managed so that the maximum number of animals intended to be kept on site can be accommodated without having any significant adverse environmental impacts outside the site.</p>	<p>AO28.1 Barriers are provided and maintained to prevent the escape of animals.</p> <p>AO28.2 Waste disposal areas are situated only where minimal risk of contaminating any groundwater supply or surface water resource, and are of an adequate size to provide for the amount of waste generated on the site.</p>
<p>PO29 Buildings/structures, ponds and waste disposal areas are designed and sited so that the aquaculture or intensive animal industry facility does not impact on the amenity of the area and does not have significant environmental impacts outside the site.</p>	<p>AO29 Buildings, pens and other structures, ponds and waste disposal areas are sited clear of any watercourse or any environmentally sensitive area.</p>
<p>PO30 The collection, treatment and disposal of waste and waste water ensures: (a) no on-site or off-site soil contamination; (b) no detrimental impacts on the quality of receiving waters; (c) no odour impacts on nearby uses.</p>	<p>AO30 The collection, treatment and disposal of waste and waste water ensures: (a) no on-site or off-site soil contamination; (b) no detrimental impacts on the quality of receiving waters; (c) no odour impacts on nearby uses</p>
Additional requirements for a Rural industry	
<p>PO31 Development is established only where associated with rural production in the immediate vicinity.</p>	<p>AO31 Development ensues that rural industry involves the storage, processing or packing of products produced on land within 10 kilometres of the site.</p>

9.3.18 Sales office code

9.3.18.1 Application

- (1) This code applies to assessing development for a Sales office if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.18.2 Purpose

- (1) The purpose of the Sales office code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Facilitate the use of one or more buildings or dwellings as temporary sales offices (or display village) in new residential developments;
 - (b) Ensure the use:
 - (i) has a limited duration of operation;
 - (ii) maintains the character and amenity of the surrounding area.

9.3.18.3 Criteria for assessment

Table 9.3.18.3.a – Sales office code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The sales office does not adversely impact on the character and amenity of the surrounding area.</p>	<p>AO1 The sales office: (a) has been approved and constructed as a dwelling; (b) is conducted between the hours of 8.00am and 6.00pm; (c) is staffed by not more than two employees.</p>
<p>PO2 The sales office operates for a limited duration to promote and sell dwelling houses within the residential subdivision.</p>	<p>AO2.1 A sales office inside a dwelling reverts to its primary use of a dwelling within two years of the use commencing.</p> <p>or</p> <p>AO2.2 A sales office inside a demountable building, caravan or similar temporary structure is removed from the site within two years of the use commencing.</p>
<p>PO3 Signage for the use is discrete and does not adversely impact on the character and amenity of the surrounding area.</p>	<p>AO3 Signage associated with the use: (a) is limited to one sign per sales office; (b) has a surface area no greater than 1m²; (c) is less than 1.8 metres in height above ground level; (d) is not illuminated; (e) is located on-site or on a fence facing a primary road frontage.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Adequate car parking is provided to cater for the demand generated by the scale and nature of the sales offices and/or display village.</p>	<p>AO4.1 Where 3 or more sales offices form a display village, a consolidated, signed off-street parking area is provided within 50 metres of the sales office.</p> <p>AO4.2 The car parking area is surfaced with an all-weather material to prevent ponding of stormwater, mud and dust nuisances.</p> <p>AO4.3 Side and rear boundaries to the car parking area (or site) are provided with a 1.8 metre high screen fence.</p> <p>AO4.4 The car parking area reverts to its pre-development state following the cessation of the use.</p>

9.3.19 Service station code

9.3.19.1 Application

- (1) This code applies to assessing development for a Service station if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.19.2 Purpose

- (1) The purpose of the Service station code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a service station is established at a suitable location and on a site that is capable of accommodating all necessary and associated activities;
 - (b) centre activities are ancillary to the primary vehicle servicing purpose of the service station;
 - (c) service stations do not compromise the hierarchy of activity centres;
 - (d) development results in a high standard of appearance and safety;
 - (e) development does not result in detrimental impacts on the amenity of surrounding sensitive land uses;
 - (f) development achieves a high standard of vehicular accessibility and minimises impacts on surrounding traffic networks;
 - (g) development prevents adverse environmental impacts resulting from activities on the site.

9.3.19.3 Criteria for assessment

Table 9.3.19.3.a – Service station code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Retail services for general convenience items: (a) are ancillary to the service station use; (b) do not compromise the role and function of the region's network of centres.	AO1 Convenience retailing does not exceed 100m ² gross floor area. Note - Where floor area for the other uses exceeds 100m ² GFA, separate approval for the use will be required.
For assessable development	
PO2 The site has sufficient area and frontage to accommodate: (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping.	AO2.1 The site is regular in shape and is configured generally as a rectangle or square. AO2.2 The site has a minimum area of 1,500m ² . AO2.3 The site has a minimum frontage of: (a) 40 metres where the site is not a corner site; or (b) 30 metres to each road where the site is a corner site.
PO3 Development is located and designed so that the safety and efficiency of the road network, access	AO3.1 The development is supported by a traffic management and impact report demonstrating

Performance outcomes	Acceptable outcomes
<p>and internal vehicle and pedestrian movements are not adversely impacted upon.</p>	<p>the development's location, design and access does not adversely impact upon:</p> <ul style="list-style-type: none"> (a) the safety and function of the road network; (b) operation of the service station with respect to the types of vehicles accessing and servicing the development. <p>The traffic management and impact report should take into account and make recommendations about:</p> <ul style="list-style-type: none"> (a) traffic movements in the vicinity of the development and the expected traffic movements from the development; (b) matters that will impact on the amenity and safety of all road users, (e.g. queuing, deceleration/acceleration, turning movements, intersection treatments, corner truncations); (c) safe and convenient access for all vehicles accessing the site, location and ability to support a functional service station; (d) manoeuvring (for all vehicle types) within the development; (e) conflicts between pedestrian and vehicle movements; (f) methods and extent of mitigation required to ensure safety and efficiency of the road network. <p>A03.2 Bulk fuel storage tanks are located on the site so that, when a fuel delivery vehicle is discharging fuel into the storage tanks, the fuel delivery vehicle is standing entirely within the site in a location that does not restrict the movement of other vehicles on the site.</p>
<p>PO4 Buildings, structures and mechanical equipment for vehicle service and customer facilities (such as air and water points) are setback from the road, and surrounding uses to ensure a high standard of appearance, safety and amenity is achieved.</p>	<p>A04.1 Buildings and structures, excluding canopies are setback a minimum of 10 metres from road frontages and any canopy is setback no less than 6 metres from road frontages.</p> <p>A04.2 Fuel pumps, liquid petroleum gas tanks and customer facilities (such as air and water points) are setback a minimum of 7.5 metres from any road frontages and not within any landscaped area including buffer areas.</p> <p>A04.3 Any ancillary hire or vehicles, trailers and the like occurs a minimum of 7.5 metres from road frontages and not within any landscaped area including buffer areas.</p>
<p>PO5 Development is sited, designed and oriented to minimise adverse impacts on nearby sensitive</p>	<p>A05.1 The height of buildings, including canopies, does not exceed 8.5 metres in height.</p>

Performance outcomes	Acceptable outcomes
land uses.	<p>AO5.2 Where the site adjoins land containing a sensitive land use, all buildings/structures are setback 5 metres from the common boundary with the adjoining property.</p>
<p>PO6 Development avoids or minimises air emissions, including the installation of vapour recovery systems.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 Development is designed and constructed to prevent the release of contaminants to surface water or groundwater, through the incorporation of:</p> <ul style="list-style-type: none"> (a) spill and leakage prevention measures from underground tanks, above-ground tanks and pipework; (b) leak detection systems for tanks and pipework; (c) stormwater and spill management systems for fuel dispensing and uncovered forecourt areas. 	<p>AO7 No acceptable outcomes are prescribed.</p>
<p>PO8 Landscaping and fencing are provided to create an attractive facility and a buffer to surrounding uses.</p>	<p>AO8.1 A landscaped area not less than 3 metres wide is provided and maintained within the site along all road frontages.</p> <p>AO8.2 Where the site adjoins land containing a sensitive land use:</p> <ul style="list-style-type: none"> (a) a landscaped area with deep planting of not less than 5 metres wide is provided within the site along the boundary adjoining the sensitive land use; (b) an acoustic fence is provided and maintained along the boundary adjoining the sensitive land use. <p>Note – The recommendations of an acoustic and lighting report will determine the height of fencing to protect sensitive land uses. However if recommendations for fencing exceed 2.0 metres in height, the proposed development is generally not considered to be appropriate in terms of design and siting relative to the nearby sensitive land uses.</p>
<p>PO9 The roads adjacent to the Service station site are constructed to an appropriate standard.</p>	<p>AO9 Roadworks to improve the adjacent road network are constructed in accordance with the Design guidelines set out in Sections D1 and D3 of Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>

9.3.20 Sport and recreation activities code

9.3.20.1 Application

- (1) This code applies to assessing development for Sport and recreation activities if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.20.2 Purpose

- (1) The purpose of the Sport and recreation activities code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sport and recreation activities are established in appropriate locations that provide convenient access for users;
 - (b) the scale and design of development complements the desired character of the locality;
 - (c) development minimises adverse impacts on the amenity of sensitive land uses;
 - (d) development provides sufficient on-site parking and manoeuvring for the use;
 - (e) landscaping of the site contributes to maintaining or establishing attractive streetscapes.

9.3.20.3 Criteria for assessment

Table 9.3.20.3.a – Sport and recreation activities code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 Development is located, designed and operated to avoid adverse impacts on nearby sensitive land uses in relation to light, noise, odour or other nuisance.</p>	<p>AO1.1 Where adjoining a residential use and development is located within 20 metres from the common boundary, a 1.8 metre high acoustic fence is provided for the full length of the common boundary.</p> <p>AO1.2 Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.3 A landscaped area not less than 2 metres is provided and maintained within the site along the boundary adjoining land in any residential zone.</p>
For assessable development	
<p>PO2 The site is of sufficient dimensions to contain the proposed use.</p>	<p>AO2 No acceptable outcomes are prescribed.</p>
<p>PO3 Development is located and designed to be:</p> <ol style="list-style-type: none"> (a) convenient to users; (b) compatible with the character of the local area. 	<p>AO3.1 Buildings have articulated and textured facades to provide visual interest, incorporating windowed facades, awnings, eaves or similar design elements.</p>

Performance outcomes	Acceptable outcomes
	<p>A03.2 The main entry to the building can be identified from the street and is directly accessible to on-site car parking areas.</p>
<p>P04 Design actively contributes to the safety of users of the development and pedestrians.</p> <p>Note - Guidance on demonstrating compliance with the Performance Outcome is outlined in Planning scheme policy SC6 – Crime prevention through environmental design (CPTED).</p>	<p>A04 Crime prevention through environmental design principles are integrated into the form and design of the development.</p> <p>Note - Crime prevention through environmental design principles are outlined in Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED).</p>
<p>P05 Car parking areas are setback from the boundaries of the site to ensure that they do not dominate the character of the site or impact upon residential land or uses.</p>	<p>A05 Car parking areas are set back not less than: (a) 2 metres from the road frontage/s of the site; (b) 2 metres from side and rear boundaries.</p>
<p>P06 Development provides convenient access to vehicular traffic without compromising the safety and efficiency of the road hierarchy.</p>	<p>A06 No acceptable outcomes are prescribed.</p>
<p>P07 The provision of food and drink is ancillary to the use.</p>	<p>A07 The provision of food and drink is ancillary to the sport and recreation use and only serves sporting visitors or staff.</p> <p>Note - Where development does not satisfy the acceptable outcome, separate approval for a Food and drink outlet will be required.</p>

9.3.21 Telecommunications facility code

9.3.21.1 Application

- (1) This code applies to assessing development for a Telecommunications facility if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.21.2 Purpose

- (1) The purpose of the Telecommunications facility code is to assess the suitability of a telecommunications facility, where not a broadcasting station or television station.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is provided in a safe manner;
 - (b) development provides for the siting or co-location of facilities to minimise adverse impacts on community well-being, visual amenity and the environment.

9.3.21.3 Criteria for assessment

Table 9.3.21.3.a – Telecommunications facility – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development does not cause human exposure to electromagnetic radiation beyond limits outlined in the <i>'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'</i> and <i>'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'</i> – 3kHz to 300GHz.</p>	<p>AO1 Development is designed and operated to restrict human exposure to electromagnetic radiation in accordance with: (a) <i>'Radio Communications (Electromagnetic Radiation – Human Exposure Standard 2003'</i>; (b) <i>'Radio Protection Standard for Maximum Exposure Levels to Radio Frequency Fields'</i>.</p>
If for a telecommunications tower	
<p>PO2 Telecommunication towers are limited to a reasonable height to achieve their coverage objectives while minimising impacts on visual amenity and the character of the area.</p>	<p>AO2.1 The maximum height of the tower is 30 metres;</p> <p>AO2.2 The tower is a colour and width that minimises visual recognition in the landscape.</p>
<p>PO3 Telecommunication towers and associated structures are setback from property boundaries to maintain clear separation to neighbouring properties and roads.</p>	<p>AO3.1 Where telecommunication towers are located near to a sensitive land use, they are setback a minimum of 1:1 (height to the setback of the common boundary).</p> <p>AO3.2 Where telecommunication towers are not located near to a sensitive land use, they are setback a minimum of 6 metres to the common boundary.</p> <p>AO3.3 Telecommunication towers and associated structures are setback from a road frontage to</p>

Performance outcomes	Acceptable outcomes
	align with the setbacks provided on the adjoining land (if no setback on adjoining land, a minimum of least 6 metres).
<p>PO4 Development ensures:</p> <ul style="list-style-type: none"> (a) the facility is inaccessible to the general public; and (b) safety and warning signage are displayed where necessary. 	<p>AO4.1 To discourage public access, the site is enclosed by a 1.8 metre high black security fence.</p> <p>AO4.2 The site is appropriately signed with warning signs.</p>
<p>PO5 Development that is a new telecommunications facility is designed to facilitate co-location.</p>	<p>AO5 Development ensures the design facilitates co-masting or co-siting with other carriers.</p>
<p>PO6 Development ensures that the telecommunications facility and associated buildings are adequately screened from the view of any adjoining land use or street.</p>	<p>AO6 Development provides a vegetative buffer between buildings and structures and adjoining land uses and the street, consisting of a minimum of two tier planting.</p>
<p>PO7 Adequate access and a vehicle standing area are provided to facilitate the required level of servicing and maintenance.</p>	<p>AO7.1 A vehicular driveway of no more than 4 metres in width is provided, which is constructed to provide an all-weather surface and designed to accommodate drainage.</p> <p>AO7.2 A vehicle standing area is provided within the fenced site of the facility.</p>

9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ol style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention 	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p> <p>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p>

Performance outcomes	Acceptable outcomes
<p>of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>
<p>PO3 Access points are designed and constructed:</p> <p>(a) to operate safely and efficiently;</p> <p>(b) to accommodate the anticipated type and volume of vehicles</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p>

Performance outcomes	Acceptable outcomes
	<p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <p>A03.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>A05 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>A06 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>
<p>PO7 Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>
<p>PO8 Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>A08 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p>	<p>A09.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and</p>

Performance outcomes	Acceptable outcomes
<p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AS2890.2.</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.</p> <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>

Table 9.4.1.3.b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used	Primary school or secondary schools: 1 space per 5	Required for all educational establishments with a GFA	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	greater than 2000m ² .	
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and	1 space per	n/a	LRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	100m ² of GFA.		
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators,	Football: 5 space per field.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>		
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and</p>	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.	1 space per 10 rooms	n/a	SRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table 9.4.1.3.c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities, but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTRROADS

Table 9.4.1.3.d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table 9.4.1.3.e – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			

9.4.2 Advertising devices code

9.4.2.1 Application

- (1) This code applies to assessing:
- applications for advertising devices, whether they are associated with material change of use application or are a separate application for operational works;
 - impact assessable development, to the extent relevant.

Note – Home based business signs complying with the Acceptable Outcomes of the Home based business code do not require further planning scheme / local law assessment.

Note – Roadside stall signs complying with the Acceptable Outcomes of the Rural activities code do not require further planning scheme / local law assessment.

Note – The following signs are not regulated by the planning scheme:

- Temporary shop front signs, being any freestanding advertising device that is temporary and easily moved from one position to another and usually utilised during operating hours;
- Temporary community event signs;
- Garage sales signs where displayed on day of sale and face not exceeding 1.2m² and not affixed to vegetation or other signage;
- Non-illuminated real estate signs, where sited on and advertising the premises for sale/rent, on an easily removable support structure with a face not exceed 2.4m²;
- Signs inside shop windows;
- Election signage;
- Entry statement signs or place name signs;
- Safety signage and other signs of a statutory nature;
- Sporting field fence sign, being any advertising device painted or otherwise affixed to a fence marking the boundaries of a sporting field.

- (2) When using this code, reference should be made to Part 5.

9.4.2.2 Purpose

- (1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of Douglas Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- an advertising device complements, and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;
 - Third party advertising devices, fly-posters, inflatable signs, blimps, bunting/streamers and standing-vehicle signs are not encouraged to establish in the Shire, being contrary to the unique character, lifestyle and environmental attributes of the Shire;
 - an advertising device is designed and integrated into the built form so as to minimise visual clutter;
 - an advertising device does not adversely impact on visual amenity of a scenic route, heritage building or public open space;
 - an advertising device does not adversely impact on rural, rural residential, residential, environmental management or conservation areas;
 - an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles.

Note - For billboards and/or other devices on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining an 'Ancillary Works and Encroachment (AWE) Permit' under the *Transport Infrastructure Act 1994*.

9.4.2.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.2.3.a – Advertising devices code – self assessable and assessable development

Performance outcomes	Acceptable outcomes
Requirements for all Advertising devices regulated by this planning scheme	
General	
<p>PO1 An advertising device:</p> <ul style="list-style-type: none"> (a) is compatible with the existing and future planned character of the locality in which it is erected; (b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other advertising devices on the site; (c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located; (d) is sited designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and does not interfere with the reasonable enjoyment of those sites; (e) is sited and designed to: <ul style="list-style-type: none"> (i) not unduly dominate the visual landscape; (ii) maintain views and vistas of public value; and (iii) protect the visual amenity of scenic routes; (f) is designed to achieve a high standard of architectural, urban and landscape design, or at least does not detract from the architectural, urban or landscape design standards of a locality; and (g) is designed and sited so as to not contribute to the proliferation of visual clutter. 	<p>AO1 Self-assessable development</p> <p>For self-assessable development, the advertising device complies with the requirements specified in Column 2 of Table 9.4.2.3.b.</p> <p>Assessable development</p> <p>For assessable development, in partial fulfilment of Performance Outcome P1 – the advertising device substantially complies with the requirements specified in Column 2 of Table 9.4.2.3.b – Specific requirements for types of advertising devices.</p> <p>Note – Third party advertising devices, fly-posters, inflatable signs, blimps, bunting/streamers and standing-vehicle signs are not encouraged to establish in Douglas Shire. In most circumstances, these forms of advertising device would:</p> <ul style="list-style-type: none"> (a) be contrary to Performance Outcome PO1 and the applicable specific requirements for advertising devices in this code; and (b) risk compromising the character, lifestyle and environmental attributes of the Shire as defined in the Part 3 (Strategic Framework). <p>Note – A planning report and streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a Third party advertising device.</p>
Illumination, lighting and movement	
<p>PO2 An advertising device only incorporates illumination and lighting where it:</p> <ul style="list-style-type: none"> (a) is appropriate to its setting and is compatible with the amenity of the local area; (b) does not cause nuisance or distraction; (c) does not create glare, reflecting or flaring of colours; and (d) will not create a potential safety hazard, including a potential traffic safety hazard. 	<p>AO2.1 The advertising device is only illuminated where it is:</p> <ul style="list-style-type: none"> (a) located in a Centre zone or an Industry zone, or a Recreation and Open Space zone; and (b) associated with a business that operates at night. <p>AO2.2 Where an advertising device is illuminated, it:</p> <ul style="list-style-type: none"> (a) it has a maximum luminance of 350 candelas per m²; (b) does not incorporate flashing lights or digital displays; and (c) is switched off between 11.00pm and 5.00am the following day or at any time the business

Performance outcomes	Acceptable outcomes
	is not operating between these hours.
<p>PO3 An advertising device does not move or incorporate elements that give the impression of movement.</p>	<p>AO3 The advertising device does not revolve, contain moving parts or have a moving boarder.</p>
Safety of pedestrians and vehicles	
<p>PO4 An advertising device is designed so as not to create a traffic or pedestrian safety hazard.</p>	<p>AO4.1 The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p>AO4.2 The advertising device does not mimic, and is not able to be confused with, a traffic control device.</p> <p>AO4.3 The advertising device does not restrict sight lines at intersections or site access points.</p> <p>Note - Refer to Figure 9.4.2.3.a for details.</p> <p>AO4.4 The advertising device is: (a) appropriately secured and supported so as to cause no injury or damage to persons or property; (b) not on or attached to a tree, telegraph and/or electricity poles, traffic or safety signs.</p>
Maintenance	
<p>PO5 A high quality appearance of advertising devices is established, and is maintained.</p>	<p>AO5 Advertising devices (a) are constructed of high quality materials selected for easy maintenance, durability and an ability not to readily stain, discolour or deteriorate; (b) that have stained, discoloured or deteriorated are either: (i) remedied; or (ii) removed.</p>
Additional requirements for Advertising devices in the Conservation zone, the Environmental management zone and the Rural zone north of the Daintree River	
<p>PO6 Advertising devices are high quality, low key in scale, and are reflective of the character of the area and directly promote small-scale lawfully-established businesses.</p>	<p>AO6 In addition to the requirements contained within the Advertising devices code, where the advertising device is free standing or attached to a fence, the advertising device: (a) has a maximum height of 1.5 metres above ground level; (b) has a maximum width of 1.5 metres; (c) requires no significant vegetation removal to make the advertising device visible;* (d) is directly associated with a lawfully established business conducted on or near the premises;* (e) is non-illuminated; (f) is of colours that are subdued, reflecting the</p>

Performance outcomes	Acceptable outcomes
	<p>natural character and amenity of the area (colours include the content of the advertising device)^</p> <p>*Note – These requirements may involve a site selection for the advertising device that is not within the premises and this would require further direction from Council.</p> <p>^Note – Signage consisting of representative symbols, as an alternative to text may be considered to be an example of advertising devices that are in keeping with the character of the area.</p>

Table 9.4.2.3.b – Specific requirements for types of advertising devices

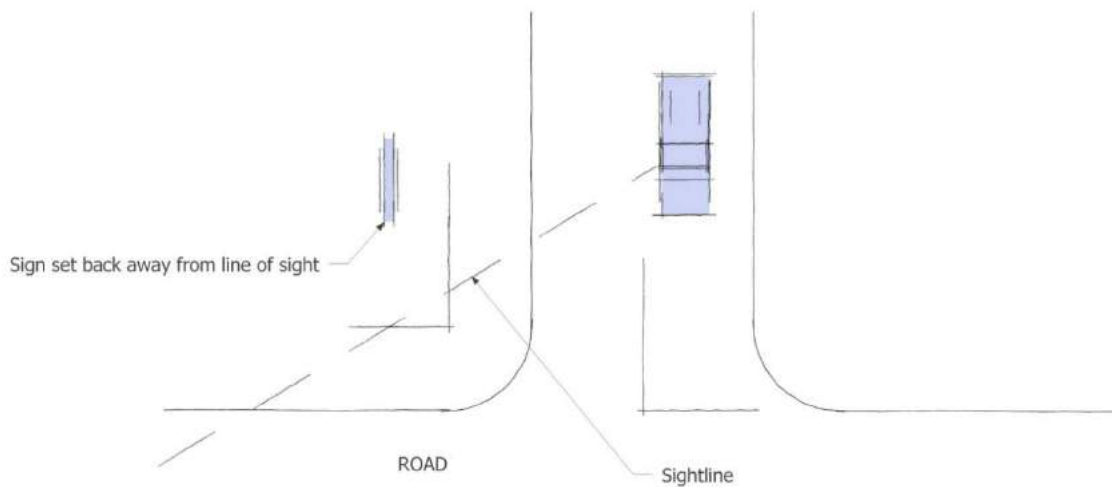
Advertising device type	Specific requirements
<p>Façade sign: An advertising device painted or otherwise affixed to the façade of a building.</p>	<ul style="list-style-type: none"> (a) does not obscure any window or architectural feature; (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project above or beyond the wall to which it is attached; (d) is not more than 300mm thick.
<p>Flush wall sign: An advertising device painted on or otherwise affixed flat to the wall of a building or structure, not being a façade sign.</p>	<ul style="list-style-type: none"> (a) is erected only in a Centre zone or an Industry zone (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project beyond the edges of the wall to which it is attached; (d) does not exceed a maximum sign face of 18m²; (e) does not cover more than 30% of the visible area of the total surface of the wall face; and (f) is not more than 300mm thick.
<p>Projecting sign: An advertising device attached or mounted at an angle to the façade of a building.</p>	<ul style="list-style-type: none"> (a) is erected only in a Centre zone or an Industry zone; (b) does not project further than 0.75m from the building line; (c) has a minimum vertical clearance of 2.4m from the lowest part of the sign to the footpath pavement; (d) does not exceed a maximum surface area of 1m²; (e) does not project beyond any awning or verandah of the building to which it is attached; (f) does not protrude above the roofline of the building to which it is attached; and (g) is limited to a maximum of one sign per premises.
<p>Above awning sign: An advertising device located on top of an awning or verandah.</p>	<ul style="list-style-type: none"> (a) is erected only in a Centre zone or an Industry zone; (b) is only erected where it can be demonstrated that there is no other opportunity to make use of an alternative sign type; (c) has a maximum height above the awning not exceeding 1.2m (d) is of a size and form that is appropriate to the scale and character of the building on which it is exhibited and the development in the locality; (e) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached. <p>Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for an above awning sign.</p>
<p>Created awning sign: An advertising device attached to and extending beyond the fascia of an awning or the like.</p>	<ul style="list-style-type: none"> (a) is integrated with the design of the building so as to complement its architectural form or style; (b) does not extend more than 500mm above the fascia to which it is attached; (c) does not exceed a sign-face area equivalent to 25% of the area of the

Advertising device type	Specific requirements
	<p>awning face; and</p> <p>(d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway pavement.</p>
<p>Under awning sign: An advertising device attached underneath or suspended from an awning, verandah or the like.</p>	<p>(a) is oriented at right angles to the building frontage;</p> <p>(b) is not more than 2.5 metres long or 600mm high;</p> <p>(c) does not exceed a maximum sign-face area of 1.50m²;</p> <p>(d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway pavement;</p> <p>(e) one per shop or tenancy and is generally centrally located along the frontage of each shop or tenancy; and</p> <p>(f) is not closer than 3 metres to any other under awning sign or within 1.5 metres of any side property.</p>
<p>Created roof sign: An advertising device positioned on a roof, façade or wall of a building which changes the horizontal or angular lines of the roof.</p>	<p>(a) is integrated with the design of the building so as to complement its architectural form and style; and</p> <p>(b) has a maximum height above the surrounding roof line of not more than 1.2 metres.</p>
<p>Roof top sign: An advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.</p>	<p>(a) is erected only in a Centre zone or an Industry zone;</p> <p>(b) is only erected where it can be demonstrated that there is no other opportunity to make use of an alternative sign type;</p> <p>(c) is of a size and form that is appropriate to the scale and character of the building on which it is exhibited and the development in the locality;</p> <p>(d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and</p> <p>(e) does not extend more than 1.2 metres above the roofline to which it is attached.</p> <p>Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a roof top sign.</p>
<p>Freestanding signs: An advertising device normally elevated from the ground and supported by one or more vertical supports used to display advertising matter, including billboards, pylon, three-dimensional and other freestanding signs.</p>	<p>(a) do not exceed the maximum height and sign-face area requirements set out in Table 9.4.2.3.c – Maximum height and sign-face area of billboard and pylon signage</p> <p>(b) ensure than not more than one freestanding sign is erected on any site (including a site with multiple occupancy buildings), except for a free standing sign, which:-</p> <p>(i) identifies access to a site;</p> <p>(ii) is not more than 1.5 metres in height; and</p> <p>(iii) has a maximum surface area of 2m²/side; and</p> <p>(c) notwithstanding any other provisions of this code:</p> <p>(i) are consistent with the streetscape character of the area;</p> <p>(ii) are of a scale and proportion consistent with the existing development and predominant land use in the area;</p> <p>(iii) are presented and designed to a proportional and uniform detail; and</p> <p>(iv) do not detract from or obscure any important view or vista.</p> <p>Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a three-dimensional sign.</p>

Table 9.4.2.3.c – Maximum height and sign-face area of billboard and pylon signage

Zone	Maximum height	Maximum sign-face area/side
Centre zone and Industry zone	(a) Where total street frontage is less than 40 metres: 5m. or (b) Where total street frontage is 40 metres or greater: 7.5m.	(a) Where total street frontage is less than 40 metres: 10m ² or (b) Where total street frontage is 40 metres or greater: 15m ² .
Any other zone	5m.	10m ² .

Figure 9.4.2.3.a – Sightlines for Advertising devices



9.4.3 Environmental performance code

9.4.3.1 Application

- (1) This code applies to assessing:
 - (a) building work for outdoor lighting;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

- (2) When using this code, reference should be made to Part 5.

9.4.3.2 Purpose

- (1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
 - (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
 - (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
 - (d) development contributes to the removal and ongoing management of weed species.

9.4.3.3 Criteria for assessment

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes
Lighting	
<p>PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p> <p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>
Noise	
<p>PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental</p>	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or</p>

Performance outcomes	Acceptable outcomes
<p>management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. <p>Editor's note - The <i>Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>
Airborne particles and other emissions	
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>
Odours	
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO4.1 The development does not involve activities that create odorous emissions;</p> <p>or</p> <p>AO4.2 The use does not result in odour that causes</p>

Performance outcomes	Acceptable outcomes
environmental harm or nuisance with respect to surrounding land uses.	
Waste and recyclable material storage	
<p>PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <ul style="list-style-type: none"> (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. <p>Editor's note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>
Sensitive land use activities	
<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p>AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>
Stormwater quality	
<p>PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <ul style="list-style-type: none"> (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; 	<p>AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>

Performance outcomes	Acceptable outcomes
<p>(c) the amount and type of site disturbance; (d) site management and control measures.</p>	<p>A07.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>
Pest plants (for material change of use on vacant land over 1,000m ²)	
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p>A08.1 The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p>A08.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>

9.4.4 Filling and excavation code

9.4.4.1 Application

- (1) This code applies to assessing:
 - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

- (2) When using this code, reference should be made to Part 5.

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
 - (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Filling and excavation - General	
<p>PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.</p>

Performance outcomes	Acceptable outcomes
	<p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p>AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>
Visual Impact and Site Stability	
<p>PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>
Flooding and drainage	
<p>PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p>AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p> <p>AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p>AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>
Water quality	
<p>PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>

Performance outcomes	Acceptable outcomes
Infrastructure	
<p>PO5 Excavation and filling does not impact on Public Utilities.</p>	<p>AO5 Excavation and filling is clear of the zone of influence of public utilities.</p>

9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - (d) the integrity of existing infrastructure is maintained;
 - (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Works on a local government road	
<p>PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p>AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed</p>

Performance outcomes	Acceptable outcomes
	<p>in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p> <p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p> <p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>
Accessibility structures	
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p> <p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>
Water supply	
<p>PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to</p>

Performance outcomes	Acceptable outcomes
	occupation of the house and sited to be visually unobtrusive.
Treatment and disposal of effluent	
<p>PO4 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>AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>
Stormwater quality	
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. <p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p>AO5.5 Development incorporates stormwater flow</p>

Performance outcomes	Acceptable outcomes
	<p>control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>
Non-tidal artificial waterways	
<p>PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	<p>AO6.1 Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. <p>AO6.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. <p>AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. <p>AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.

Performance outcomes	Acceptable outcomes
	<p>AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p>AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>
Wastewater discharge	
<p>PO7 Discharge of wastewater to waterways, or off site:</p> <ul style="list-style-type: none"> (a) meets best practice environmental management; (b) is treated to: <ul style="list-style-type: none"> (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters. 	<p>AO7.1 A wastewater management plan is prepared and addresses:</p> <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. <p>AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. <p>AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any

Performance outcomes	Acceptable outcomes
	<p>discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>
Electricity supply	
<p>PO8 Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1 A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>
<p>PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.1 Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p> <p>AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.</p>
Telecommunications	
<p>PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<p>PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p>AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>
Road construction	
<p>PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p>	<p>AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development</p>

Performance outcomes	Acceptable outcomes
<p>(b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.</p>	<p>Manual, for the particular class of road, as identified in the road hierarchy.</p> <p>AO12.2 There is existing road, kerb and channel for the full road frontage of the site.</p> <p>AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>
Alterations and repairs to public utility services	
<p>PO13 Infrastructure is integrated with, and efficiently extends, existing networks.</p>	<p>AO13 Development is designed to allow for efficient connection to existing infrastructure networks.</p>
<p>PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>
Construction management	
<p>PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15 Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.
<p>PO16 Existing infrastructure is not damaged by construction activities.</p>	<p>AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
High speed telecommunication infrastructure	
<p>PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>
Trade waste	
<p>PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>
Fire services in developments accessed by common private title	
<p>PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>
<p>PO20 Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>

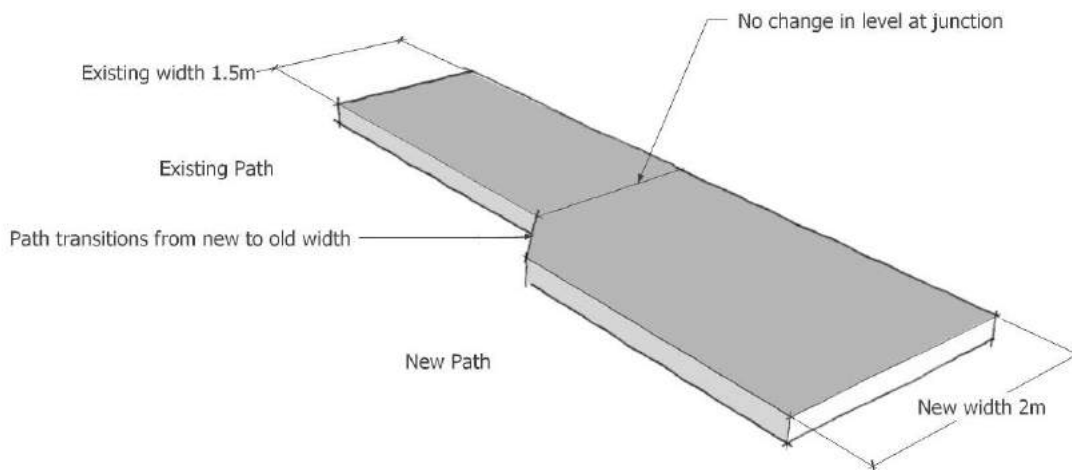
Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
<p>Drainage control (Temporary drainage works)</p>	<p>(a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.</p>
<p>Erosion control (Erosion control measures)</p>	<p>(a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.</p>
<p>Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)</p>	<p>(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (i) design storm for sediment basin sizing is 80th% five-day event or similar. (c) Site discharge during sediment basin dewatering: (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.</p>
<p>Water quality (Litter and other waste, hydrocarbons and other contaminants)</p>	<p>(a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. (c) Dispose of waste containing contaminants at authorised facilities.</p>
<p>Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)</p>	<p>(a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.</p>

Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% pervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.</p>
<p>Water stability management</p> <p>(a) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p> <p>For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.</p>

Figure 9.4.5.3.a – New footpath sections



9.4.6 Landscaping code

9.4.6.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.6.2 Purpose

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) The natural environment of the region is enhanced;
 - (c) The visual quality, amenity and identity of the region is enhanced;
 - (d) Attractive streetscapes and public places are created through landscape design;
 - (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) Landscaping is provided to enhance the tropical landscape character of development and the region;
 - (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
 - (h) Landscaping takes into account utility service protection;
 - (i) Weed species and invasive species are eliminated from development sites;
 - (j) Landscape design enhances personal safety and incorporates CPTED principles.

9.4.6.3 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Landscape design	
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ol style="list-style-type: none"> (a) promoting the Shire’s character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of 	<p>AO1 Development provides landscaping:</p> <ol style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>

Performance outcomes	Acceptable outcomes
<p>habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>	
For assessable development	
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1 No acceptable outcomes are specified.</p> <p>Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> <p>AO2.2 Tropical urbanism is incorporated into building design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.</p>
<p>PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>
<p>PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of</p>	<p>AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>

Performance outcomes	Acceptable outcomes
the area.	
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>
<p>PO6 Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</p> <p>AO6.2 Tree maintenance is to have regard to the ‘Safe Useful Life Expectancy of Trees (SULE).’</p> <p>Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.</p>
<p>PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p> <p>AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>
<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>AO9 No acceptable outcomes are specified.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

- (1) This code applies to assessing reconfiguring a lot if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
 - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.7.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development results in a well-designed pattern of streets supporting walkable communities;
 - (b) lots have sufficient areas, dimensions and shapes to be suitable for their intended use taking into account environmental features and site constraints;
 - (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
 - (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
 - (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
 - (f) people and property are not placed at risk from natural hazards;
 - (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
 - (h) the appropriate standard of infrastructure is provided.

9.4.7.3 Criteria for assessment



Table 9.4.7.3.a – Reconfiguring a lot code – assessable development

Performance outcomes	Acceptable outcomes
General lot design standards	
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	AO1 No acceptable outcomes are prescribed.
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.
PO3 Lots have legal and practical access to a public road.	AO3 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or

Performance outcomes	Acceptable outcomes
	are incorporated into open space, road reserves, near to lot boundaries or as common property.
<p>PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.</p>	<p>AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.</p>
<p>PO6 Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. <p>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p>	<p>AO6 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.</p>
<p>PO7 Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained. 	<p>AO7.1 Where rear lots are to be established:</p> <ul style="list-style-type: none"> (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; (b) no more than 6 lots directly adjoin the rear lot; (c) no more than one rear lot occurs behind the road frontage lot; (d) no more than two access strips to rear lots directly adjoin each other; (e) access strips are located only on one side of the road frontage lot. <p>AO7.2 Access strips to the rear lot have a minimum width dimension of:</p> <ul style="list-style-type: none"> (a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. <p>Note - Rear lots are generally not appropriate in non-Residential or non-Rural zones.</p> <p>AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</p> <ul style="list-style-type: none"> (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone.

Performance outcomes	Acceptable outcomes
Structure plans	
<p>Additional requirements for:</p> <p>(a) a site which is more than 5,000m² in any of the Residential zones; or</p> <p>within these zones, and</p> <p>(b) creates 10 or more lots; or</p> <p>(c) involves the creation of new roads and/or public use land.</p> <p>or</p> <p>(d) For a material change of use involving:</p> <p>(i) preliminary approval to vary the effect of the planning scheme;</p> <p>(ii) establishing alternative Zones to the planning scheme.</p> <p>Note - This part is to be read in conjunction with the other parts of the code</p>	
<p>PO8</p> <p>A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.</p>	<p>AO8.1</p> <p>Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:</p> <p>(a) approved structure plan;</p> <p>(b) the surrounding pattern of existing or approved subdivision.</p> <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p> <p>AO8.2</p> <p>Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>
<p>PO9</p> <p>Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p>AO9.1</p> <p>Development does not establish cul-de-sac streets unless:</p> <p>(a) cul-de-sacs are a feature of the existing pattern of development in the area;</p> <p>(b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets.</p> <p>AO9.2</p> <p>Where a cul-de-sac street is used, it:</p> <p>(a) is designed to be no longer than 150 metres in length;</p> <p>(b) is designed so that the end of the cul-de-sac is visible from its entrance;</p> <p>(c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate.</p> <p>AO9.3</p> <p>No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.</p>
<p>PO10</p> <p>Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.</p>	<p>PO10</p> <p>No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.</p> <p>Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.</p>	<p>AO11.1 New development adjoins adjacent existing or approved urban development.</p> <p>AO11.2 New development is not established beyond the identified Local government infrastructure plan area.</p>
Urban parkland and environmental open space	
<p>PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.</p>	<p>AO12 No acceptable outcomes are prescribed.</p>
<p>PO13 Development provides land to:</p> <ul style="list-style-type: none"> (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages. 	<p>AO13 No acceptable outcomes are prescribed.</p> <p>Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.</p>
<p>AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.</p>	<p>AO14.1 Urban parkland is regular in shape.</p> <p>AO14.2 At least 75% of the urban parkland's frontage is provided as road.</p> <p>AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.</p> <p>AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.</p> <p>AO14.5 The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.</p> <div data-bbox="847 1666 1347 1973" data-label="Image"> </div> <p>Inconsistent design solution - low total number of lots complying with the acceptable outcomes.</p>

Performance outcomes	Acceptable outcomes
	 <p data-bbox="852 600 1342 651">  Lots orientated to front and overlook park to provide casual surveillance. </p> <p data-bbox="791 651 1398 703">Consistent design solution - high total number of lots complying with the acceptable outcomes.</p>
Private subdivisions (gated communities)	
<p>PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.</p>	<p>PO15 No acceptable outcomes are prescribed.</p>
Additional requirements for reconfiguration involving the creation of public streets or roads	
<p>PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.</p>	<p>AO16 No acceptable outcomes are prescribed.</p> <p>Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.</p>
<p>PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design:</p> <ul style="list-style-type: none"> (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users. 	<p>AO17 No acceptable outcomes are prescribed.</p>
Public transport network	
<p>PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>
Pest plants	
<p>PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.</p>

9.4.8 Ship-sourced pollutants reception facilities in marinas code

9.4.8.1 Application

- (1) This code applies to all private marina development with six or more berths, located outside Strategic Port Land, Core Port Land and State Development Areas.

9.4.8.2 Purpose

- (2) The purpose of this code is to ensure that all marina development facilitates the installation, maintenance and availability of ship-sourced pollutants reception facilities to prevent marine pollution.

9.4.8.3 Criteria for assessment

Table 9.4.8.3.a – Ship-sourced pollutants reception facilities in marinas – assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Marina development provides facilities for the handling and disposal of ship-sourced pollutants.</p>	<p>AO1.1 Common user facilities for the handling and disposal of ship-sourced pollutants, including oil, garbage and sewage shall be provided at a suitable location at the marina.</p> <p>and</p> <p>Facilities shall be designed and operated at all times to ensure the risk of spillage from operations is minimised.</p> <p>and</p> <p>Appropriate equipment to contain and remove spillages shall at all times be kept stored in a convenient position near the facility and be available for immediate use.</p> <p>and</p> <p>All boats visiting the marina shall be able to use the ship-sourced pollutants reception facilities.</p> <p>Editor's note – Refer to Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and new Zealand.</p> <p>Note – The reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p> <p>AO1.2</p> <p>Where practical, the marina pollutant reception facility will be connected to the water service provider's sewerage or other waste reception infrastructure.</p> <p>Note – The reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2002</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>

9.4.9 Vegetation management code

9.4.9.1 Application

- (1) This code applies to assessing operational works for vegetation damage if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
 - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.9.2 Purpose

- (1) The purpose of the Vegetation management code is achieved through the overall outcomes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) vegetation is protected from inappropriate damage;
 - (b) where vegetation damage does occur it is undertaken in a sustainable manner;
 - (c) significant trees are maintained and protected;
 - (d) biodiversity and ecological values are protected and maintained;
 - (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
 - (f) landscape character and scenic amenity is protected and maintained;
 - (g) heritage values are protected and maintained.

9.4.9.3 Criteria for assessment

Table 9.4.9.3.a – Vegetation management –assessable development

Note – All vegetation damage is to have regard to the provisions of AS4373-2009 Pruning of Amenity Trees

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 Vegetation is protected to ensure that:</p> <ol style="list-style-type: none"> (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire’s biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation. 	<p>AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p style="text-align: center;">or</p> <p>AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p style="text-align: center;">or</p> <p>AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <ol style="list-style-type: none"> (a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or (b) vegetation identified within the local government’s register of declared plants pursuant to the local government’s local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or (d) vegetation is located within the Conservation zone or Environmental management zone

Performance outcomes	Acceptable outcomes
	<p>and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;</p> <p>or</p> <p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is: (a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority;</p> <p>or</p> <p>AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p> <p>or</p> <p>AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p>AO1.7 Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>or</p> <p>AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or</p> <p>AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p>AO1.10 Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p> <p>AO1.11 Vegetation damage where it is necessary to</p>

Performance outcomes	Acceptable outcomes
	<p>remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p>AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>
<p>PO2 Vegetation damaged on a lot does not result in a nuisance</p>	<p>AO2.1 Damaged vegetation is removed and disposed of at an approved site; or</p> <p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>
For assessable development	
<p>PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>

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PART 10 OTHER PLANS

(1) There are no other plans for the planning scheme.