

Our Ref: 25-03/001350
Date: 28 February 2025

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Via: Email

Dear Sir/Madam,

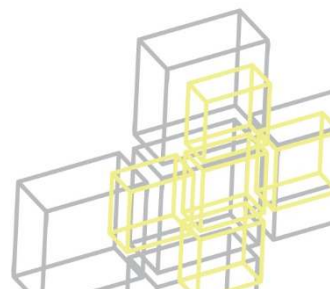
**RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR 'BAR' AT
26/22 WARNER STREET, PORT DOUGLAS, DESCRIBED AS LOT 26 ON SP173578**

Planning Plus (QLD) Pty Ltd has been engaged by Angel Developments FNQ Pty Ltd (the 'applicant') to prepare and lodge the abovementioned development application with Douglas Shire Council.

In support of the application, please find attached completed DA Form 1 and landowner consent letter (**Annexure 1**). We submit that consent of the Body Corporate is not required in this instance as no change to the use of Common Property is proposed either in nature or intensity. Common Property will continue to be used for deliveries only as per the past restaurant use of the premises.

It is requested that an invoice be issued for the relevant application fee of \$2,267 in accordance with Council's 2024/25 Schedule of Fees and Charges ('bar' up to 200m²).

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.



1.0. Site Information

1.1. Site Details

The land that is subject of this application is identified as 26/22 Warner Street, Port Douglas, and is formally described as Lot 26 on SP173578. The following information is provided with respect to the property:

- A QLD Globe Aerial Overlay (**Annexure 2**);
- SmartMap (**Annexure 3**); and
- Certificate of Title (**Annexure 4**).

The site comprises one of seven ground level commercial tenancies within 'The Cosmopolitan' complex and forms part of 'The Cosmopolitan Port Douglas Community Titles Scheme'. The complex includes vehicular access via Warner Street but largely fronts Grant Street.

The subject tenancy fronts Grant Street and does not include any carparking assigned to the title. While currently vacant, the premises was previously used as a restaurant and remains fitted out for such.

We understand that the subject land is connected to the following infrastructure systems to enable the development to proceed:

- Reticulated sewer;
- Reticulated electricity;
- Reticulated water supply;
- Telecommunications; and
- Local road network.

1.2. Site Characteristics

Key site characteristics include:

Topography:	Flat
Vegetation:	None
Wetlands:	None
Conservation Areas:	None
Waterways:	None
Road frontages:	Warner Street and Grant Street
Existing use of site:	Vacant (former restaurant)

1.3. Planning Context

The planning context of the site includes:

Regional Plan designation:	Urban Footprint
Planning Scheme Local Plan Area:	Port Douglas / Craiglie Local Plan Precinct 1 - 1A Town Centre

Planning Scheme Zone:	Centre Zone
Planning Scheme Overlays:	Acid Sulfate Soils Overlay Coastal Processes Overlay Flood and Storm Tide Hazard Overlay Transport Noise Corridors Overlay Transport Pedestrian Cycle Overlay Transport Road Hierarchy Overlay <i>See Planning Scheme Property Report included as Annexure 5</i>
SARA DA Mapping:	Coastal area - erosion prone area Coastal area - medium storm tide inundation area Coastal area - high storm tide inundation area <i>See SARA Property Report included as Annexure 6</i>

2.0. Proposal

This application seeks a Development Permit for Material Change of Use for a 'Bar'. Proposal plans identifying the existing and proposed floor plan are included as **Annexure 7** and identify the following features:

- Bar / seating area
- Kitchen / cold room
- Toilets

The applicant seeks to establish a new nightlife offering for Port Douglas which will add to the vibrancy of the town and local tourism industry. Only minor changes to the existing fit out will be required given the past use of the site as a restaurant.

The establishment is proposed to operate from 3pm - 11pm Monday to Thursday, 3pm - midnight Friday, 11am – 1am Saturday and 11am - 11pm Sunday. The proposal plans detail acoustic treatment to walls and double glazing of the front windows, and operational impact management procedures are set out in the applicant's proposed Community Impact Statetment (CIS) and Risk Assessed Management Plan (RAMP) included as **Annexure 8** which are to form part of the Liquor Licence.

Deliveries occur via the Common Property driveway off Warner Street, although no carparking is allocated to the premises as it is understood to have been subject to a past monetary contribution. Given the past use of the site as a restaurant (Food and Drink Outlet), the proposal is not considered to result in any additional parking demand. In fact, a bar is considered to result in less parking demand than a restaurant given the greater focus on alcohol consumption.

3.0. Legislative Considerations

3.1. Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016*.

3.1.1. Assessable Development

The proposed development is identified as 'assessable' under the *Planning Act 2016* due to the effect of the Douglas Shire 2018 Planning Scheme.

3.1.2. Assessment Manager

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

3.1.3. Level of Assessment

The Level of Assessment of the proposal is outlined in the below table.

Planning Scheme Zone	Aspect of Development	Level of Assessment
Centre	Material Change of Use (Bar)	Impact

3.1.4. Referral Agencies

A review of Schedule 10 of the *Planning Regulation 2017* indicates that the application does not trigger any State agency referrals.

3.1.5. Public Notification

This application is subject to 'impact assessment' and requires 15 business days of Public Notification.

4.0. Assessment Benchmarks

4.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

4.2 State Planning Policy

It is understood that all relevant state interests have been appropriately integrated into the Planning Scheme relevant to the site.

4.3 State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

4.4 Douglas Shire Planning Scheme

Under the current Douglas Shire Planning Scheme, the subject site is included within the Centre Zone. Within this zone, the proposed Material Change of Use for a 'Bar' is 'impact-assessable' where not located within the Live Entertainment Precinct under the Local Plan.

4.4.1 Strategic Framework

Theme 1 – Settlement Pattern

Element – Urban Settlement

The proposal is appropriately located within the Port Douglas town centre.

Element – Activity Centres

The proposal is appropriately located within the Port Douglas town centre and will support this primary activity centre by adding to the vibrancy of the town's nightlife offerings which are generally lacking for an internationally renowned tourism destination.

Element – Industry Areas and Activities

The proposal does not compromise this outcome.

Element – Residential Areas and Activities

The proposal does not compromise this outcome.

Element – Rural Residential Areas

The proposal does not compromise this outcome.

Element – Mitigation of Hazards

The proposal is located within an existing building and cannot be modified to include any additional mitigation of potential storm tide impacts.

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

The proposal does not compromise this outcome.

Theme 2 - Environment and landscape values

Element – Aboriginal cultural heritage values

The proposal does not compromise this outcome.

Element – Biodiversity

The proposal does not compromise this outcome.

Coastal Zones

The proposal is located within an existing building which is landward of existing development and will therefore not have any impact on coastal processes or values.

Element – Scenic amenity

The proposal does not compromise this outcome.

Element – Air and acoustic protection and hazardous materials

The proposal includes management measures and acoustic treatment to mitigate noise impacts.

Theme 3 – Natural resource management

Strategic Outcomes

The proposal does not compromise this outcome.

Element – Land and catchment management

The proposal does not compromise this outcome.

Element – Primary production, forestry and fisheries

The proposal does not compromise this outcome.

Element – Resource extraction

The proposal does not compromise this outcome.

Theme 4 - Strong communities and identity

Element – Social planning and infrastructure

The proposal does not compromise this outcome.

Element – Active communities

The proposal does not compromise this outcome.

Element – Sense of place, community and identity

The proposal does not compromise this outcome.

Element – Housing choice and affordability

The proposal does not compromise this outcome.

Element – Arts and culture

The proposal does not compromise this outcome.

Element – Cultural and landscape heritage

The proposal does not compromise this outcome.

Element - Strengthening Indigenous communities

The proposal does not compromise this outcome.

Theme 5 – Economy

Element – Economic growth and diversification

The proposal supports the role of Port Douglas as a significant tourist destination by providing additional nightlife entertainment opportunities.

Element – Tourism

The proposal reinforces the Port Douglas Town Centre as a primary activity centre for tourism and entertainment.

Element – Primary production

The proposal does not compromise this outcome.

Element – Innovation and technology

The proposal does not compromise this outcome.

Theme 6 - Infrastructure and transport

Element – Energy

The proposal does not compromise this outcome.

Element – Water and waste management

The proposal does not compromise this outcome.

Element – Transport

The proposal does not compromise this outcome.

Element – Information technology

The proposal does not compromise this outcome.

4.4.2 Codes

The following codes are identified as being applicable to this development application:

- Centre Zone Code;
- Port Douglas / Craiglie Local Plan Code;
- Centre Activities Code;
- Acid Sulfate Soils Overlay Code;
- Coastal Processes Overlay;
- Flood and Storm Tide Hazard Overlay Code;
- Transport Network Overlay Code;
- Access, Parking and Servicing Code;
- Environmental Performance Code;
- Excavation and Filling Code;
- Infrastructure Works Code; and
- Landscaping Code.

A detailed assessment against the above codes is included as **Annexure 9** to this report. As the proposal is located within an existing building within an existing built-up area, there appear to be no applicable provisions within the various overlay codes which apply to the site, so an assessment against these codes has not been included. Similarly, general codes including the Excavation and

Filling Code, Infrastructure Works Code and Landscaping Code are not applicable as there are no physical works proposed other than internal fit out.

5.0. Conclusion

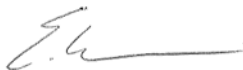
This submission supports an application by Angel Developments FNQ Pty Ltd for a Development Permit for Material Change of Use for a 'Bar' over land at 26/22 Warner Street, Port Douglas.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Evan Yelavich

Director / Planner

Planning Plus QLD Pty Ltd

Annexure 1:	DA Form 1
Annexure 2:	QLD Globe Aerial Image
Annexure 3:	SmartMap
Annexure 4:	Title Certificates
Annexure 5:	Planning Scheme Property Report
Annexure 6:	SARA Property Report
Annexure 7:	Proposal Plans
Annexure 8:	CIS & RAMP
Annexure 9:	Planning Scheme Code Assessment

Annexure 1: DA Form 1 & Landowner Consent

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Angel Developments FNQ Pty Ltd c/- Planning Plus
Contact name (only applicable for companies)	Evan Yelavich
Postal address (P.O. Box or street address)	PO Box 399
Suburb	REDLYNCH
State	QLD
Postcode	4870
Country	Australia
Contact number	0402073082
Email address (non-mandatory)	evan@planningplusqld.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	26	22	Warner Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	26	SP173578	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
Lot on plan description of strategic port land:
Name of port authority for the lot:

☐ In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Bar

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use ☒ Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot ☐ Yes – complete division 2

Operational work ☐ Yes – complete division 3

Building work ☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Bar	Bar		

8.2) Does the proposed use involve the use of existing buildings on the premises?

☒ Yes

☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?☐ Yes – provide additional details below☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)**

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

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PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the *Planning Regulation 2017*?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

20/02/2025

R & K McConnell Pty Ltd ATF The McConnell Family Superannuation Fund
91 Greenhills Street
Greenhills Beach, NSW 2230
E - indval@ozemail.com.au
T - 0418 212 191

Douglas Shire Council
PO Box 723
Mossman, QLD 4873

Re: Consent for Development Application – Property L26 SP173578

To whom it may concern,

We, Rick and Kate McConnell (R & K McConnell Pty Ltd ATF The McConnell Family Superannuation Fund) as the current legal owners of L26 SP173578, 26/9 Grant Street, Port Douglas QLD 4877 confirm that the property is presently under contract with the prospective buyer, Angel Developments FNQ PTY LTD ATF The Whittaker Family Trust.

We hereby provide our consent for Angel Developments FNQ PTY LTD ATF The Whittaker Family Trust to lodge an application with Douglas Shire Council for Development Approval in relation to their proposed use of the property as a bar.

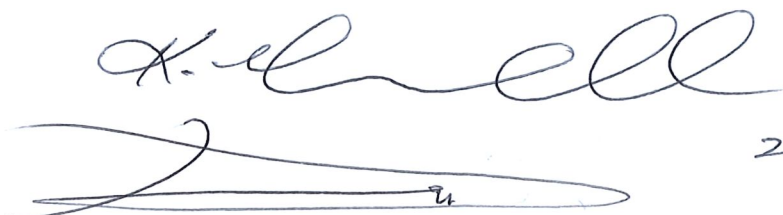
This consent is granted for the purpose of enabling the buyers to proceed with the Development Application process and does not confer any legal rights of occupation or ownership until the successful completion of settlement.

Should you require any further information, please do not hesitate to contact us directly.

Thank you for your attention to this matter.

Sincerely,

Rick and Kate McConnell



20/2/2025

Annexure 2: QLD Globe Aerial Image

Road parcel



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Railway stations



Railways



Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access



Bikeway



Walkway



Restricted Access



Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



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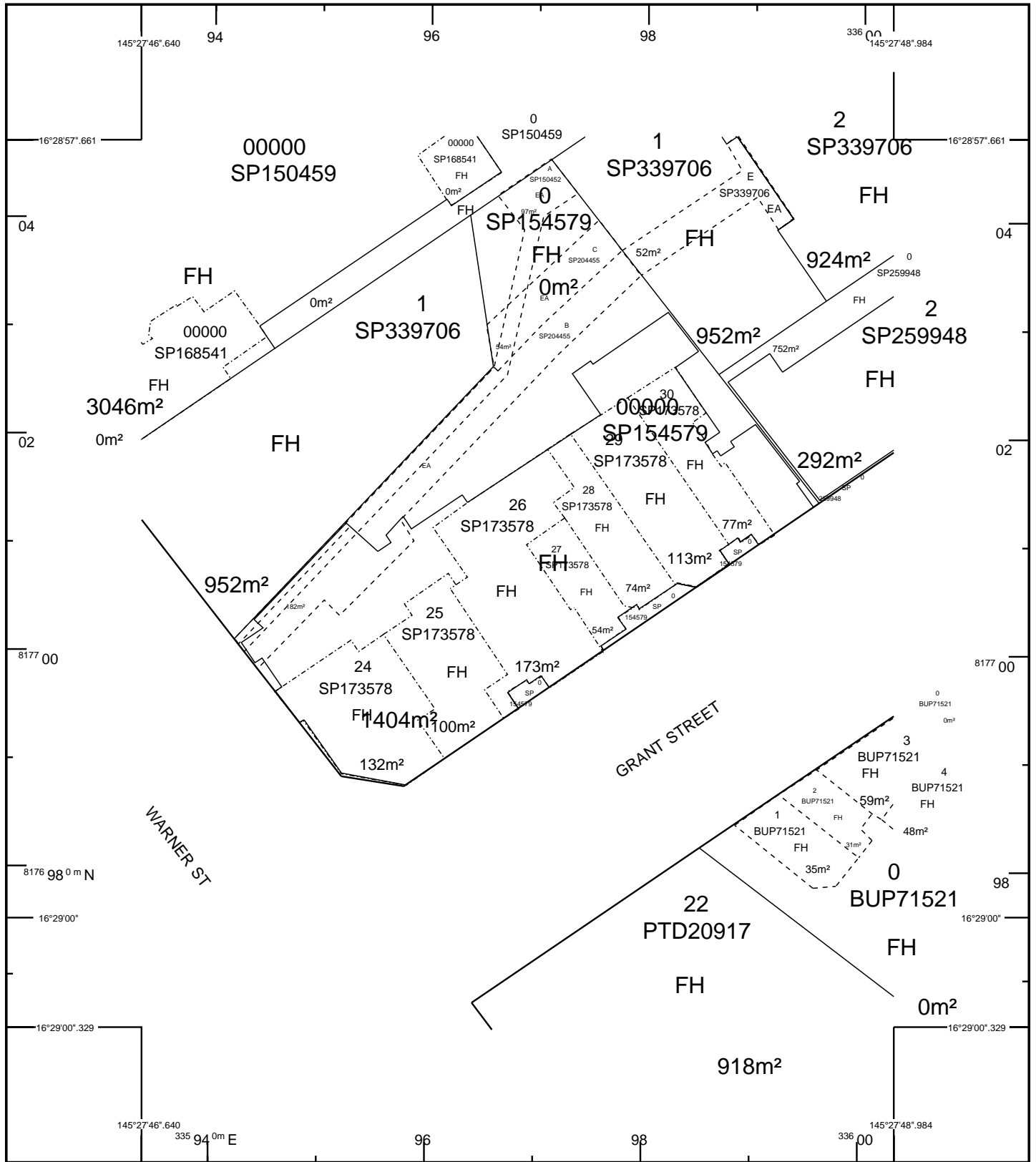
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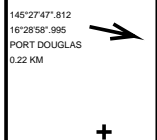
Annexure 3: SmartMap



STANDARD MAP NUMBER
7965-22231

0 10 20 30 40 50 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 500

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	26/SP173578
Lot/Plan	173m ²
Area/Volume	173m ²
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	PORT DOUGLAS
Segment/Parcel	8704/767

CLIENT SERVICE STANDARDS

PRINTED 28/02/2025

DCDB 27/02/2025

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2025.



Annexure 4: Title Certificate

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50581256

Search Date: 13/02/2025 15:45

Date Title Created: 11/11/2005

Request No: 50881433

Previous Title: 50431191

ESTATE AND LAND

Estate in Fee Simple

LOT 26 SURVEY PLAN 173578

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 31086

REGISTERED OWNER

Dealing No: 713227323 12/05/2010

R & K MCCONNELL PTY LTD A.C.N. 142 973 733
UNDER INSTRUMENT 710543613

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10332025 (ALLOT 13 SEC 2)
Deed of Grant No. 10332112 (ALLOT 14 SEC 2)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



Annexure 5: Planning Scheme Property Report

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

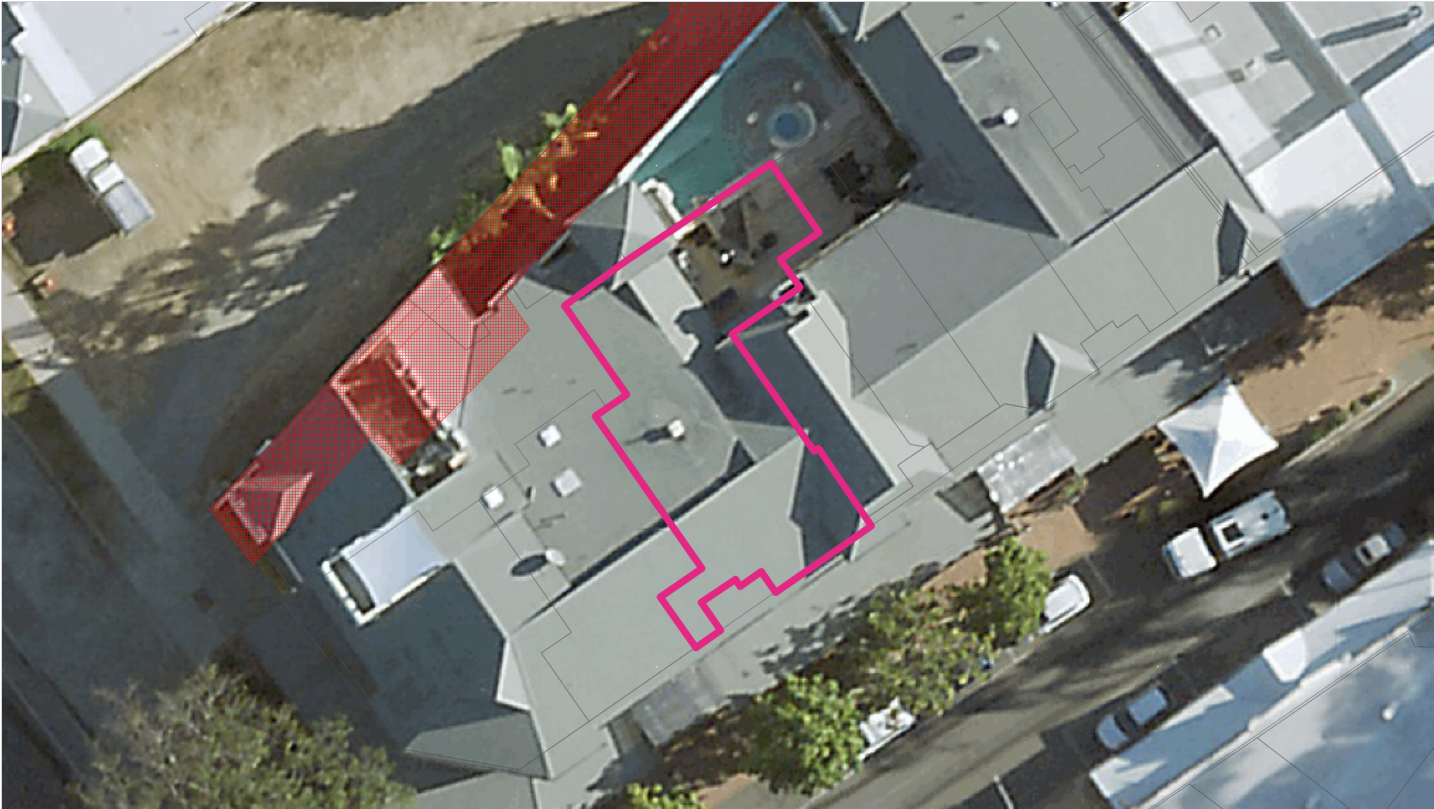
Property Information

Property Address

The Cosmopolitan Port Douglas; The Cosmopolitan Port; CMS31086
[The Cosmopolitan Port Douglas; The Cosmopolitan Port; CMS31086](#)
[26/22 Warner Street PORT DOUGLAS](#)

Lot Plan

[26SP173578](#) (Freehold - 173m²)




☒ Selected Property

☐ Easements

☐ Property








Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Zoning	Applicable Zone Centre	More Information <ul style="list-style-type: none">View Section 6.2.1 Centre Zone CodeView Section 6.2.1 Centre Zone Compliance tableView Section 6.2.1 Centre Zone Assessment table
--	----------------------------------	---

Douglas Shire Planning Scheme 2018 version 1.0

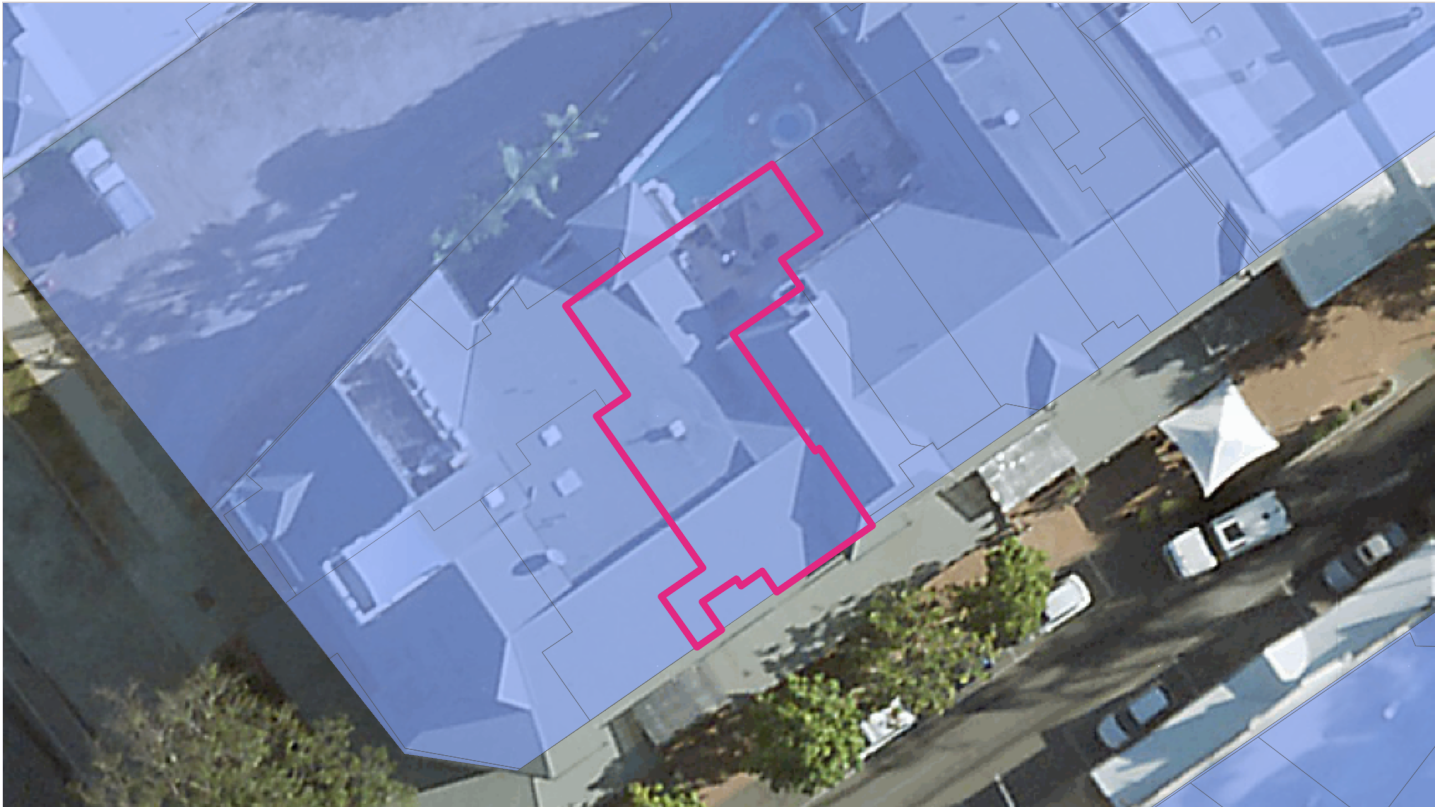
The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Local Plans	Applicable Precinct or Area Port Douglas - Craiglie Precinct 1 - 1a Town Centre	More Information <ul style="list-style-type: none"> View Section 7.2.4 Port Douglas/Craiglie Local Plan Code View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
 Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (< 5m AHD)	More Information <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
 Coastal Processes	Applicable Precinct or Area Erosion Prone Area	More Information <ul style="list-style-type: none"> View Section 8.2.3 Coastal Environment Overlay Code View Section 8.2.3 Coastal Environment Overlay Compliance table
 Flood Storm	Applicable Precinct or Area Medium Storm Tide Hazard High Storm Tide Hazard 100 Year ARI - Mosman and Port Douglas Flood Studies	More Information <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
 Transport Noise Corridors	Applicable Precinct or Area Category 0: Noise Level < 58 dB(A) Category 1: 58 dB(A) =< Noise Level < 63 dB(A)	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table
 Transport Pedestrian Cycle	Applicable Precinct or Area Neighbourhood Route	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table
 Transport Road Hierarchy	Applicable Precinct or Area Collector Road	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone
Centre

- More Information
- [View Section 6.2.1 Centre Zone Code](#)
 - [View Section 6.2.1 Centre Zone Compliance table](#)
 - [View Section 6.2.1 Centre Zone Assessment table](#)



☒ Selected Property

☐ Property

Zoning			
<input type="checkbox"/> Centre	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Conservation	<input type="checkbox"/> Environmental Management
<input type="checkbox"/> Industry	<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low-medium Density Residential	<input type="checkbox"/> Medium Density Residential
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Tourism	<input type="checkbox"/> Tourist Accommodation		

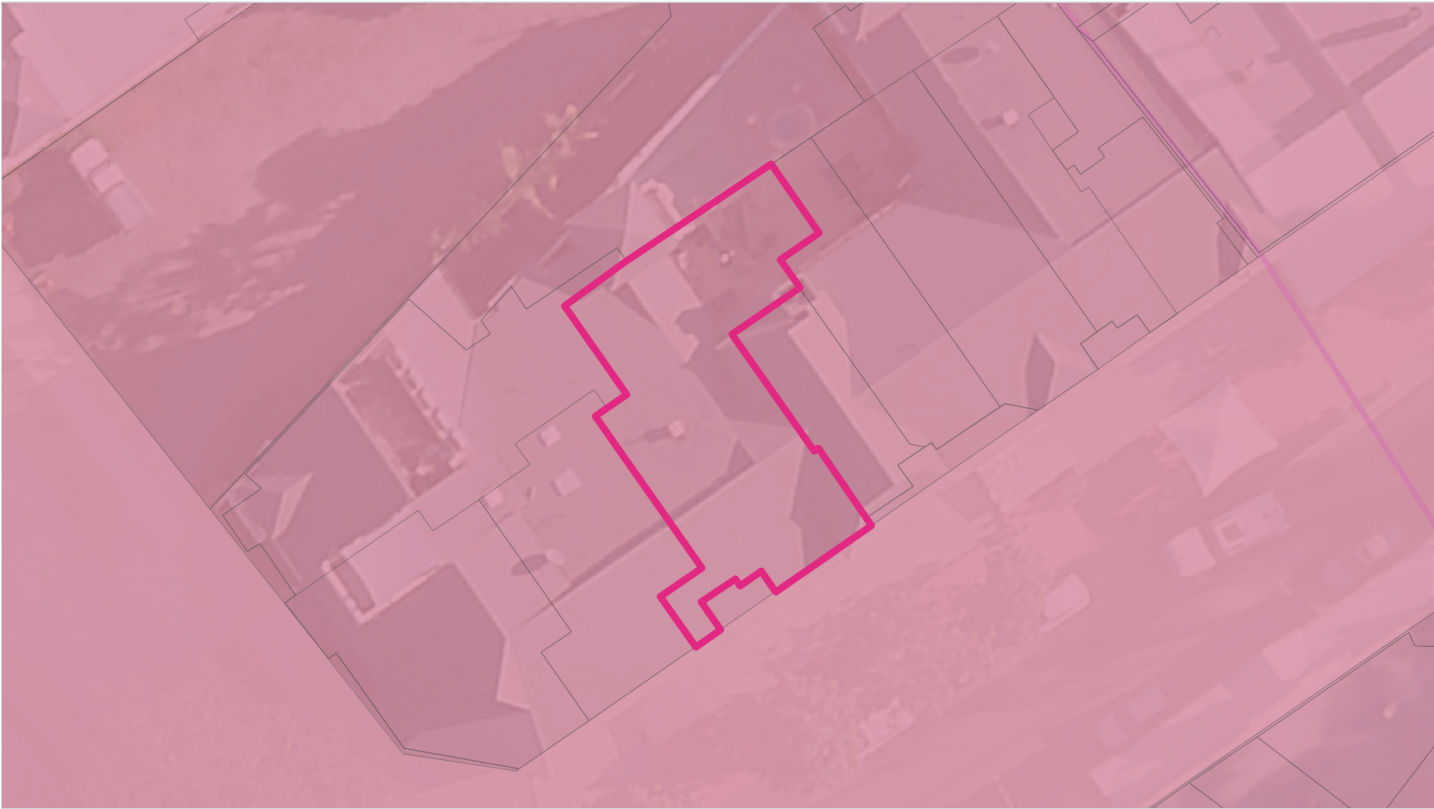
Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie
Precinct 1 - 1a Town Centre

More Information

- [View Section 7.2.4 Port Douglas/Craiglie Local Plan Code](#)
- [View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table](#)



Selected Property

Property

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (< 5m AHD)

- More Information
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
 - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



☒ Selected Property

☐ Property

Acid Sulfate Soils

☐ Acid Sulfate Soils (< 5m AHD)

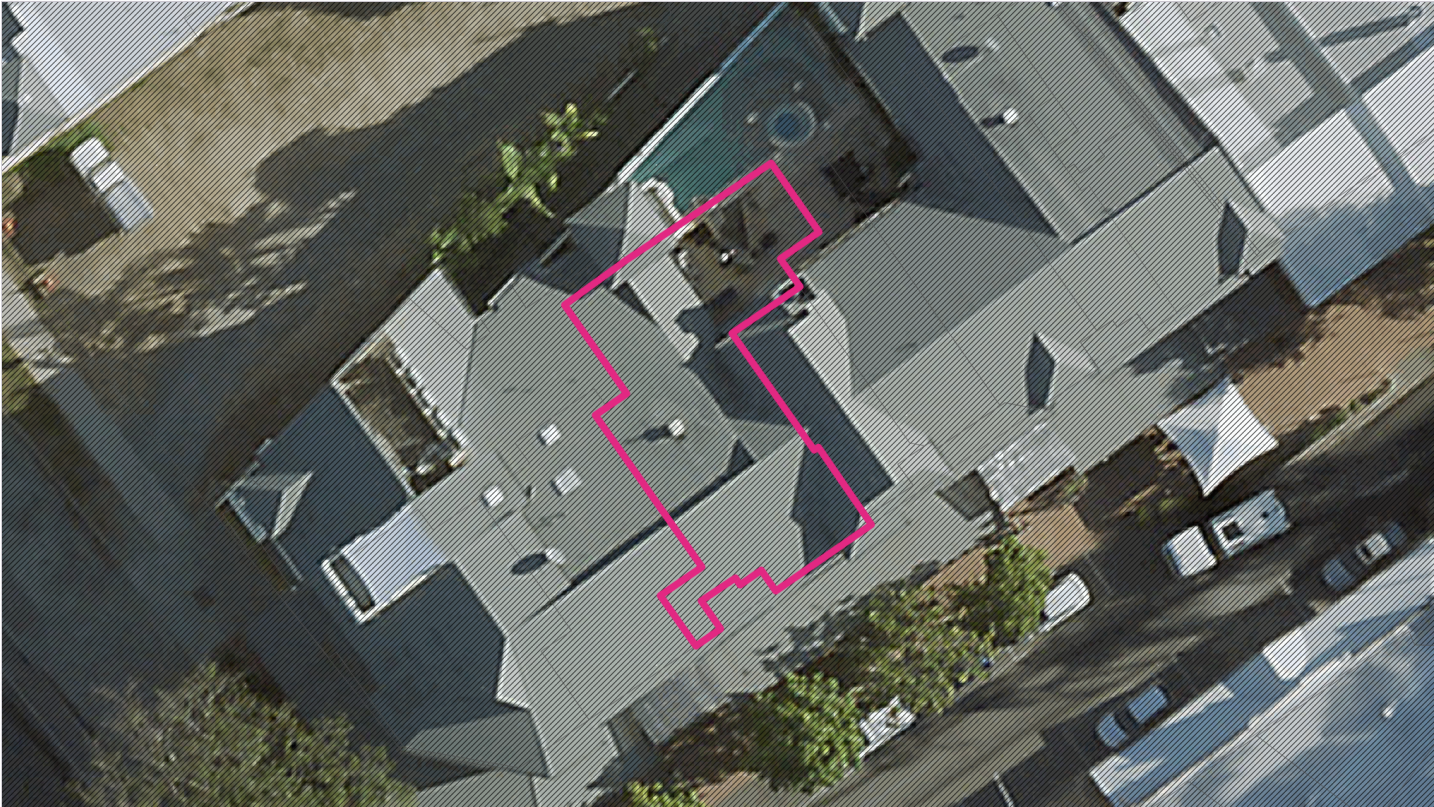
☐ Acid Sulfate Soils (5-20m AHD)

☐ all others

Coastal Processes

Applicable Precinct or Area
Erosion Prone Area

- More Information
- [View Section 8.2.3 Coastal Environment Overlay Code](#)
 - [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



☒ Selected Property

☐ Property

☐ Coastal Management District

☒ Erosion Prone Area

Flood Storm

Applicable Precinct or Area


Medium Storm Tide Hazard
High Storm Tide Hazard
100 Year ARI - Mosman and Port Douglas Flood Studies


More Information


- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)



 Selected Property

 Property

 Medium Storm Tide Hazard

 High Storm Tide Hazard

 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

Transport Noise Corridors

Applicable Precinct or Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) <= Noise Level < 63 dB(A)

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Property

Transport Noise Corridors Mandatory Area

- | | | |
|---|---|--|
| <input type="checkbox"/> Category 0: Noise Level < 58 dB(A) | <input type="checkbox"/> Category 1: 58 dB(A) <= Noise Level < 63 dB(A) | <input type="checkbox"/> Category 2: 63 dB(A) < Noise Level < 68 dB(A) |
| <input type="checkbox"/> Category 3: 68 dB(A) <= Noise Level < 73 dB(A) | <input type="checkbox"/> Category 4: Noise Level >= 73 dB(A) | <input type="checkbox"/> all others |

Transport Noise Corridors Voluntary Area

- | | | |
|---|---|--|
| <input type="checkbox"/> Category 0: Noise Level < 58 dB(A) | <input type="checkbox"/> Category 1: 58 dB(A) <= Noise Level < 63 dB(A) | <input type="checkbox"/> Category 2: 63 dB(A) < Noise Level < 68 dB(A) |
| <input type="checkbox"/> Category 3: 68 dB(A) <= Noise Level < 73 dB(A) | <input type="checkbox"/> Category 4: Noise Level >= 73 dB(A) | <input type="checkbox"/> all others |

Transport Pedestrian Cycle

Applicable Precinct or Area
Neighbourhood Route

- More Information
- [View Section 8.2.10 Transport Network Overlay Code](#)
 - [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Property

Pedestrian and Cycle Network

- | | | | |
|-----------------|-------------------------------|-------------------------|---------------------|
| District Route | Future Principal Route | Iconic Recreation Route | Neighbourhood Route |
| Principal Route | Strategic Investigation Route | all others | |

Transport Road Hierarchy

Applicable Precinct or Area
Collector Road

- More Information**
- [View Section 8.2.10 Transport Network Overlay Code](#)
 - [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Property

Road Hierarchy

- | | | | |
|------------------|------------------|-------------------|-----------------|
| Access Road | Arterial Road | Collector Road | Industrial Road |
| Major Rural Road | Minor Rural Road | Sub Arterial Road | Unformed Road |
| all others | | | |

☐ Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

Annexure 6: SARA Property Report

State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

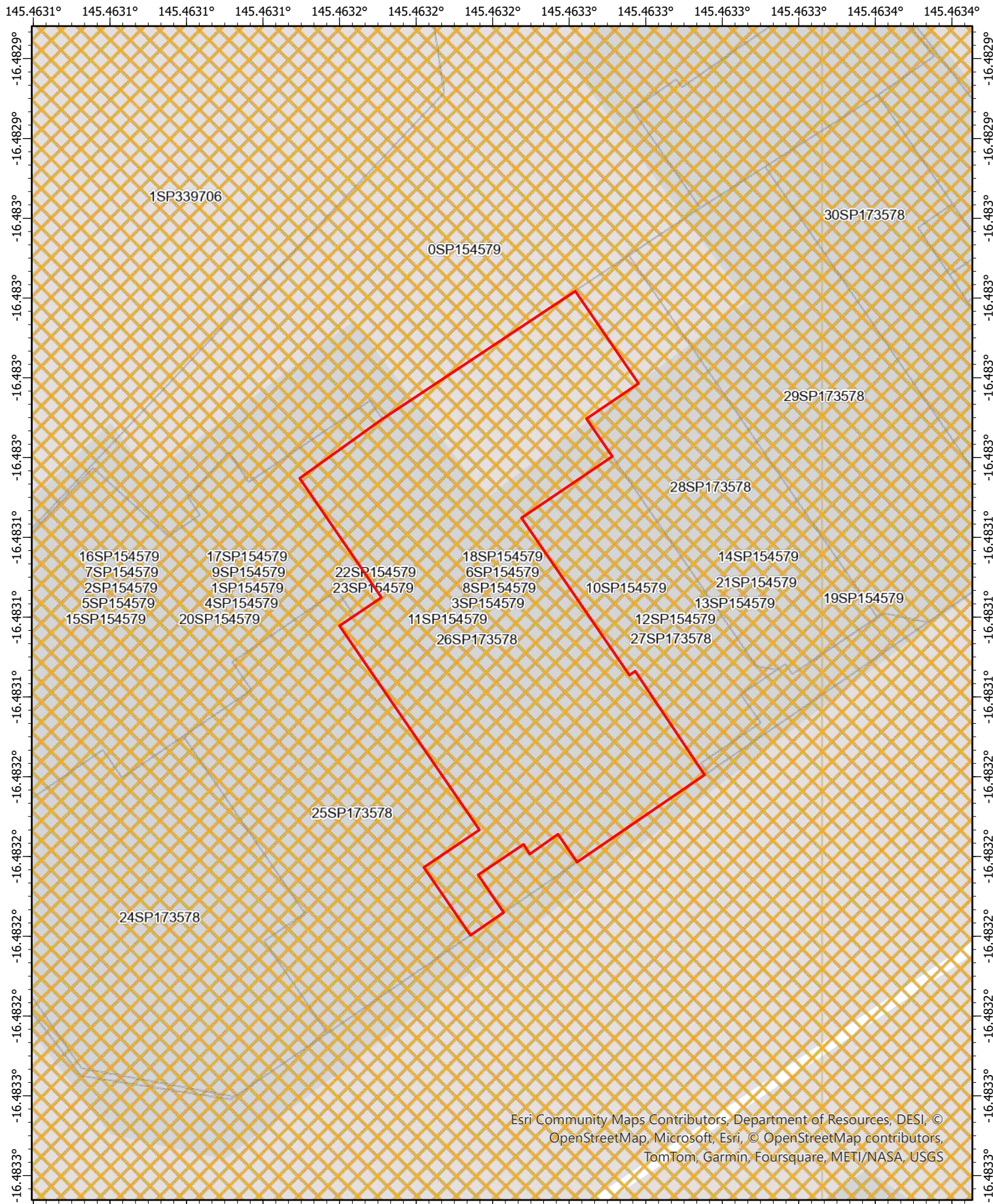
Matters of Interest by Lot Plan


Lot Plan: 26SP173578 (Area: 173 m²)

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

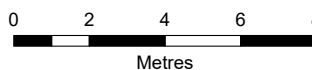


 Coastal area - erosion prone area

Date: 25/02/2025



Scale: 1:200

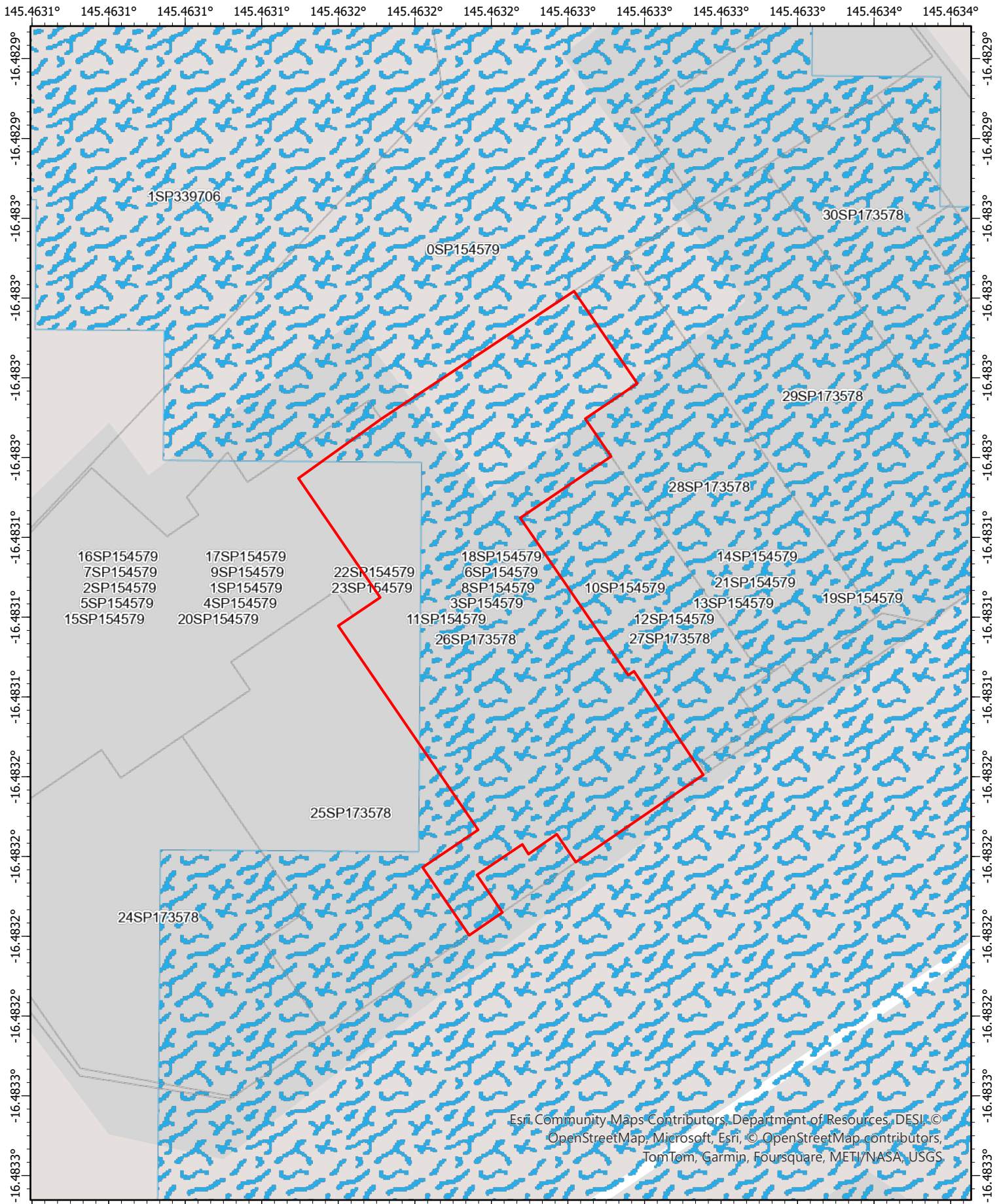



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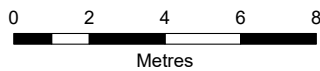


 Coastal area - medium storm tide inundation area

Date: 25/02/2025



Scale: 1:200

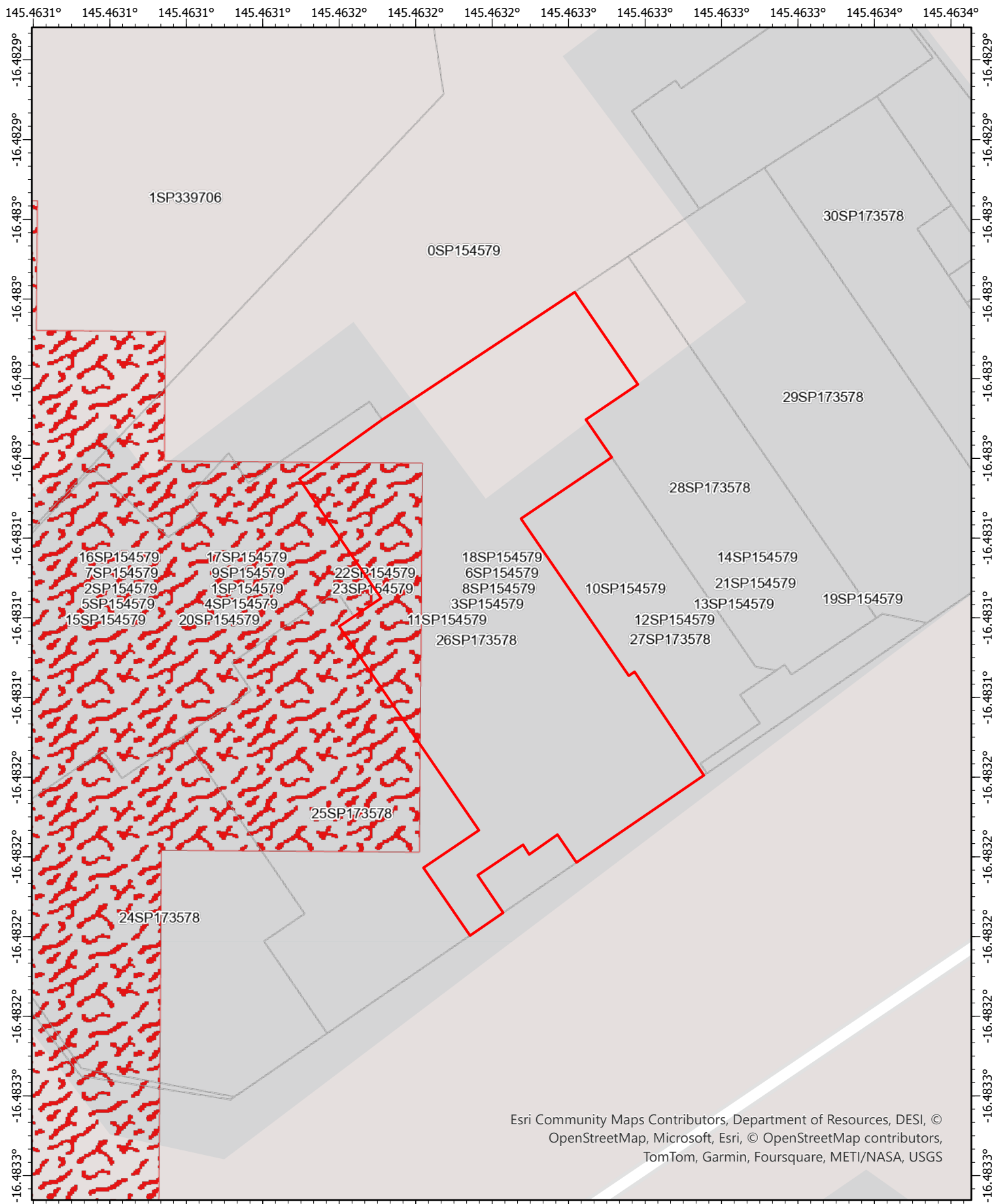



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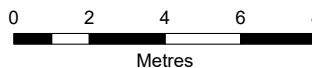
 Coastal area - high storm tide inundation area

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Scale: 1:200



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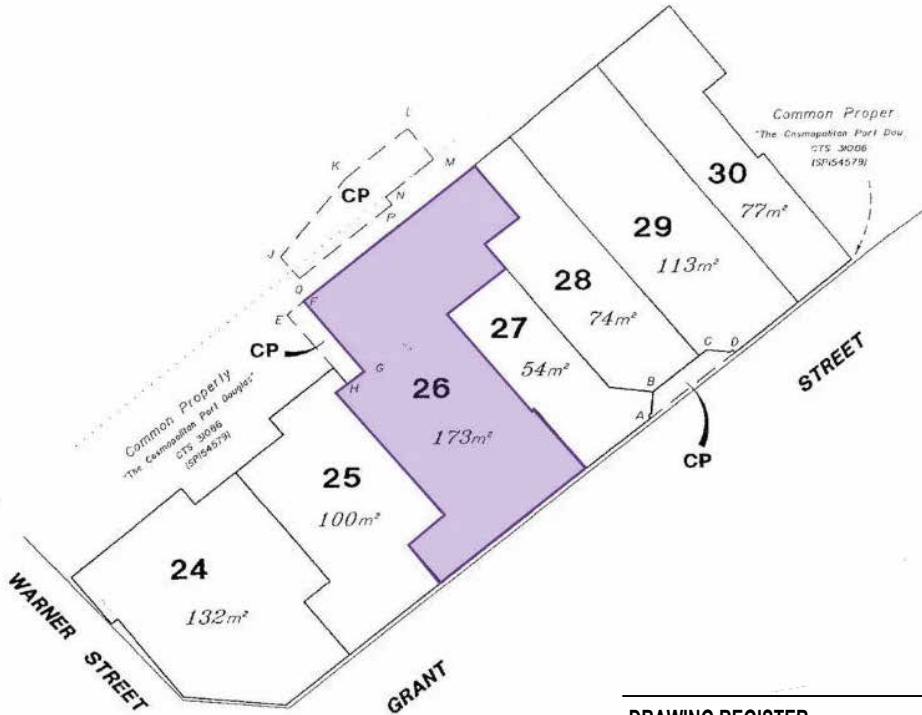
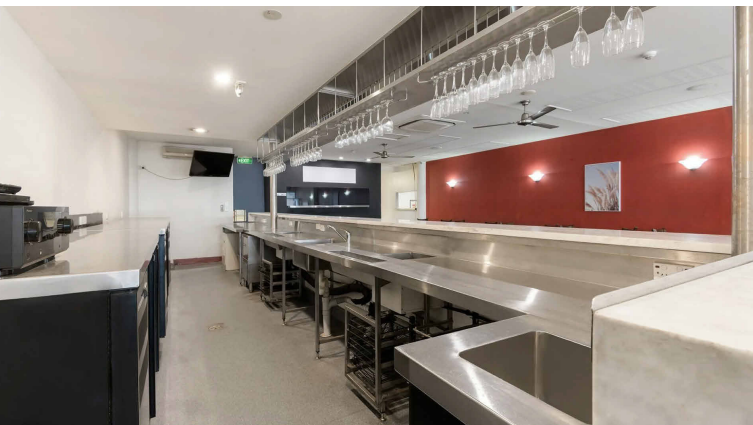
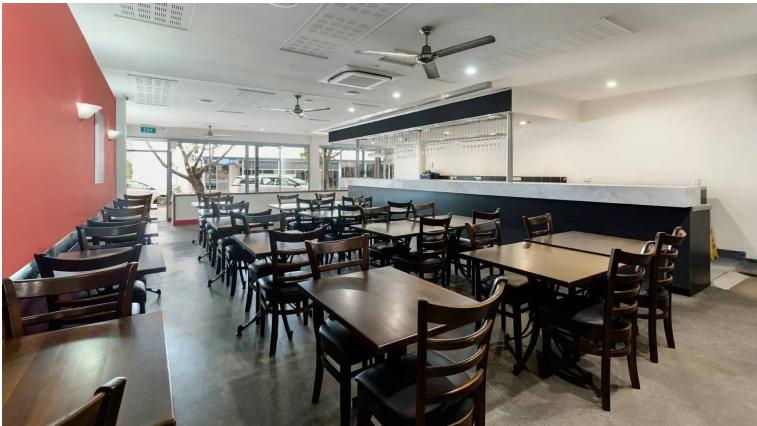
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Annexure 7: Proposal Plans

ANGELA & ADRIAN WHITTAKER

26/9 GRANT ST PORT DOUGLAS



SITE INFORMATION -

CLIENTS NAME: ANGELA & ADRIAN WHITTAKER
PROJECT ADDRESS: 26/9 GRANT ST PORT DOUGLAS
STATE: QLD
POST CODE: 4877
RP/SP NUMBER: SP154579
BUILDING CLASS: CLASS 6
WIND CLASS: C2
SOIL CLASS: S
AVG ANNUAL RAINFALL: 2010mm
AVG LOW TEMPERATURE: 23.5°C
AVG HIGH TEMPERATURE: 29.3°C

DRAWING REGISTER

SHEET	TITLE	REV
A02	EXISTING	
A03	DEMOLITION	
A04	NEW	1
A07	SECTIONS	
G01	COVER PAGE	
G02	LEGEND, DETAILS & NOTES	
G03	TILE PLAN	
G04	RENDERS	
G05	WINDOWS & DOORS	
S01	FLOOR	
S02	WALL	
S03	ROOF	
S04	ENGINEERING	

LEGEND - SOIL CLASSIFICATION

CLASS	FOUNDATION
A	MOST SAND AND ROCK SITES WITH LITTLE OR NO GROUND MOVEMENT FROM MOISTURE CHANGES
S	SLIGHTLY REACTIVE CLAY SITES WITH ONLY SLIGHT GROUND MOVEMENT FROM MOISTURE CHANGES
M	MODERATELY REACTIVE CLAY OR SILT SITES WHICH CAN EXPERIENCE MODERATE GROUND MOVEMENT FROM MOISTURE CHANGES
H	HIGHLY REACTIVE CLAY SITES WHICH CAN EXPERIENCE HIGH GROUND MOVEMENT FROM MOISTURE CHANGES
E	EXTREMELY REACTIVE CLAY SITES WHICH CAN EXPERIENCE EXTREME GROUND MOVEMENT FROM MOISTURE CHANGES
A TO P	FILLED SITES - SEE AS 2870
P	SITES WHICH INCLUDE SOFT SOILS, SUCH AS SOFT CLAY OR SILT OR LOOSE SANDS; LANDSLIP; MINE SUBSIDENCE; COLLAPSING SOILS; SOILS SUBJECT TO EROSION; REACTIVE SITES SUBJECT TO ABNORMAL MOISTURE CONDITIONS OR SITES WHICH CANNOT BE CLASIFIED OTHERWISE

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TO BE CERTIFIED AS
STRUCTURALLY ADEQUATE

TO BE CERTIFIED BY THE
BUILDING APPROVAL
COMPANY

PLAN ISSUE:

26/02/2025 2:12:11 PM

CONCEPT DESIGN
NOT FOR CONSTRUCTION

PROJECT: THE COSMOPOLITAN
PROJECT ADDRESS: 21/9 Grant St Port Douglas

SHEET: COVER PAGE
DESIGNED BY: JAYDEN CHADWICK
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 190225

SCALE AS SHOWN @ A3
SHEET: G01 REV: A

LEGEND

@	AT
ACCORD.	ACCORDING
AL	SELECT ALUCOBOND FINISH
AS	AUSTRALIAN STANDARD CODES
B	BENCHTOP
BFC	BROOM FINISH CONCRETE
CMB	CONCRETE MASONRY BLOCK
CONC	CONCRETE
COS	CONFIRM ON SITE
CPT	SELECT CARPET
CPD	CUPBOARD
CRS	CENTRES
CS	CAVITY SLIDER
CSK	COUNTERSUNK
CT	SELECT CERAMIC TILE
CKT	COOKTOP
CFW	CONTINUOUS FILLET WELD
DIA.	DIAMETER
DPC	DAMP PROOF COURSE
DK	DECKING
DW	DISHWASHER
D.P	DOWN PIPE
EA	EQUAL ANGLE
EJ	EXPANSION JOINT
FC	FIBRE-CEMENT
FFL	FINISHED FLOOR LEVEL
FH	FLAT HEAD NAILS
g	GAUGE (BOLTS, SCREWS)
GAL	GALVANIZING
GB	SELECT GLASS BALUSTRADE
HH	HEAD HEIGHT
HEX.	HEXAGONAL HEAD (BOLT)
HR	SELECT SS HANDRAIL
HT	HEIGHT
HWD	HARDWOOD
HWS	HOT WATER SYSTEM
LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE
MM	MILLIMETRES
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MGP	MACHINE GRADED PINE
MIC	MICROWAVE OVEN
MS	MILD STEEL
NCH	NICHE
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LEVEL
OFC	OFF-FORM CONCRETE FINISH
OG	OBSCUR E GLASS
OHC	OVERHEAD CUPBOARD
PB	PLASTERBOARD LINING
PC	POLISHED CONCRETE
PF	SELECT 1200H POOL FENCE
PL	PLATE
PVC	POLYVINYL CHLORIDE
REINF.	REINFORCING
RGH	ROUGHER HEADER H3 TREATED PINE
RHS	RECTANGULAR HOLLOW SECTION
SCJ	SAW JOINT
SFL	STRUCTURAL FLOOR LEVEL
SHS	SQUARE HOLLOW SECTION
SLS	SELECT HWD SHIPLAPPED CLADDING
SS	STAINLESS STEEL
ST	SELECT TILES
SW	STONE WALL
SPEC	SPECIFICATION
SHS	SQUARE HOLLOW SECTION
TBR	SELECT TIMBER LAMINATE FLOORING
TC	SELECT TIMBER CEILING
TOW	TOP OF WALL
UA	UNEQUAL ANGLE
UNO	UNLESS NOTED OTHERWISE

WIND CLASSIFICATION

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES				
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)	
C1	V _{h,u}	V _{h,s}	GREATER THAN 1.2m FROM CORNERS	
	ULS	SLS	ULS	SLS
	50	32	±1.80	±0.55
			UP TO 1.2m FROM CORNERS	
	ULS	SLS	ULS	SLS
			-2.70	-0.83

DETAILS

LINTEL NUMBER	
DOOR NUMBER	
WINDOW NUMBER	
SECTION MARKER	
ELEVATION KEY	
DETAIL CALLOUT	
ROOM NAME	LOUNGE
CEILING HEIGHT	2800
CEILING MATERIAL	PB
FLOOR FINISH	CT
REDUCED LEVEL	
SLAB SETDOWN	
SLAB FALL	
SLAB THICKNESS	
SPOT LEVEL	+ 00.000
WHITE LED DOWNLIGHT	
BLACK LED DOWNLIGHT	
PENDANT LIGHT	
WALL LIGHT	
EXTERNAL WALL LIGHT	
LED STRIP LIGHT	
SWITCH	
DOUBLE 10A GPO AT HEIGHT ABOVE FFL	
DOUBLE 10A GPO IN CABINET	
DOUBLE 10 GPO WEATHERPROOF AT HEIGHT ABOVE FFL	
COOKER POINT POWER SUPPLY	
EXTRACT HOOD / LIGHT	
TV / CABLE AERIAL POINT	
TELEPHONE POINT	
SMOKE DETECTOR	
1400 DIA. CEILING FAN	
METRE BOX / SWITCHBOARD	
ELECTRIC HOT WATER SERVICE	
MANHOLE	
AIRCONDITIONING	
ELECTRICAL:	

A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS THAT HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

NOTES

GENERAL:

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.
- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS.
- ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.
- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WILL VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER SPECIFICATIONS AND WITH SUCH FURTHER DETAILS AND INSTRUCTIONS WHICH MAY BE ISSUED. REFER ALL DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- CONSTRUCTION OF ALL STRUCTURAL AND CIVIL WORK SHALL COMPLY WITH CURRENT EDITIONS OF RELEVANT SAA CODES.
- THROUGHOUT CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
- PROPRIETARY ITEMS (E.G. PURLINS, ROOF/WALL SHEETING, BOLTS ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

DRAWINGS

- DRAWING DIMENSIONS ARE TO BE CHECKED AND CONFIRMED ONSITE BY THE BUILDER.
- FURNITURE AND DISPLAY ITEMS WITHIN PLANS AND RENDERS ARE FOR DRAWING PURPOSES AND NOT TO BE INCLUDED IN TENDERING DOCUMENTATION UNLESS NOTED ON PLAN.
- ARTISTIC DRAWING AND RENDERS ARE FOR VISUAL REPRESENTATION ONLY AND MAY NOT BE THE EXACT FINISH, COLOUR, ITEM OR MATERIAL TO BE USED, ALWAYS CONSULT BUILDING SPECIFICATIONS FOR EXCACT FINISH, COLOUR, ITEM OR MATERIAL.

SITE PREPARATION:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SRDD. SOFT SPOTS ENCOUNTERED DURING COMPACTION TO BE TREATED BY TYING, DRYING AND RE-COMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.
- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (P1<15) GRANULAR SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200MM COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 95% SRDD.
- BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.
- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT NO. 1672051 DATE: 23.07.01
- SITE TO BE RE TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

SERVICE LOADS:

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 KPA ROOF 1.50 KPA INTERNAL SUSPENDED FLOORS 3.00 KPA EXTERNAL SUSPENDED FLOORS 1.50 KPA GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50M/S PERMISSIBLE, 61M ULTIMATE LIMIT STATE

TERMITE TREATMENT:

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN AS3660.1-APPENDIX C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3660.1-APPENDIX D.
- LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.
- H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOLDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS.
- ALL SLAB PENETRATIONS TO HAVE TERM-MESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED TECHNICIANS.
- BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO INDICATE:
 - METHOD OF PROTECTION.
 - DATE OF INSTALLATION OF THE SYSTEM USED.
 - WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL.
 - THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
- THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDE SUCH SYSTEMS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016.
- GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH NCC 2016 PART 3.1.3

STRUCTURAL STEEL

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH CURRENT EDITIONS OF AS4100, AS1554.1 AND 2 AND AS4600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- ALL STEEL SHALL COMPLY WITH THE FOLLOWING U.N.O. :
 - HOT ROLLED - GRADE 300 TO AS 367
 - SHS AND RHS - GRADE 350 TO AS 1163
 - CHS - GRADE 250 TO AS 1163
 - FLAT PLATE - GRADE 300 TO AS 3679.1
- THE MINIMUM TREATMENT FOR STRUCTURAL SHALL BE AS FOLLOWS U.N.O. : INTERNAL STEELWORK (I.E. PROTECTED FROM CLIMATE) - ABRASIVE BLAST CLEAN TO GRADE Sa2.5 TO AS1627.9, APPLY ONE COAT OF GOOD QUALITY ALKYD PRIMER (ZINC PHOSPHATE) MINIMUM DRY FILM THICKNESS OF 50 MICRONS.
- EXTERNAL STEELWORK (I.E. EXPOSED TO CLIMATE) - HOT DIP GALVANIZE TO AS4680, OR DURAGAL WITH APPROVED PAINT SYSTEM TO MANUFACTURER'S RECOMMENDATIONS.
- MINIMUM WELDING REQUIREMENTS IF NOT OTHERWISE SPECIFIED SHALL BE AS FOLLOWS: ALL WELDS CATEGORY S.P 6mm CONTINUOUS FILLET WELDS, OR WHERE NOTED, COMPLETE PENETRATION BUTT WELDS (C.P.B.W.) USING E48XX ELECTRODES WITH CATEGORY S.P. INSPECTION WITH ALL WELDS 100% VISUALLY SCANNED, ALL TO AS1554.1 UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER IN ACCORDANCE WITH AS1554.1.
- SITE WELDS WHERE NOTED IN THE DOCUMENTATION SHALL BE THOROUGHLY WIRE BRUSHED, CLEANED AND PAINTED IN WITH AN APPROVED ZINC RICH PAINT SYSTEM.
- ALL BOLTS, NUTS AND WASHERS, INCLUDING HOLD DOWN BOLTS, CAST-IN FERRULES, CAST-IN PLATES AND MASONRY ANCHORS ARE TO BE HOT DIP GALVANISED U.N.O. ALL GALVANISED COMPONENTS TO BE CAST INTO CONCRETE MUST BE PASSIVATED.
- ALL STRUCTURAL STEEL FIXING DETAILS ARE TO BE BASED ON AISC STANDARDIZED STRUCTURAL CONNECTIONS U.N.O

CONCRETE:

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT EDITIONS OF AS1379, AS3600, AS3610 AND AS4671 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- PROJECT ASSESSMENT OF STRENGTH IN ACCORDANCE WITH AS1379 SHALL BE ADOPTED FOR SAMPLING AND TESTING.
- CURE ALL CONCRETE BY AN APPROVED METHOD FOR A MINIMUM OF 3 DAYS AFTER HARDENING, UNLESS NOTED OTHERWISE.
- FORMWORK SHALL REMAIN UNDISTURBED FOR THE MINIMUM STRIPPING TIMES SPECIFIED IN AS3610 UNLESS OTHERWISE APPROVED. FOOTING NOTES
- AN ALLOWABLE BEARING PRESSURE FOR HIGH LEVEL FOOTINGS OF 100kPa HAS BEEN USED IN THE DESIGN OF THE FOOTINGS, WHERE REQUIRED FOUNDING MATERIAL IS DEEPER THAN THE UNDERSIDE OF THE HIGH LEVEL FOOTINGS AS DETAILED, ALLOW TO BACKFILL ADDITIONAL EXCAVATION WITH N20 CONCRETE.
- ALL FOOTING EXCAVATIONS SHALL BE FORMED AS NECESSARY WHEN THE EXCAVATED FACE IS NOT STABLE, DEWATERED AND CLEANED OF LOOSE AND SOFT MATERIAL PRIOR TO PLACING CONCRETE.
- CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE:

ELEMENT	CLASS & GRADE	MAX. AGG.	MAX. SLUMP
GROUND SLAB	N32	20MM	100MM
SUSPENDED SLAB	N40	20MM	100MM
ROOF SLAB	N40	20MM	100MM
FOOTINGS	N25	20MM	100MM
CORE FILL	S20	10MM	230MM

REINFORCEMENT NOTATION:

- 'N' DENOTES GRADE D500N HOT ROLLED REBAR TO AS4671.
- 'S' DENOTES GRADE D250N HOT ROLLED REBAR TO AS4671.
- 'R' DENOTED GRADE R500L COLD DRAWN ROUND WIRE TO AS4671.
- 'W' DENOTES GRADE R500L COLD DRAWN ROUND WIRE TO AS4671.
- 'DW' DENOTES GRADE D500L COLD DRAWN RIBBED WIRE TO AS4671.
- 'RL', 'SL', 'L_TM' DENOTES FRAYED D500 DEFORMED WIRE MESHES TO AS4671.
- ADDITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENT'S APPROVAL.
- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE.
- CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600.
- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES.
- DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENT'S APPROVAL.
- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE.
- FORM WORK SHALL GENERALLY COMPLY WITH AS3610
- STRIPPING OF FORM WORK SHALL COMPLY WITH SECTION 19 OF AS3600.

CONCRETE MASONRY NOTES:

- ALL BLOCKWORK TO BE 200 SERIES U.N.O.
- 190 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2733.
- MORTAR 1:1:6 (C:L:S) DOTS DENOTE N12 VERTICAL BARS (U.N.O.) AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS.
- LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING
- PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >2400 WIDE.
- PROVIDE DOUBLE COURSE (U.N.O.) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS. REINF. WITH 1-N12 BAR EACH COURSE - LAP 800mm MIN.
- ALL EXTERNAL JOINTS TO BE 'FLUSHED' LEFT READY FOR RENDERING.
- ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORES.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE CURRENT EDITION OF AS3700 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15 MPa IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2733.
- PROVIDE ADEQUATE TEMPORARY PROPPING TO WALLS DURING CONSTRUCTION IN ACCORDANCE WITH AS 4455 AND AS 4456.
- ALL WALLS SHALL BE FULLY BONDED OR TIED AT THEIR INTERSECTIONS UNLESS DETAILED OTHERWISE.
- MORTAR SHALL BE MECHANICALLY MIXED AND TYPE M3 U.N.O. CONSISTING OF 1 PART CEMENT, 1 PART HYDRATED LIME AND 6 PARTS OF WELLGRADED SAND, AND SHALL COMPLY WITH THE REQUIREMENTS OF AS 3700. MORTAR SHALL BE SAMPLED AND TESTED, IN ACCORDANCE WITH THE SPECIFICATION.
- CORES OF ALL BLOCKS SHALL BE CLEAN AND FREE FROM PROJECTING MORTAR. PROVIDE CLEAN OUT OPENINGS AT BASE OF EACH LIFT.
- CORE FILLING CONCRETE SHALL BE MIXED USING MAX 5mm AGGREGATE, SHALL HAVE Fc 20 MPa, MAXIMUM SLUMP OF 230mm AND MINIMUM CEMENT CONTENT OF 300 kg/m3.
- CONCRETE SHALL BE PLACED TO COMPLETELY FILL CORES WITHOUT SEGREGATION OR VOIDS. COMPACT BY INTERNAL VIBRATION OR RODDING.
- FILL CORES TO MAXIMUM 1.2 METRE HIGH FREE DROP IN ANY ONE POUR, UNLESS PLACED BY PUMPING.

FOOTINGS & SLABS:

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100KPA & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. 2870
- BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION
- NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRDD AT -5% TO +2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS.
- FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150MM LAYERS TO 95% SRDD AT -5% TO +2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRDD FOR COHESIONLESS SOILS.
- FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED.BASE OF FOOTING TO BE FOUNDED ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100KPA.
- REMOVE GRASS & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB.
- PROVIDE 0.2MM POLYTHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS
- CONCRETE TO SLAB & FOOTINGS TO BE N20, 80MM SLUMP, 20MM AGGREGATE
- VIBRATE ALL CONCRETE. CURE SLAB 7 DAYS MINIMUM.
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750MM CRS.
- CONDUITS& PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE
- LAP SLAB MESH 2 CROSSWIRES MINIMUM LAPS UNLESS OTHERWISE NOTED- N12 - 600MM, N16 - 800MM, N20 - 1000MM, N24 - 1200MM, N28 - 1400MM.
- REINFORCEMENT COVER: FOOTINGS - 50MM BOTTOM, SLABS - 40MM TOP / 50MM BOTTOM
- CAST-IN ITEMS SHALL BE HOT DIPPED GALVANIZED
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A STORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH.
- SITE AREA TO BE GRADED TO READILY REMOVE SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY.
- EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3798

EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS :

- MGP12 (H2)
- 90 x 35 STUDS @ MAX. 450mm CRS.
- 90 x 45 BOTTOM PLATES.
- 2 / 90 x 35 TOP PLATES.
- 90 x 35 NOGS @ 1350 CRS GENERALLY
- M12 / M16 TIE-DOWN ROD POSITIONS AS SHOWN ON PLAN.
- LINTELS AS PER SCHEDULE.
- 2 STUDS BESIDE OPENINGS UP TO 1800mm
- 3 STUDS BESIDE OPENINGS UP TO 3600mm
- 4 STUDS BESIDE OPENINGS UP TO 5000mm

90MM THICK WALLS :

- MGP12 (H2)
- 90 x 35 STUDS @MAX. 450MM CRS.
- 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS.
- 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

BRACING WALLS :

- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @ :
- 50mm CRS. TOP AND BOTTOM PLATE.
- 150mm CRS. TO VERTICAL EDGES.
- 300mm CRS. INTERMEDIATE STUDS.
- ANCHOR ENDS OF WALLS TOP AND BOTTOM.
- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS.
- FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED.
- FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M-12 BOLTS AT MAX 900 CNS. WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100x50 F14 HWD SOLID NOGGING AT REQUIRED CNS FIXED WITH 2-100mm BATTEN SCREWS EACH END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH 125x75x6 MS ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 THRU TRUSS/PURLIN.
- STRAP WALL JUNCTIONS WITH 2-30x0.8 GAL STRAPS WITH 8-2.8x30 GAL FLAT HEAD NAILS EACH STRAP
- USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS
- NON LOAD BEARING 70x35 MGP10

WET AREA WALLS:

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4858.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8.1.2.
- WALL/FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.
- SELECTED WALL TILES TO WET AREAS AND SPLASH-BACKS. PROVIDE APPROVED ADHESIVE TO ALL TILES.

PLUMBING:

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH ASINZS 6400:2004-4 STAR WATER EFFICIENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED.
- MINIMUM 3-STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS.
- PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

ROOF FRAMING :

- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS.
- J2 JOINT GROUP FOR HWD TRUSSES.
- JD4 JOINT GROUP FOR PINE TRUSSES.
- METAL STRAP BRACING TO TRUSS MANUFACTURER'S DESIGN.
- LYSAGHT SHEETING OVER LYSAGHT BATTENS
- ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED.
- THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS) OR (SECTION 3.10.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS).
- A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE 'MANUFACTURER' & THE 'INSTALLER'
- LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

STRUCTURAL STEEL

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH CURRENT EDITIONS OF AS4100, AS1554.1 AND 2 AND AS4600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- ALL STEEL SHALL COMPLY WITH THE FOLLOWING U.N.O. :
 - HOT ROLLED - GRADE 300 TO AS 367
 - SHS AND RHS - GRADE 350 TO AS 1163
 - CHS - GRADE 250 TO AS 1163
 - FLAT PLATE - GRADE 300 TO AS 3679.1
- THE MINIMUM TREATMENT FOR STRUCTURAL SHALL BE AS FOLLOWS U.N.O. :
 - INTERNAL STEELWORK (I.E. PROTECTED FROM CLIMATE) - ABRASIVE BLAST CLEAN TO GRADE Sa2.5 TO AS1627.9, APPLY ONE COAT OF GOOD QUALITY ALKYD PRIMER (ZINC PHOSPHATE) MINIMUM DRY FILM THICKNESS OF 50 MICRONS.
 - EXTERNAL STEELWORK (I.E. EXPOSED TO CLIMATE) - HOT DIP GALVANIZE TO AS4680, OR DURAGAL WITH APPROVED PAINT SYSTEM TO MANUFACTURER'S RECOMMENDATIONS.
- MINIMUM WELDING REQUIREMENTS IF NOT OTHERWISE SPECIFIED SHALL BE AS FOLLOWS: ALL WELDS CATEGORY S.P 6mm CONTINUOUS FILLET WELDS, OR WHERE NOTED, COMPLETE PENETRATION BUTT WELDS (C.P.B.W.) USING E48XX ELECTRODES WITH CATEGORY S.P. INSPECTION WITH ALL WELDS 100% VISUALLY SCANNED, ALL TO AS1554.1 UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER IN ACCORDANCE WITH AS1554.1.
- SITE WELDS WHERE NOTED IN THE DOCUMENTATION SHALL BE THOROUGHLY WIRE BRUSHED, CLEANED AND PAINTED IN WITH AN APPROVED ZINC RICH PAINT SYSTEM.
- ALL BOLTS, NUTS AND WASHERS, INCLUDING HOLD DOWN BOLTS, CAST-IN FERRULES, CAST-IN PLATES AND MASONRY ANCHORS ARE TO BE HOT DIP GALVANISED U.N.O. ALL GALVANISED COMPONENTS TO BE CAST INTO CONCRETE MUST BE PASSIVATED.
- ALL STRUCTURAL STEEL FIXING DETAILS ARE TO BE BASED ON AISC STANDARDIZED STRUCTURAL CONNECTIONS U.N.O

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TO BE CERTIFIED AS
STRUCTURALLY ADEQUATE

TO BE CERTIFIED BY THE
BUILDING APPROVAL
COMPANY

PLAN ISSUE:

26/02/2025 2:12:12 PM

CONCEPT DESIGN
NOT FOR CONSTRUCTION

PROJECT: THE COSMOPOLITAN
PROJECT ADDRESS: 21/9 Grant St Port Douglas

SHEET: LEGEND, DETAILS & NOTES

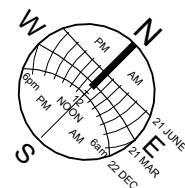
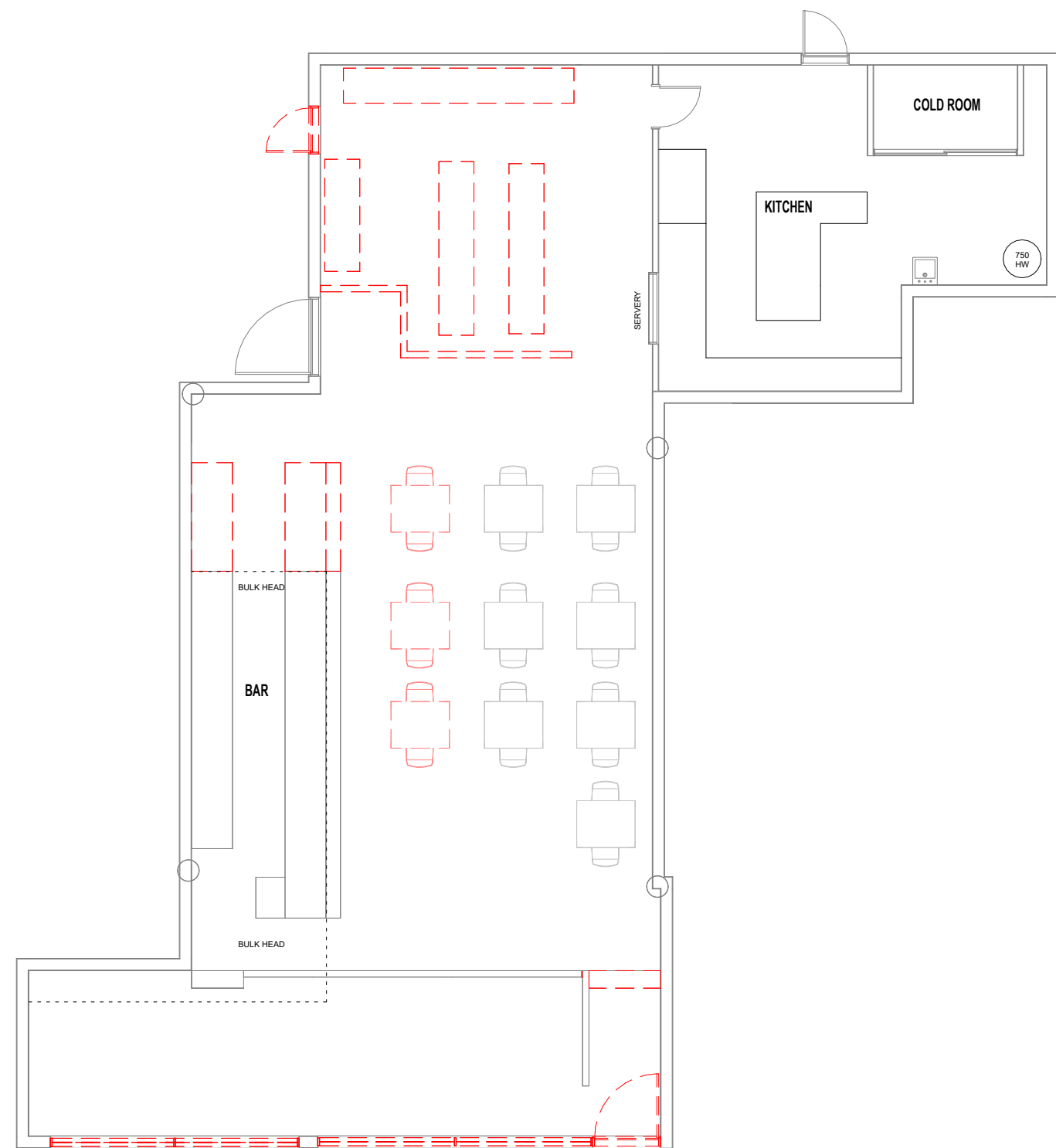
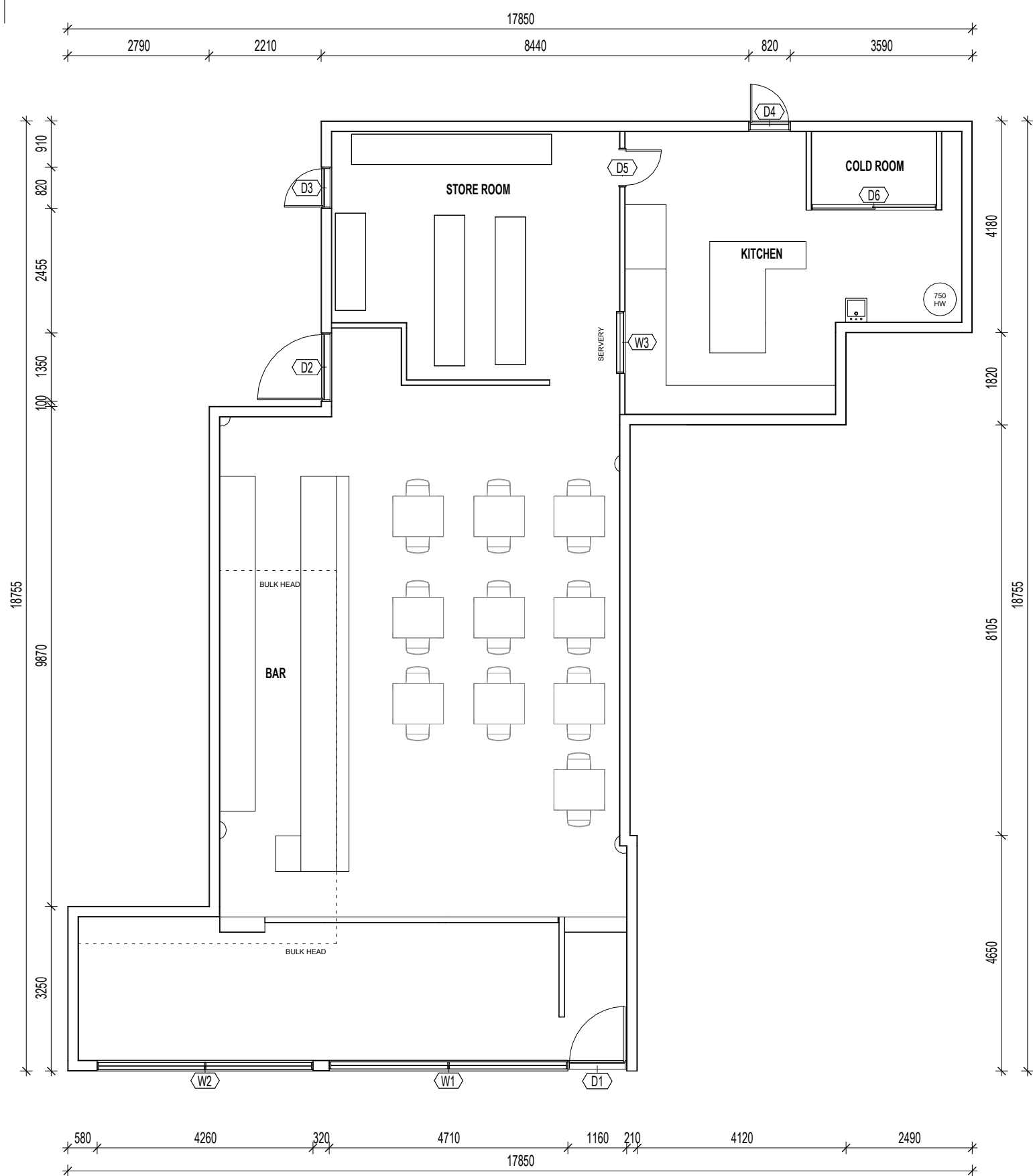
SCALE AS SHOWN @A3


DESIGNED BY: JAYDEN CHADWICK

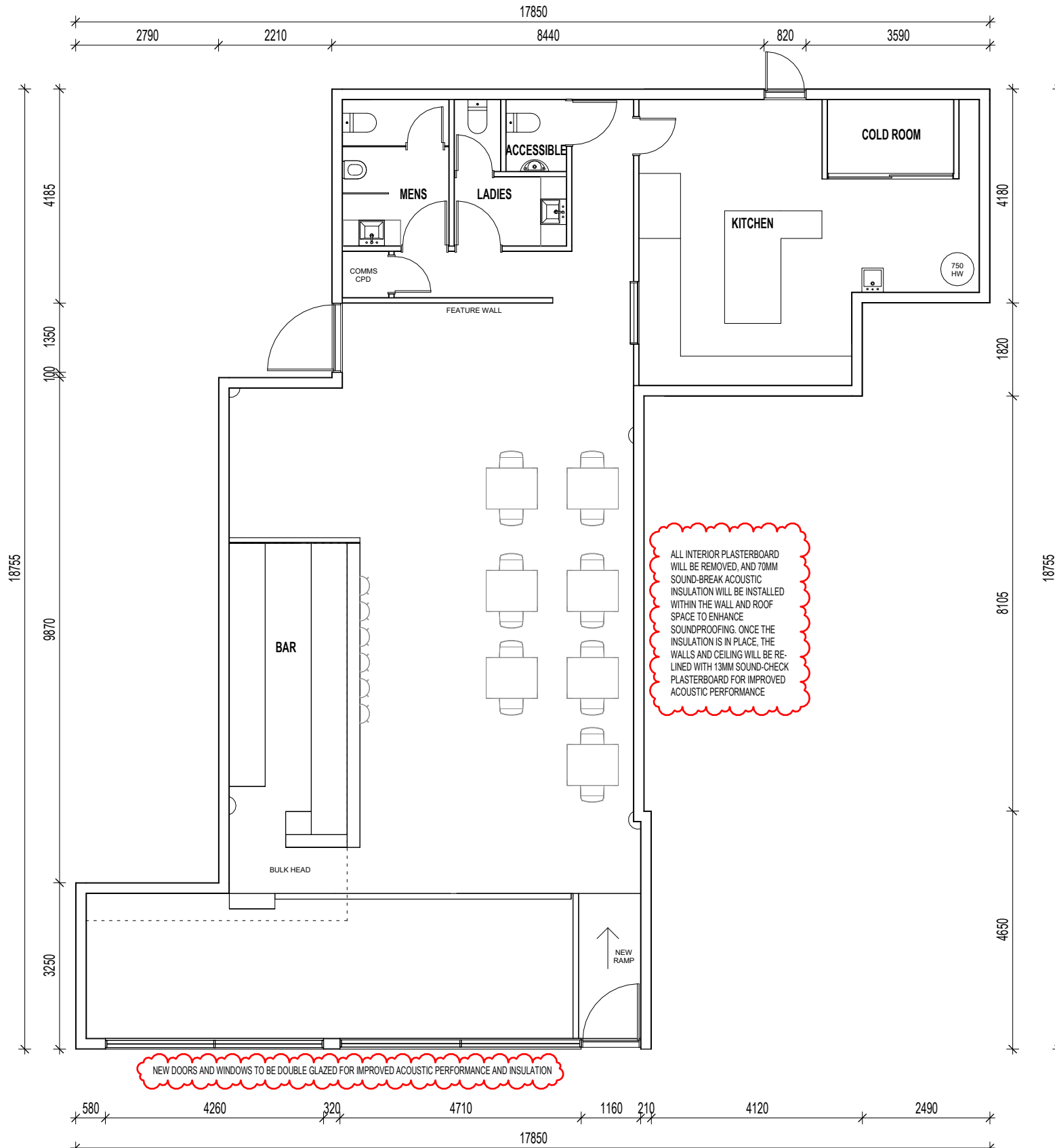
DRAWN BY: JAYDEN CHADWICK

PROJECT NUMBER: 190225

SHEET: G02 REV: A



<p>Angel Construction PO Box 303 Port Douglas 4877 Qld Australia Ph: 07 4099 4516 www.angelconstruction.com.au designs@angelconstruction.com.au Over 25 years of Construction Experience © All designs are protected by copyright Act 1968 Angel Construction QBCC LIC NO. 15128072 licenced builders</p>	 <p>ANGEL CONSTRUCTION QBCC 15128072</p>	TO BE CERTIFIED AS STRUCTURALLY ADEQUATE	TO BE CERTIFIED BY THE BUILDING APPROVAL COMPANY	PLAN ISSUE: 26/02/2025 2:12:12 PM	PROJECT: THE COSMOPOLITAN PROJECT ADDRESS: 21/9 Grant St Port Douglas
				CONCEPT DESIGN NOT FOR CONSTRUCTION	SHEET: EXISTING SCALE AS SHOWN @ A3 DESIGNED BY: JAYDEN CHADWICK DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 190225 SHEET: A02 REV: A



SUGGESTED MATERIALS & FINISHES (TBC)

- FLOORS :
POLISHED CONCRETE
- WALLS :
SELECT TIMBER CLADDING TO FEATURE WALLS
INTERNAL WALLS : PLASTERBOARD GENERALLY, PAINT FINISH
- EXTERNAL WINDOWS & DOORS :
POWDERCOAT ALUMINIUM - WHITE
- INTERNAL DOORS :
PAINT FINISH GENERALLY
- CEILINGS :
FLAT PLASTERBOARD

MATERIAL PALETTE

1 : 1

NEW

1 : 100

MATERIALS & FINISHES

1 : 1

Annexure 8: CIS & RAMP



Angel Entertainment Corporation Pty LTD
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COMMUNITY IMPACT STATEMENT

Introduction

Our venue strives to be an active, responsible, and valued member of the local community. We understand that operating a licensed premises can have both positive and negative impacts on the neighborhood, and we are committed to ensuring that our presence enhances the local environment and contributes to the well-being of residents, businesses, and visitors. This Community Impact Statement (CIS) outlines how we manage the impact of our operations and the steps we take to ensure our activities are in harmony with the community's needs and expectations.

Positive Contributions to the Community

- **Local Employment:**
Our venue provides stable employment opportunities to local residents, including positions in management, bar staff, security, kitchen, and cleaning staff. We prioritize hiring from the local community to ensure that our operations benefit the economic wellbeing of the neighborhood.
- **Supporting Local Businesses:**
We are committed to fostering strong relationships with neighboring businesses, including suppliers of food, beverages, and other services. By sourcing locally, we help support the regional economy and contribute to the sustainability of small businesses.
- **Community Engagement and Support:**
Our venue actively participates in community initiatives, such as local charity events, fundraising efforts, and hosting community meetings. We also host events that bring people together in a safe, welcoming environment. For example:
 - **Charity Events:** We regularly hold fundraising events where a portion of our profits go to local causes or organizations.



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- **Local Events:** We collaborate with other local venues and businesses to host events that promote cultural activities, sports, and arts, contributing to the vibrancy of the area.
 - **Safe Space for Socializing:**
We aim to provide a safe and welcoming environment for patrons to gather, socialize, and enjoy quality food and drinks. Our venue hosts a range of events that are inclusive, catering to diverse groups including families, young professionals, and tourists.
-

Addressing Negative Community Impacts

- **Noise Mitigation:**
We are committed to minimizing noise disturbance to our neighbors, particularly during late-night hours. Our strategies to manage noise include:
 - **Soundproofing:** The venue has invested in soundproofing materials to reduce the transmission of noise to neighboring buildings.
 - **Noise Monitoring:** We regularly monitor noise levels using decibel meters and adjust sound levels as needed to ensure they remain within acceptable limits.
 - **Clear Communication:** We have clear communication protocols in place with neighbors to ensure that any concerns about noise or disturbances are addressed quickly and effectively.
- **Managing Traffic and Parking:**
We understand that large crowds can lead to congestion and parking issues. To mitigate these effects:
 - **Promoting Public Transport:** We encourage patrons to use public transportation, taxis, and rideshare services by providing clear information on nearby bus and train routes, as well as taxi ranks.
 - **Car Park Management:** The venue has a designated parking area to accommodate patrons, and we monitor this to ensure it is not overcrowded.
 - **Traffic Control:** During peak hours or special events, we may employ additional staff or liaise with local authorities to manage traffic flow and reduce congestion around the venue.



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- **Litter Management:**

We take pride in maintaining the cleanliness of the surrounding area. Our waste management strategies include:

- **Regular Cleaning:** We conduct regular cleaning around the venue to ensure that litter does not accumulate in public spaces or on footpaths.
- **Bin Placement:** We provide adequate waste disposal facilities, including recycling options, both inside and outside the venue.
- **Post-Event Clean-Up:** Following large events or late-night operations, we ensure that a thorough clean-up is conducted to prevent litter from affecting the local area.

Responsible Alcohol Consumption and Community Safety

- **Preventing Alcohol Abuse:**

We are committed to preventing excessive alcohol consumption and the associated risks, such as antisocial behavior or public disturbance. This is achieved through:

- **Responsible Service Training:** All staff undergo regular training in responsible service practices, including how to recognize intoxicated patrons and manage their behavior appropriately.
- **Cut-Off Policies:** Alcohol service is strictly cut off at the appropriate time, and intoxicated patrons are asked to leave in a respectful manner.
- **Providing Non-Alcoholic Options:** We offer a wide range of non-alcoholic beverages to encourage moderate consumption and to ensure all patrons can enjoy their time at the venue.

- **Patron Behavior Management:**

We take proactive steps to manage patron behavior and ensure that our venue remains a safe space for everyone:

- **Security Personnel:** The venue employs trained security staff to monitor behavior and manage any disruptive or aggressive patrons.
- **Clear Behavior Policies:** We have a zero-tolerance policy for violence, discrimination, and disruptive behavior. Patrons who violate these policies are



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promptly removed from the premises and, if necessary, the authorities are contacted.

Consultation with the Community

- **Ongoing Community Dialogue:**

We maintain open communication with local residents, community groups, and businesses to address any concerns and to discuss any potential impacts. This includes:

- **Community Feedback:** We regularly conduct surveys and host meetings to ensure that the local community's voice is heard and taken into account when making operational decisions.
- **Quick Response to Complaints:** If any complaints or issues arise, we are committed to responding promptly and implementing necessary changes.

Conclusion

Our venue is committed to being a responsible operator that positively contributes to the local community while minimizing any negative impact. We continuously assess and improve our operations to ensure that our business activities are in alignment with the needs and expectations of the community. We believe that through responsible management, engagement, and a commitment to sustainability, our venue can continue to be a safe, welcoming, and valued part of the neighborhood.



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RISK ASSESSED MANAGEMENT PLAN

1. Responsible Service of Alcohol (RSA)

As part of our commitment to providing a safe and enjoyable environment for all patrons, we pledge to serve alcohol responsibly and in compliance with all legal requirements. We will ensure that alcohol consumption is managed in a way that promotes public safety and minimizes risks associated with overconsumption. Our goal is to create an environment where patrons can socialize and enjoy their time while prioritizing their health and safety.

Practices for Responsible Alcohol Service

1. Training and Education of Staff:

All staff involved in the sale or service of alcohol will undergo comprehensive training in responsible alcohol service. This includes understanding the effects of alcohol, recognizing signs of intoxication, and learning how to manage situations where patrons may be over-consuming. Our staff will also be trained to follow all local laws and regulations related to alcohol service, including age verification protocols.

2. Checking IDs and Age Verification:

We will strictly enforce an ID-checking policy to ensure that only patrons of legal drinking age are served alcohol. Our staff will ask for valid identification if there is any doubt about a patron's age. We will also educate our staff on how to spot fake IDs and maintain a zero-tolerance policy for underage drinking.

3. Monitoring Patron Behavior:

Our staff will regularly monitor patrons' behavior to ensure that alcohol consumption does not lead to aggressive or disruptive actions. If a patron shows signs of intoxication—such as slurred speech, impaired coordination, or loud, disruptive behavior—the staff will intervene to assess the situation and take appropriate action. This may involve offering water or food, speaking with the patron to ensure they are aware of their condition, and/or stopping further alcohol service.



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4. Limiting Alcohol Service and Ensuring Cut-Off Times:

We will set clear guidelines for the amount of alcohol a patron may consume within a set time frame. If a patron reaches their limit, we will immediately stop serving them alcohol and offer alternative beverages (e.g., water, soft drinks) to encourage hydration. We will establish a reasonable time to stop alcohol service (e.g., 30 minutes before closing) and ensure that all staff are aware of this cut-off to prevent excessive drinking before leaving the establishment.

5. Promoting Responsible Drinking:

We will encourage responsible drinking by offering non-alcoholic alternatives and promoting water consumption. Staff will engage patrons with reminders about the risks of excessive drinking and will offer alternatives, such as snacks or water, to help moderate alcohol intake.

6. Providing Assistance to Patrons Leaving:

To ensure that patrons leave the premises safely, we will monitor the condition of individuals before they exit. If a patron appears intoxicated or unfit to drive, we will offer assistance by arranging for a taxi or ride-sharing service or suggest using public transportation. Additionally, we will encourage the use of designated drivers and promote the importance of safety on the roads.

7. Clear Communication and Documentation:

All policies and procedures related to alcohol service will be clearly communicated to staff through regular meetings and documentation. Any incidents of over-service or disruptive behavior will be documented, and appropriate actions will be taken, including banning patrons who violate policies or pose safety risks.

Conclusion

We are committed to ensuring that alcohol is served responsibly in a way that prioritizes the safety and well-being of all patrons. Our staff will monitor behavior closely, stop serving alcohol to individuals who are intoxicated or nearing intoxication, and ensure that everyone enjoys a safe and pleasant experience. Through these practices, we aim to maintain a respectful environment while preventing the risks associated with excessive alcohol consumption.



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2. Liquor Accord

As part of our responsibility to foster a safe and enjoyable environment, we are committed to adhering to all best practices and guidelines outlined in the Liquor Accord. This includes working closely with local authorities, law enforcement, and community organizations to ensure that our venue operates in a manner that minimizes alcohol-related harm and promotes public safety.

Practices to Address Key Matters in the Liquor Accord

1. Responsible Alcohol Service

In line with the Liquor Accord's guidelines, our venue will implement training programs for all staff on the responsible service of alcohol. This includes understanding how to identify signs of intoxication, how to refuse service politely but firmly, and how to manage difficult situations involving overconsumption.

- **Staff Training and Education:** All staff will complete accredited Responsible Service of Alcohol (RSA) courses and be kept up to date on new practices and laws.
- **Alcohol Consumption Monitoring:** We will actively monitor patrons' alcohol consumption and intervene when necessary to prevent over-intoxication, following the Liquor Accord's emphasis on responsible service.

2. Compliance with Trading Hours and Liquor Laws

As part of our commitment to the Liquor Accord, we will strictly adhere to local trading hours and licensing laws. This includes ensuring that alcohol is not served beyond approved times and that service is stopped at the designated cut-off time.

- **Enforcing Cut-Off Times:** We will establish a clear cut-off time for alcohol service, typically 30 minutes before closing. Staff will be trained to ensure that no further alcohol is served after this time.
- **Regular Audits and Compliance Checks:** We will participate in audits and inspections to ensure compliance with all liquor laws, which may be part of the terms set by the Liquor Accord.

3. Managing Intoxicated Patrons and Patron Safety

The Liquor Accord encourages venues to take proactive steps in managing intoxicated patrons and ensuring they leave safely. We will implement strategies to reduce alcohol-related harm by assessing and managing patrons' behavior before it escalates.



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- Identifying and Intervening with Intoxicated Patrons: Staff will be trained to identify signs of intoxication early. Patrons who show signs of over-consumption (slurred speech, difficulty walking, aggression, etc.) will be refused service, and steps will be taken to prevent them from further drinking.
- **Providing Assistance with Safe Departure:** Patrons who are unable to leave safely will be offered assistance, such as arranging for a taxi or ride-sharing service, ensuring that they do not drive while impaired.

4. **Promoting Positive Social Behavior and Engagement**

The Liquor Accord emphasizes the importance of promoting positive social behavior within venues and contributing to the overall safety and well-being of the local community. We will engage with the community and local authorities to help reduce the negative impacts of excessive alcohol consumption.

- **Social Responsibility Initiatives:** We will promote non-alcoholic beverages, provide water stations, and encourage patrons to drink responsibly by offering discounts on food and snacks that help mitigate alcohol's effects.
- **Collaboration with Law Enforcement:** We will maintain a good relationship with local law enforcement and ensure that our staff are aware of how to cooperate with authorities in situations where alcohol-related incidents may occur.

5. **Reducing Anti-Social Behavior**

The Liquor Accord encourages venues to adopt strategies that reduce alcohol-fueled anti-social behavior, such as vandalism, violence, and disorderly conduct. We will take proactive steps to ensure that our venue does not contribute to community disturbances.

- **Security and Crowd Management:** We will have qualified security personnel on-site, especially during peak hours, to manage any potential disruptive behavior and ensure patrons remain safe.
- **Incident Reporting and Documentation:** Any incidents of anti-social behavior or conflicts within the venue will be documented and reported to the appropriate authorities as part of our commitment to public safety and compliance with the Liquor Accord.

6. **Community Consultation and Engagement**

As part of our participation in the Liquor Accord, we will actively engage in community



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consultation and participate in any meetings or initiatives aimed at addressing local issues related to alcohol service.

- **Regular Meetings with Stakeholders:** We will attend Liquor Accord meetings and engage with local councils, law enforcement, and other venue owners to discuss community concerns and ensure that our operations align with the broader goals of the Accord.
- **Feedback Channels:** We will establish and maintain a system for patrons and the local community to provide feedback regarding alcohol-related concerns, ensuring that we address issues promptly and effectively.

7. Implementation of Safe Events and Promotions

The Liquor Accord encourages venues to ensure that any special events or alcohol promotions are safe, responsible, and in compliance with all regulations.

- **Responsible Promotions:** We will limit promotions that encourage excessive alcohol consumption, such as "happy hour" deals that offer discounts on alcohol without adequate food or water options. All event promotions will prioritize responsible drinking.
- **Safe Event Practices:** For any special events, we will ensure that crowd management, security, and responsible alcohol service are priorities. We will also collaborate with law enforcement when necessary for larger events.

Conclusion

By adhering to the principles set out in the Liquor Accord, we aim to maintain a safe and enjoyable venue that supports responsible alcohol consumption and contributes to the well-being of the local community. We are committed to ensuring that our staff are properly trained, that we engage with local stakeholders, and that we take proactive steps to minimize harm and reduce alcohol-related incidents.



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3. Arrangements at the Premises

Lighting

Objective: To ensure the safety of patrons and staff and deter criminal activity with adequate lighting both inside and outside the premises.

- **Interior Lighting:**

The interior lighting is designed to provide a well-lit environment for patrons, staff, and security personnel. We use a combination of ambient and task lighting to ensure all areas are visible. For example:

- Bar and dining areas: Soft, ambient lighting to create a comfortable atmosphere.
- Restrooms and walkways: Bright, focused lighting for clear visibility and safety.

- **Exterior Lighting:**

The premises are equipped with high-intensity security lighting that covers all external areas, including the entrances, exits, and parking lots. These lights are motion-activated to ensure that they only illuminate when necessary, saving energy while maintaining safety during night hours.

- **Security Lighting:**

In key areas such as the main entrance, back door, and near the parking lot, we have 24-hour security lighting to deter criminal activity and ensure visibility in these critical areas. The lighting is strategically positioned to avoid creating dark spots that could provide cover for potential threats.

Noise Mitigation

Objective: To manage noise levels both inside and outside the venue, ensuring a pleasant experience for patrons and minimizing disruption to the surrounding community.

- **Soundproofing Materials:**

We have incorporated soundproofing materials in the walls, ceilings, and floors, particularly in areas where noise could be an issue (e.g., live music or DJ areas). These materials reduce noise spillover and help to contain sound within the venue. Acoustic panels are used to absorb sound, particularly in areas with high traffic, such as the bar and dance floors.



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- **Positioning of Speakers:**

Speakers, particularly those used for live music or events, are strategically positioned away from external walls and windows to minimize noise disruption to neighboring properties. We ensure that speakers are directed towards the center of the room to prevent sound from traveling outside.

- **Monitoring Noise Levels:**

We use decibel meters in key areas to regularly monitor noise levels, particularly during events or late-night hours. These meters help us ensure that sound levels remain within acceptable limits, both inside and outside the premises. If noise levels exceed local government guidelines or impact neighboring properties, immediate adjustments will be made.

- **Management Practices for Noise Reduction:**

- **During Late Hours:** Staff will receive instructions to lower volume levels as the evening progresses, particularly after 11 p.m., to reduce noise impact on neighboring residents. This includes adjusting the volume of music, moderating loud conversations, and encouraging patrons to speak at a lower volume as the night winds down.
- **Event-Specific Guidelines:** For events that may involve louder music or entertainment, we will adjust the volume to a lower setting when the event moves towards its conclusion, particularly in outdoor spaces.

- **Response to Noise Complaints:**

A dedicated staff member will be assigned to respond to any noise complaints from neighbors or the community. This individual will have direct contact with local authorities, if necessary, and will take immediate steps to adjust the noise level. A log will be kept of all complaints and the actions taken to address them.

Security

Objective: To ensure the safety of patrons and staff by having adequate security measures in place.

- **Number of Security Personnel:**

On a typical weeknight, we will have **one security staff members** on duty, stationed at both the **main entrance** and the **bar areas** to monitor patrons and prevent any disturbances. On busier nights (weekends or events), the number of security personnel will increase to **two staff members**, who will also patrol the parking lot and external premises.



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- **Private vs. Public Functions:**

- **Public Events:** For open-to-the-public events, the venue will maintain a standard security presence with staff positioned at all entry points and high-traffic areas.
- **Private Events:** For private functions such as weddings or corporate events, the security arrangements may vary based on the guest list and the nature of the event. In general, we will have one dedicated security officer for smaller private events (less than 50 guests) and increase the number for larger events (over 50 guests), with staff positioned at entry points and throughout the venue as necessary.

- **CCTV:**

Our premises are equipped with a **comprehensive CCTV system** consisting of **10 cameras**. These cameras monitor:

- Entry points, including the front door and back exit.
- The bar and seating areas.
- The parking lot.
- All footage is stored securely for **30 days** before being automatically deleted. In the event of an incident, footage may be retained for longer if required by law enforcement.

Transport Services

Objective: To ensure that patrons have safe and convenient transport options available.

- **Available Transport Services:**

The venue is located within **500 meters** of the nearest bus stop and **1 kilometer** from the train station, providing patrons with access to public transport. We also have a **taxi rank** located near the venue's entrance.

- **Access to Phones:**

We provide patrons with access to a **landline** at the venue's front desk, allowing them to contact taxis or rideshare services at no additional cost. Additionally, patrons are encouraged to use ride-sharing apps such as Uber or Lyft, and staff will assist them in coordinating their ride if necessary.

Provision of Meals



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Objective: To provide food options for patrons to complement their alcohol consumption, supporting responsible drinking.

- **Catering Services:**

Our venue offers a variety of food options, Tapas & Pizza **menu** and **bar snacks**. This variety allows patrons to select meals that suit their preferences and the time of day. The menu includes a range of healthy options, vegetarian dishes, and hearty meals designed to complement alcoholic drinks.

- **Food Hours:**

- **Tapas Menu:** Available from **3 p.m. to 9 p.m.** every day.
- **Bar Snacks:** Available from **3 p.m. to closing** each day, including light snacks such as nuts, chips, and finger foods to help patrons moderate their alcohol intake.
- **Late-Night Food:** On weekends and after special events, we offer a limited **late-night menu** from **9 p.m. to midnight**, featuring quick and satisfying options like Tapas, pizzas, and burgers.

Conclusion

These arrangements at the premises are designed to create a safe, enjoyable, and responsible environment for both our patrons and the surrounding community. By implementing effective lighting, noise mitigation strategies, robust security measures, and safe transport options, we aim to minimize any risks associated with alcohol service. Additionally, the provision of quality food throughout the day ensures patrons have access to meals that help moderate alcohol consumption. These strategies, coupled with clear policies for managing noise and security, contribute to a well-managed and responsible venue.

4. Training of Staff

1. Training Processes

Objective: To ensure that all staff are well-equipped with the knowledge, skills, and understanding necessary to serve alcohol responsibly and contribute to a safe and enjoyable environment for all patrons.



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- **Induction Program:**

Upon joining the team, new employees undergo a detailed **induction program**, which covers the following:

- **Introduction to the Venue:** Staff are familiarized with the layout of the venue, emergency exits, safety protocols, and key areas like bars, seating, and restrooms.
- **Customer Service Expectations:** Training on the importance of providing high-quality customer service, including professionalism, effective communication, and conflict resolution.
- **Responsible Service of Alcohol (RSA):** All staff are required to complete a **RSA course** before they start working in customer-facing roles. This includes:
 - Identifying signs of intoxication and how to manage intoxicated patrons.
 - Legal requirements surrounding the sale and consumption of alcohol, including ensuring patrons are of legal drinking age.
 - Safe serving practices to prevent over-service and avoid harm to patrons and the venue.
- **Staff Roles and Responsibilities:** Clear definition of duties such as checking IDs, handling customer queries, serving food and drinks, and supporting security measures.

- **Ongoing Training:**

Staff will undergo **regular refresher training** to ensure they remain knowledgeable and prepared to handle new challenges. This includes:

- **Quarterly Refresher Training:** Every 3 months, staff will attend training sessions to review critical aspects of alcohol service, such as managing intoxicated patrons, handling conflict, and ensuring responsible service. These sessions are interactive and often include role-playing scenarios, which help reinforce learning.
- **Specialized Training:** On occasion, staff may undergo specialized training such as dealing with aggressive behavior, handling medical emergencies, or learning new compliance regulations.

2. Liquor Licensing Matters



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Objective: To ensure all staff are fully aware of the legal requirements and regulations surrounding liquor service, as well as how to handle situations like underage drinking and intoxicated patrons.

- **Compliance with Liquor Laws:**

Staff will be trained on the relevant liquor licensing laws specific to your region. This will include:

- **Legal Drinking Age:** The importance of verifying the age of patrons by checking valid IDs. Staff are trained to recognize acceptable forms of identification (e.g., driver's licenses, passports) and to confidently refuse service if the ID is invalid or if the patron is underage.
- **Refusing Service:** If a patron becomes intoxicated, staff are taught to recognize the signs of intoxication (e.g., slurred speech, uncoordinated movement, aggressive behavior) and are trained to:
 - Politely refuse service of alcohol.
 - Offer non-alcoholic drinks or food to help sober up the patron.
 - Ask the patron to leave if necessary, ensuring they are escorted safely from the premises if they pose a risk to themselves or others.
 - In cases of aggressive or disruptive behavior, staff are trained to involve security or contact law enforcement if needed.

- **Handling Underage Patrons:**

Staff will be trained on procedures to identify and prevent underage drinking:

- **ID Checks:** All staff are instructed to **always check the ID** of anyone who appears to be under the age of 25.
 - **Minors on Premises:** Staff are trained to quickly identify any minors who may have entered the premises and to follow procedures for removing them safely, such as notifying security and informing the police if necessary.
 - **Wristbands or Identification Marks:** For venues that allow patrons over a certain age (e.g., over 18 or over 21) to access certain areas, staff will be trained to use age-verification methods such as wristbands, stamps, or wristbands to distinguish between minors and adults.
-



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3. Regular Updates

Objective: To ensure that staff remain up to date on the latest liquor laws, industry trends, and best practices, helping the venue remain compliant and maintain high service standards.

- **Quarterly Training Sessions:**

In addition to the ongoing induction and refresher training, staff will attend **quarterly training sessions** that focus on:

- **Recent Changes in Liquor Laws:** Any changes to the **Liquor Act** or local regulations that impact how alcohol should be served or managed. This helps ensure staff are up to date with legal requirements and can adjust practices as needed.
- **Best Practices in Hospitality:** Staff are trained on industry trends such as customer service techniques, conflict resolution, and how to create a positive customer experience in a safe environment. These sessions may also include guest speakers or workshops on handling difficult situations (e.g., intoxicated or aggressive patrons).
- **Health & Safety Protocols:** Any changes to **COVID-19 regulations, food safety practices**, or new industry health standards that could affect the venue's operations.

- **Email and Internal Communications:**

Staff will also receive **email updates** or **internal bulletins** on key updates and changes in relevant laws, company policies, or best practices. These communications serve as a reminder of critical information and provide additional resources (e.g., links to training materials, updates on new compliance guidelines, or tips on improving service). Staff will be required to acknowledge receipt and understanding of such updates.

- **Manager Briefings:**

Venue managers will hold **monthly briefings** with staff to discuss any operational challenges, recent incidents, or feedback from patrons. This also includes updates on any new legislation or compliance issues, ensuring everyone stays informed and aware of changes.

Summary



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Staff training is a fundamental aspect of creating a safe, legal, and responsible alcohol service environment. This comprehensive training plan ensures that all employees are equipped with the knowledge, skills, and tools to provide excellent service while complying with the law. The combination of initial induction, ongoing refresher training, regular updates, and a focus on legal compliance ensures that staff are well-prepared to handle any challenges that arise and are committed to maintaining a responsible and safe venue.

5. Dealing with Minors

Preventing Minors on Premises

Objective: To ensure that underage individuals are not allowed entry or service within the premises, in compliance with liquor licensing laws.

- **ID Checks at the Door:**

All patrons wishing to enter the venue will be required to show a valid form of identification (ID) at the door. This helps ensure that no minors are allowed entry. Our staff will be trained to recognize acceptable forms of ID, including government-issued **driver's licenses**, **passports**, or **state-issued identification cards**.

- **ID Verification:** Staff will be trained to check the validity of IDs, looking for signs of tampering or falsification. If there is any doubt about the authenticity of the ID, entry will be refused.

- **Wristbands for Age Verification:**

Upon entry, patrons who are of legal drinking age will be given an **age-verified wristband**. This wristband is a clear visual cue for staff to easily identify who is allowed to purchase alcohol. If patrons are unable to present valid ID, they will not receive a wristband, and alcohol service will be denied.

- **Minors Identification:** Any patrons who fail to provide valid identification or are under the legal drinking age will not be given wristbands, ensuring that alcohol cannot be served to them. This also helps staff monitor who is allowed to consume alcohol.

- **Bouncers or Security Personnel at Entry:**

Security staff will be stationed at **entrances and exit points** to ensure that no minors attempt to enter the premises. They will conduct **visual checks** for any patrons who may appear underage and may request additional identification if necessary.



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- **Staff Training:** Security personnel and door staff will be thoroughly trained on identifying minors and handling situations where individuals try to bypass age restrictions. They will be empowered to refuse entry or ask a patron to leave if they suspect they are underage.
 - **Clear Signage:**
To further prevent minors from attempting to enter, clear signage will be posted at the venue's entrance that outlines the legal drinking age and the requirements for identification checks. This ensures that patrons are aware of the rules before entering.
-

Handling Minors Found on Premises

Objective: To handle any situation where a minor is found on the premises safely, efficiently, and in compliance with liquor licensing laws.

- **Immediate Identification:**
If a minor is suspected of being on the premises (e.g., they do not have a wristband or their ID appears invalid), staff will discreetly approach the individual and request identification to confirm their age. If the patron is indeed underage, staff will immediately follow the appropriate procedures to remove them from the premises.
- **Notification of Authorities:**
If a minor is found inside the venue after entry or attempting to consume alcohol, staff will:
 - **Escort the minor** to a secure area away from the public eye (e.g., a manager's office or designated area) to avoid confrontation and ensure safety.
 - **Contact local authorities** to inform them of the situation, especially if the minor entered without valid ID or was already consuming alcohol. A formal report will be made, and details about the incident will be recorded in the venue's logbook.
 - **Cooperate with authorities:** Staff will work closely with law enforcement, providing any necessary documentation, CCTV footage, or witness statements to assist in the resolution of the situation.
- **Immediate Removal from the Venue:**
The venue will have a **zero-tolerance policy** for minors on the premises. Once a minor is identified, they will be asked to leave immediately. Staff will:



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- Escort the minor to the exit in a safe and respectful manner, ensuring they are not confronted by intoxicated patrons or security.
 - If the minor refuses to leave or causes a disruption, security will be notified to remove the individual from the premises, and law enforcement may be called if necessary.
- **Staff Training on Handling Minors:**

All staff will be trained on how to handle minors found on the premises, with a focus on maintaining professionalism and de-escalating any tension. Staff will be instructed not to engage in arguments with minors but to calmly explain the venue's policies, show respect, and ensure they are escorted out without incident.
- **Incident Documentation:**

A formal incident report will be completed by the staff member who first identifies the minor and any subsequent actions taken. This documentation will include:

 - Time and date of the incident.
 - Details of how the minor was identified.
 - Actions taken (e.g., ID check, removal of alcohol).
 - Communication with authorities or law enforcement.
 - Any follow-up actions.
- **Preventive Measures for Future Incidents:**

Following any incident involving a minor, the venue will review and assess the procedures to ensure that no similar incidents occur in the future. This may include additional staff training, revising ID-checking procedures, or enhancing security measures at the door.

Summary

By implementing these procedures, we aim to prevent minors from entering the premises, ensuring a safe and compliant environment. The combination of ID checks, wristbands, security personnel, and clear signage ensures that minors are kept off the premises. In the event that a minor is found on-site, clear steps are followed to remove them immediately and inform authorities if necessary, ensuring compliance with the law and promoting a responsible environment.



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6. Dealing with Unduly Intoxicated and Disorderly Patrons

Method of Dealing with Intoxicated Patrons

Objective: To ensure that staff handle intoxicated patrons in a way that promotes their safety, prevents harm to themselves and others, and complies with responsible alcohol service laws.

- **Identifying Signs of Intoxication:**

Staff are trained to recognize the **early signs of intoxication**, such as:

- Slurred speech
- Uncoordinated movements
- Bloodshot eyes
- Aggressive or overly loud behavior
- Drowsiness or difficulty staying awake
- Poor decision-making (e.g., attempting to purchase alcohol despite already being intoxicated)

- **Offering Water or Non-Alcoholic Beverages:**

Once a patron shows signs of intoxication, staff will immediately offer **water** or other non-alcoholic beverages. This is to help **rehydrate** the patron and **slow down** the alcohol absorption rate. Staff are trained to:

- Offer water as a polite way to reduce alcohol intake.
- Encourage the patron to drink water between alcoholic beverages.
- Provide food, such as snacks or meals, to help absorb alcohol if applicable.

- **Cutting Off Alcohol Service:**

If a patron reaches the point of being intoxicated, staff are trained to **refuse further alcohol service** in a courteous and professional manner. They will:

- Politely explain to the patron that they have consumed enough alcohol and it is against the law to serve them any more.



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- Offer an alternative, such as non-alcoholic beverages or food.
 - If necessary, staff will discreetly notify management to assess the situation.
- **Asking the Patron to Leave:**

If the patron continues to exhibit signs of intoxication or becomes disruptive despite being offered non-alcoholic drinks, staff are trained to ask them to **leave the premises**. This process includes:

 - Approaching the patron in a calm and respectful manner.
 - Explaining the reason for the request (e.g., they have consumed too much alcohol and need to leave for their safety and the safety of others).
 - Ensuring the patron is escorted to the exit safely, ideally with assistance from security.
 - If the patron refuses to leave, staff are trained to involve security or law enforcement.
- **Security Assistance:**

In cases where a patron is unwilling to leave after being asked, security staff are **trained to intervene**. Security will:

 - Approach the situation with respect but assertiveness.
 - Physically escort the intoxicated patron from the premises if necessary.
 - Ensure the patron is safely removed without causing harm or damage to the venue or other patrons.
 - If security feels threatened or if the situation escalates, they will immediately call the police.

Handling Disorderly Patrons

Objective: To address disruptive or aggressive behavior in a way that ensures the safety and enjoyment of all patrons while minimizing conflict and maintaining compliance with the law.

- **Recognizing Signs of Disorderly Behavior:**

Staff are trained to identify **disorderly or aggressive behavior**, which may include:



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- Verbal aggression or threats.
- Physical aggression or attempting to provoke fights.
- Loud and disruptive behavior that disturbs other patrons.
- Refusal to comply with venue rules (e.g., refusing to leave after being asked).
- Vandalizing or damaging venue property.
- **De-escalating the Situation:**

Staff will be trained in **de-escalation techniques** to handle confrontations in a calm and professional manner. These techniques include:

 - Speaking to the patron in a **calm, non-confrontational tone**.
 - **Listening actively** to the patron's concerns or complaints to understand their frustration and show empathy.
 - Offering **alternatives** to help resolve the issue, such as offering a non-alcoholic drink, food, or moving the patron to a quieter area of the venue.
 - **Maintaining physical distance** to avoid escalating tension, but ensuring safety by staying in sight of other staff or security.
- **Involving Security or Police:**

If the situation escalates beyond what staff can handle, or if a patron becomes violent or refuses to cooperate, the following steps will be taken:

 - **Security personnel** will be called immediately to assist in managing the situation. They are trained to:
 - Approach the individual in a calm, authoritative manner.
 - Ask the patron to leave the premises if their behavior is unacceptable.
 - Escort the patron safely from the venue, ensuring minimal disruption to other guests.
 - If the patron becomes violent or physically threatens others, **law enforcement** may be called. The staff will:
 - Inform the police of the situation, providing them with any necessary details (e.g., the patron's description, the cause of the disturbance).



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- Cooperate fully with authorities to ensure the situation is handled appropriately and in accordance with the law.
- **Banning Disorderly Patrons:**
If a patron is involved in repeated instances of disorderly behavior, management may choose to place them on a **ban list**, preventing them from entering the venue in the future. The venue's policy will be clearly communicated to all patrons, and any patron caught violating it will face consequences such as temporary or permanent bans. The staff will:
 - Document all incidents of disorderly behavior, including the patron's details and the specific actions taken.
 - Review the incident with management to decide on the appropriate course of action.
 - Notify all staff of the banned individual to ensure they are not allowed entry in the future.

Summary

Staff training for dealing with intoxicated and disorderly patrons is critical to maintaining a safe and enjoyable environment for everyone. By identifying the early signs of intoxication, offering alternative beverages, cutting off alcohol service, and asking patrons to leave when necessary, we minimize the risk of harm to the individual and others. Disorderly behavior is managed with clear de-escalation practices, and when needed, security and law enforcement are involved to ensure the safety of all patrons. Our approach ensures compliance with alcohol laws while promoting a welcoming and secure venue for guests.

- **Method of Dealing with Intoxicated Patrons:** Explain how staff are trained to handle intoxicated patrons, such as offering water, cutting off alcohol, or asking them to leave.
- **Disorderly Patrons:** Describe how your venue handles disruptive or aggressive behavior, including employing security or calling the police.

7. Impact on Community Amenity

Mitigating Noise and Other Impacts



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Objective: To minimize the impact of noise and other disturbances on the surrounding community, particularly during late-night closing hours.

- **Encouraging Quiet Departure:**

We recognize that patrons leaving the venue late at night can contribute to noise pollution, especially in residential areas. To minimize this impact, the following strategies are in place:

- **Staff Reminders:** Staff will be trained to remind patrons to leave the premises **quietly** and be mindful of noise levels as they exit, especially if they are congregating in front of the venue or in outdoor areas.
- **Announcing Quiet Departure:** A polite announcement may be made towards closing time, encouraging patrons to **leave calmly and quietly**.
- **Signage:** Clear signs at the exit or on the venue's exterior will remind patrons to be considerate of the neighborhood when departing.
- **Exit Management:** Where possible, we may encourage patrons to exit via **designated quieter routes** that avoid busy or residential streets, helping to reduce noise disturbance in sensitive areas.

- **Noise Barriers:**

If the venue is located near residential areas or other noise-sensitive spaces, we may install **soundproofing materials** or **noise barriers** in strategic areas, such as:

- **Doors and windows** in loud areas like the bar or dance floor.
- **Outdoor seating or smoking areas** where conversations can carry late at night.
- **Enclosed outdoor spaces** that help absorb and deflect sound away from surrounding properties.

- **Early Closure of Outdoor Spaces:**

To further minimize noise impact on the surrounding neighborhood, any **outdoor areas** (such as patios or terraces) will be closed before the main venue closure time, and patrons will be encouraged to move inside if the noise level starts to rise.

- **Control of External Speakers:**

If music is played in outdoor areas, we ensure that speakers are directed **inward** toward the venue to prevent sound from spilling into the street. The volume will be adjusted to be appropriate for the setting and time of day to avoid disturbing nearby residents.



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Litter and Parking

Objective: To prevent littering around the venue and manage parking to minimize congestion and disruption to the surrounding community.

- **Litter Prevention and Management:**

- **Staff Monitoring:** Staff will regularly monitor the immediate area surrounding the venue for **litter**. At regular intervals during business hours and especially after closing, staff will conduct a thorough clean-up of the premises and surrounding sidewalk or parking areas.
- **Bins and Waste Disposal:** We will place an ample number of **clearly labeled waste bins** in key areas (e.g., entrances, outdoor areas, near seating) to encourage patrons to dispose of their waste properly. Bins will be emptied regularly, especially during peak hours or after events.
- **Environmental Initiatives:** The venue will participate in sustainable practices, such as using **eco-friendly packaging** and encouraging patrons to minimize waste. Staff will actively remind patrons to **dispose of items responsibly**, particularly cigarette butts and bottles.

- **Parking Management:**

- **Allocated Parking Spaces:** If the venue has its own parking lot, parking spaces will be designated for **venue patrons** and monitored to ensure that spaces are not overcrowded. We will also ensure there are sufficient spaces to avoid spillover into residential areas or nearby businesses.
- **Clear Signage:** Parking restrictions or guidelines will be clearly displayed around the venue, both in the parking lot and in the surrounding area. This includes **designating areas for taxis, rideshare pickups, and loading zones** to avoid congestion during peak times.
- **Promoting Public Transport:** To reduce parking demand and encourage more sustainable transport options, the venue will provide information about **public transport options**, such as nearby bus or train stations, and encourage patrons to use these services.



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- **Taxi/Rideshare Service:** We will partner with local taxi services or encourage the use of **rideshare apps** (e.g., Uber) to facilitate the departure of patrons, ensuring that they can get home safely without the need for personal parking.
- **Parking Attendant:** During peak times or events, we may employ a **parking attendant** to direct patrons to available spaces and help prevent illegal or disruptive parking behavior in surrounding areas.

Waste Management

Objective: To manage waste effectively to prevent any disruption to the community and ensure cleanliness both during and after trading hours.

- **Waste Segregation:**

The venue will implement a **waste segregation system** for general waste, recyclables, and organic waste. This will help reduce the environmental impact and ensure that all waste is disposed of responsibly.

 - **Recycling Bins** will be clearly marked and placed throughout the premises, including behind the bar and in staff-only areas, to ensure proper disposal of recyclable materials (e.g., glass, plastic).
 - **Food Waste** will be separated from general waste and sent to **composting** facilities or appropriately disposed of according to local waste management regulations.
- **Post-Closing Waste Management:**

After closing, staff will carry out a **final sweep** of the venue to ensure any waste left behind is collected and disposed of properly. This includes cleaning the premises of any potential litter around the **entrances, parking lot, and nearby sidewalks**. Additionally:

 - **Waste Collection Services:** The venue will ensure that the waste removal schedule aligns with off-peak hours to avoid disturbing the local community. Late-night or early-morning waste pick-ups will be scheduled at appropriate times to minimize noise disruption.
 - **Staff Clean-Up:** Staff will be assigned specific duties for clearing up waste around the venue before, during, and after closing time. This includes cleaning outdoor seating areas, smoking zones, and gathering any trash left in the vicinity.



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- **Minimizing Waste Impact:**

As part of a wider commitment to sustainability and reducing the impact on the local community, the venue will review its waste management plan regularly to incorporate new initiatives or improvements in waste reduction, such as reducing the use of single-use plastics or promoting **reusable containers** for take-away or event catering.

Summary

The venue is committed to minimizing its impact on the surrounding community by addressing issues of noise, litter, parking, and waste management. We encourage quiet departure, use soundproofing where necessary, and ensure that any waste generated is disposed of in an environmentally responsible manner. We also actively manage parking to prevent congestion, promote sustainable transport options, and ensure that our waste management practices are efficient and considerate of the community.

8. Consultation with Community and Industry Groups

Engagement with Groups

Objective: To maintain positive relationships with the local community and relevant industry groups, ensuring that the venue's operations align with community expectations and industry best practices.

- **Community Consultation:**

We recognize the importance of engaging with the local community to address concerns and foster positive relationships. The venue regularly participates in consultations with local community groups, neighborhood associations, and residents. Examples include:

- **Monthly Community Meetings:** The venue hosts regular or participates in community meetings where residents and local businesses can voice concerns, ask questions, and provide feedback about the venue's operations, especially during events or late-night hours.
- **Feedback Surveys:** To ensure a continuous open dialogue, we periodically distribute feedback surveys to neighboring residents and businesses to gather input on our operations, noise levels, and overall impact on the community.



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- **Collaboration with Local Authorities:** We engage with local law enforcement and council representatives to address any public safety concerns and to ensure compliance with local regulations regarding alcohol service and noise control.
- **Consultation with Local Schools or Universities:** If the venue is near educational institutions, we may collaborate with student councils, faculty, or local education officials to discuss any issues arising from patron behavior and to promote responsible drinking initiatives among young people.
- **Industry Consultation:**

The venue actively participates in industry forums, including consultations with liquor licensing bodies, hospitality associations, and other venues to stay up-to-date with legislative changes and best practices. Examples include:

 - **Industry Workshops and Seminars:** Our management team regularly attends workshops organized by liquor licensing authorities and industry associations to discuss new regulations, trends, and best practices related to responsible alcohol service and community engagement.
 - **Membership in Industry Groups:** We are a member of industry groups such as the local **Liquor Accord** or the **National Liquor Association**, where we collaborate with other venue operators, security professionals, and regulatory bodies to share experiences and solutions for improving industry standards.
 - **Collaboration with Local Liquor Licensing Authorities:** We maintain an ongoing relationship with local liquor licensing authorities, ensuring that we meet all regulatory requirements and seeking guidance on any new or proposed legislation that could affect our operations.

Outcomes

Objective: To demonstrate how the feedback received from community and industry consultations has influenced changes in venue policies and operational practices to address concerns and improve operations.

- **Noise Management Adjustments:**

Following consultations with local residents and authorities, the venue made several adjustments to its noise management practices. This includes:



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- **Earlier Closing of Outdoor Areas:** Based on feedback about late-night noise from outdoor spaces, we decided to **close outdoor seating areas** 30 minutes earlier than originally planned. This reduces the impact of noise from patrons gathering outside after the main venue closes.
- **Soundproofing Improvements:** Community feedback about noise leakage from the venue led to additional investment in **soundproofing** materials in key areas, such as doors and windows, and **directional speakers** to prevent sound from spilling out into residential areas.
- **Noise Monitoring Devices:** In response to concerns raised by the community about noise levels, we implemented the use of **decibel monitoring devices** near the venue's external walls. These devices provide real-time feedback on the noise levels, and if the sound exceeds a certain threshold, staff are immediately notified to adjust music volume.
- **Operational Adjustments Based on Patron Feedback:**

After conducting several surveys with patrons and local businesses, the venue has made the following adjustments to its operational practices:

 - **More Accessible Public Transport Information:** Patrons indicated that the lack of clear information about public transportation options around the venue was a barrier to using more sustainable transport. In response, we have **updated signage** and **distributed public transport guides** that include details about nearby bus and train routes, as well as taxi and rideshare options.
 - **Expanded Food Service Hours:** Following input from patrons and local groups, we extended the **food service hours** to accommodate patrons who prefer dining later in the evening. This helps reduce alcohol consumption by encouraging patrons to have a more balanced dining experience.
- **Security and Behavior Management:**

Consultations with both local law enforcement and the Liquor Accord have led to several **security and behavior management improvements**, including:

 - **Increased Security Staff:** Based on feedback regarding safety concerns, particularly during high-traffic events, we have increased the number of security personnel present at the venue. These staff are now assigned to both **entrances** and **high-risk areas** to help prevent any disorderly behavior and ensure the safety of patrons.



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- **Tighter ID Checking Procedures:** In collaboration with industry groups and local authorities, we implemented a **new training module** for staff on more effective and thorough **ID checks**, especially during peak hours or for high-risk events, to ensure that underage individuals are not allowed entry.
 - **Responsible Alcohol Service Policies:**
Discussions with the Liquor Accord and local community groups prompted the introduction of more stringent responsible service policies, such as:
 - **Stronger Enforcement of the Cut-Off Time:** In response to concerns about excessive drinking, we have reinforced our policies on cutting off alcohol service at the designated time and have trained staff to implement this more strictly.
 - **Increased Awareness of Alcohol Consumption:** We introduced **awareness campaigns** and have distributed **information pamphlets** to patrons about the importance of drinking responsibly and understanding the risks of overconsumption.
-

Summary

The venue is committed to engaging with the community and industry groups to ensure that our operations align with local expectations and regulatory standards. Through regular consultations and feedback from these groups, we have implemented several key changes, including adjustments to noise management, enhanced security protocols, better food service hours, and more effective waste management strategies. These efforts ensure that we not only meet compliance standards but also contribute to a positive relationship with both our patrons and the surrounding community.

9. Compliance with the Act and Other Laws

Relevant Laws

Objective: To ensure that all aspects of the venue's operations comply with the relevant legislation, including the Liquor Act, building regulations, and other applicable local and national laws.

- **Liquor Act Compliance:**
The venue adheres strictly to the **Liquor Act** and any related local and state legislation regarding the sale and service of alcohol. This includes:



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- **Responsible Service of Alcohol (RSA):** All staff are trained and certified in RSA, ensuring that they understand and comply with laws related to the sale, service, and consumption of alcohol.
- **Age Restrictions:** We enforce the legal drinking age and conduct rigorous **ID checks** to prevent minors from consuming alcohol on the premises.
- **Service Hours:** The venue strictly follows the **approved trading hours** for alcohol service, ensuring that alcohol is served only during legal hours and never beyond the designated closing time.
- **Intoxication Regulations:** We comply with the Liquor Act's requirements regarding the refusal of service to intoxicated patrons, ensuring that intoxicated individuals are not served and are encouraged to leave the premises safely.
- **Building Regulations:**

The venue is committed to ensuring the premises meet all **building regulations** and safety codes:

 - **Building Code Compliance:** All structural changes, including renovations and safety installations, adhere to the **National Construction Code** and local building regulations.
 - **Fire Safety:** The venue follows all **fire safety regulations**, including the installation of fire exits, extinguishers, and alarms. Staff are trained on **fire evacuation procedures**, and regular drills are conducted.
 - **Accessibility Compliance:** The venue complies with the **Disability Discrimination Act** to ensure that our premises are accessible to all patrons, including those with mobility impairments. This includes ramps, accessible toilets, and clear signage for ease of movement.
- **Other Applicable Laws:**

The venue is committed to complying with any other relevant local, state, or federal regulations, including:

 - **Health and Safety Regulations:** Compliance with all **health and safety standards**, ensuring the venue is a safe environment for both patrons and staff.



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- **Workplace Health and Safety (WHS):** Adhering to all **WHS** regulations, ensuring that staff are provided with a safe working environment, and that all necessary health and safety protocols are followed.

Footpath Dining, Smoking Areas

Objective: To ensure the venue adheres to all local laws and regulations regarding footpath dining, smoking areas, and alcohol consumption in public spaces.

- **Footpath Dining:**

- **Permits and Licenses:** The venue holds the necessary **permits for outdoor seating** and footpath dining, as required by local council regulations.
- **Compliance with Local Council Regulations:** We comply with the council's specific rules for **footpath dining**, which may include restrictions on the size of outdoor seating areas, the distance from pedestrian walkways, and any specific requirements for **accessibility**.
- **Alcohol Consumption:** We only permit the **consumption of alcohol** in outdoor areas where it is permitted under the terms of our liquor license. Staff are trained to ensure that patrons are not consuming alcohol in public areas outside of the venue's licensed boundaries.

- **Smoking Areas:**

- **Designated Smoking Zones:** We ensure that patrons who wish to smoke are only allowed to do so in designated **smoking areas**. These areas are clearly marked and comply with local smoking laws.
- **Compliance with Smoke-Free Regulations:** The venue complies with all **smoke-free regulations** set by local authorities, ensuring that patrons do not smoke in non-designated areas, such as inside the venue or within a certain distance of the entrances.
- **Signage:** Clear signage is displayed at key locations to inform patrons of the designated smoking areas and to prevent smoking in restricted zones.

- **Restrictions on Alcohol Consumption in Public Spaces:**

We ensure that **alcohol consumption** is **restricted to licensed premises** and is not



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consumed in public spaces unless specifically allowed. Patrons are not allowed to take alcohol outside of the licensed premises (e.g., into public areas, parking lots, or onto the footpath unless in a designated area with proper permits).

Other Compliance Areas

Objective: To ensure full compliance with additional regulations concerning advertising, patron numbers, off-site catering, and adult entertainment (if applicable).

- **Advertising of Events:**

The venue complies with all regulations regarding **advertising of events**, which includes:

- **Truthful and Accurate Advertising:** All promotional materials, including flyers, posters, and online advertisements, must contain truthful information and adhere to **liquor advertising standards**. This includes clearly stating any relevant conditions, such as age restrictions.
- **Compliance with Local Laws:** Any event advertising complies with local laws regarding the promotion of alcohol and is not misleading, sensationalized, or aimed at encouraging excessive consumption.
- **No Promotion to Minors:** We ensure that **event advertisements** are not targeted at or accessible to minors, adhering to advertising laws around alcohol and age restrictions.

- **Managing Patron Numbers:**

The venue operates within the **capacity limits** outlined in our liquor license and building regulations:

- **Occupancy Limits:** We comply with local fire safety and building regulations regarding **maximum occupancy** and ensure that the venue does not exceed these limits at any time. The venue has a **counting system** or monitoring process to ensure compliance.
- **Crowd Control and Monitoring:** During high-capacity events, additional measures such as **crowd control staff**, **ticketing systems**, and **barriers** may be implemented to ensure that the venue remains within its legal capacity and that patrons can enjoy the event safely.



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- **Catering Off-Site:**

The venue may offer **catering services for off-site events**, such as corporate functions, weddings, or private parties. In such cases:

- **Compliant with Alcohol Licensing:** Any off-site catering that includes alcohol is subject to the same strict **licensing requirements** as on-premise service, and alcohol will only be served under the conditions of a valid **liquor license**.
- **Responsible Service Off-Site:** Staff assigned to off-site events are trained to provide responsible service of alcohol in accordance with the venue's RSA policies and in compliance with all relevant laws.
- **Food Safety:** All off-site catering is conducted with strict adherence to **food safety regulations**, ensuring that food handling and preparation meet local health codes.

Summary

The venue is fully committed to complying with all relevant laws and regulations, including those related to liquor licensing, building safety, footpath dining, smoking areas, advertising, patron management, off-site catering, and adult entertainment (if applicable). We follow all local and national requirements to ensure that our operations are legal, safe, and respectful of the community. Regular training and updates ensure that all staff are informed of and comply with the latest regulations.

Annexure 9: Planning Scheme Code Assessment

Port Douglas/Craiglie local plan code

Application

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

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/Craiglie local plan code.

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

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 Craiglie (Four Mile). Craiglie 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.

Purpose

- (1) The purpose of the Port Douglas/Craiglie 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/Craiglie 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) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie 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 – 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

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.

Criteria for assessment

Table Error! No text of specified style in document..a –Port Douglas / Craiglie local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
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.	AO1 A pedestrian and cycle movement network is integrated and delivered through development.	N/A
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).	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: <ul style="list-style-type: none"> (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; 	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms;</p> <p>(e) the oil palm avenues along the major roads;</p> <p>(f) the lush landscaping within major roundabouts at key nodes;</p> <p>(g) Macrossan Street and Warner Street;</p> <p>(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:</p> <p>(a) Flagstaff Hill;</p> <p>(a) Four Mile Beach;</p> <p>(b) Across to the ranges over Dickson Inlet;</p> <p>(c) 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>	N/A
<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</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	
PO5 Development does not compromise the safety and efficiency of the State-controlled road network.	A05 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	N/A
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	A06.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area. A06.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	Proposal complies.
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.	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. A07.2 Ground level parking incorporates clearly defined pedestrian routes. A07.3	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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>	Proposal complies.
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
<p>PO9 Building heights: (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape;</p>	<p>A09 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>	N/A – existing building

Performance outcomes	Acceptable outcomes	Applicant response
(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.		
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.	AO10 No acceptable outcomes are prescribed.	Proposal complies.
PO11 Buildings: (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.	AO11 No acceptable outcomes are prescribed.	Proposal complies.
PO12 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 of the street.	AO12 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.	Proposal complies.
AO13 Buildings do not result in a reduction of views and vistas from public places to: (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance.	AO13 No acceptable outcomes are prescribed.	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
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.	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; Or 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. Note – PO24 provides more detail on awning design.	Proposal complies.
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.	AO15.1 Centre activities establish: at street level on active street frontages; a maximum of one level above street level. 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.	Proposal complies.
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	AO16 No acceptable outcomes are prescribed.	N/A – existing building

Performance outcomes	Acceptable outcomes	Applicant response
lush, vegetated character of the Town Centre sub-precinct is maintained.		
P017 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: <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. 	AO17 No acceptable outcomes are prescribed.	N/A – existing building
P018 Roofs are not characterised by a cluttered display of plant and equipment, in particular: <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 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. 	AO18 No acceptable outcomes are prescribed.	N/A – existing building
P019 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: <ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; 	AO19 No acceptable outcomes are prescribed.	N/A – existing building

Performance outcomes	Acceptable outcomes	Applicant response
(e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.		
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.	AO20 No acceptable outcomes are prescribed.	N/A – existing building
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.	AO21 No acceptable outcomes are prescribed.	N/A – existing building
PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.	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. AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation. 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;	N/A – existing building

Performance outcomes	Acceptable outcomes	Applicant response
	(d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	
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.	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.	N/A – existing building
PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre 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 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;	AO24 No acceptable outcomes are prescribed.	N/A – existing building

Performance outcomes	Acceptable outcomes	Applicant response
(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.		
PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.	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. Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.	N/A
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.	AO26 Uses identified as inconsistent uses in Table Error! No text of specified style in document..b — Inconsistent uses in sub-precinct 1b - Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North	
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.	AO27 Buildings and structures are not more than: (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. Note – Height is inclusive of roof height.	
PO28	AO28	

Performance outcomes	Acceptable outcomes	Applicant response
Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.	No acceptable outcomes are prescribed.	
PO29 Public pedestrian access along the water's edge is maximised.	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. AO29.2 A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'. 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.	
PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.	AO30 No acceptable outcomes are prescribed.	
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.	AO31 Setbacks at ground level: (a) are clear of columns and other obstructions;	

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	
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.	AO32 No acceptable outcomes are prescribed.	
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.	AO33 No acceptable outcomes are prescribed.	
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.	AO34.1 Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level. 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.	
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;	AO35 No acceptable outcomes are prescribed.	

Performance outcomes	Acceptable outcomes	Applicant response
(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 Waterfront North sub-precinct is maintained.		
PO36 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.	AO36 No acceptable outcomes are prescribed.	
PO37 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 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.	AO37 No acceptable outcomes are prescribed.	
PO38 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows;	AO38 No acceptable outcomes are prescribed.	

Performance outcomes	Acceptable outcomes	Applicant response
(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.		
PO39 Buildings are finished with high quality materials, selected for: (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.	AO39 No acceptable outcomes are prescribed.	
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.	AO40 No acceptable outcomes are prescribed.	
PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.	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. AO41.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation. AO41.3 A minimum of three of the following building design features and architectural elements	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (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>PO42 Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (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>AO42 Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (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>PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-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 pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; 	<p>AO43 No acceptable outcomes are prescribed.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (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. 		
PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.	AO44.1 Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality. 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.	
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: <ul style="list-style-type: none"> (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage. 	AO45 No acceptable outcomes are prescribed.	
PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	AO46 No acceptable outcomes are prescribed.	

Performance outcomes	Acceptable outcomes	Applicant response
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.	AO47 No acceptable outcomes are prescribed.	
PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.	AO48 No acceptable outcomes are prescribed.	
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.	AO49 No acceptable outcomes are prescribed.	
PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.	AO50 No acceptable outcomes are prescribed.	
PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.	AO51 Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		

Performance outcomes	Acceptable outcomes	Applicant response
P052 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	A052 Uses identified as inconsistent uses Table Error! No text of specified style in document..c are not established in Precinct 1c – Waterfront South.	
P053 Development does not adversely impact on the natural environment, natural vegetation or watercourses.	A053.1 An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report. A053.2 An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas. Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.	
P054 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.	A054 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.	
P055	A055.1	

Performance outcomes	Acceptable outcomes	Applicant response
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>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>	
<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; (a) retain all existing vegetation. 	
PO58	AO58	

Performance outcomes	Acceptable outcomes	Applicant response
Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	No acceptable outcomes are prescribed.	
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	AO59 Areas used for loading and unloading, storage, utilities and car parking are screened from public view: (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres.	
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	AO60 For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
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.	AO61 Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	AO62 No acceptable outcomes are prescribed.	
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
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.	AO63 No acceptable outcomes are prescribed.	

Performance outcomes	Acceptable outcomes	Applicant response
<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 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. 	<p>AO64 No acceptable outcomes are prescribed.</p>	
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</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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 lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.</p>	<p>AO68 No acceptable outcomes are prescribed.</p>	

Table Error! No text of specified style in document..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
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Table Error! No text of specified style in document..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 	<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 	<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

<ul style="list-style-type: none"> • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Outdoor sport and recreation • Outstation 	<ul style="list-style-type: none"> • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Note - **Table Error! No text of specified style in document..b** or **Table Error! No text of specified style in document..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.

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	Applicant response
For self-assessable and assessable development		
<p>PO1</p> <p>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</p> <p>The maximum height of buildings and structures is:</p> <p>(a) in accordance with the provisions of any applicable local plan;</p> <p>(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>	N/A – existing building
<p>PO2</p> <p>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</p> <p>Buildings and structures are setback to road frontages:</p> <p>(a) in accordance with the provisions of any applicable local plan;</p> <p>(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</p> <p>Where adjoining land in the Industry zone, buildings are setback:</p> <p>(a) 0 metres from the side and rear boundaries; or</p> <p>(b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and</p> <p>(c) not any distance between 0 metres and 2.5 metres.</p> <p>AO2.3</p> <p>Where adjoining land in any other zone, buildings are setback 3 metres or ¼ of the height</p>	N/A – existing building

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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>	N/A – existing building
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>	N/A
<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>	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6</p> <p>Development does not lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p> <p>(a) the Accommodation activity group, located outside the Centre zone;</p> <p>(b) the Sensitive land use activity group, located outside the Centre zone.</p>	<p>AO6</p> <p>No acceptable outcomes are prescribed.</p>	<p>Proposal will not impact any uses located outside of the Centre zone and is consistent with the amenity expectations of the locality.</p>
<p>PO7</p> <p>Reconfiguration of land results in</p> <p>(a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots.</p> <p>(b) lots no less than 600m2 in area.</p>	<p>AO7</p> <p>No acceptable outcomes are prescribed.</p>	<p>N/A</p>

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 	<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 / Craigie Local Plan. • medium impact industry • motor sport facility 	<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

- High impact industry
- Intensive animal industry
- Intensive horticulture

- Outstation
- Permanent plantation

- 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.

Access, parking and servicing code

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.

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.

Criteria for assessment

Table Error! No text of specified style in document..a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in	No parking numbers are specified for a Bar. The site was previously used as a restaurant (Food and Drink Outlet) and given the nature of the proposed use and it's Town Centre location,

Performance outcomes	Acceptable outcomes	
<p>generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>the nature of the particular use and its specific characteristics and scale;</p> <p>the number of employees and the likely number of visitors to the site;</p> <p>the level of local accessibility;</p> <p>the nature and frequency of any public transport serving the area;</p> <p>whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>whether or not the use involves a heritage building or place of local significance;</p> <p>whether or not the proposed use involves the retention of significant vegetation.</p>	<p>Table Error! No text of specified style in document..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> <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>it is not expected to generate any additional traffic or carparking demand. In fact, it is submitted that the proposed bar use would trigger less parking demand than the previous restaurant use which operated on the site given the greater focus on alcohol consumption.</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; AS2890.3; AS2890.6.</p>	<p>N/A</p>
<p>PO3 Access points are designed and constructed: (a) to operate safely and efficiently;</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:</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes
<p>to accommodate the anticipated type and volume of vehicles</p> <p>to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <p>so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>so that they do not adversely impact current and future on-street parking arrangements;</p> <p>so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>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>(a) Australian Standard AS2890.1; Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2 Access, including driveways or access crossovers:</p> <p>(a) are not placed over an existing:</p> <ul style="list-style-type: none"> (i) telecommunications pit; stormwater kerb inlet; sewer utility hole; water valve or hydrant. <p>are designed to accommodate any adjacent footpath;</p> <p>adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3 Driveways are:</p> <p>(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;</p> <p>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;</p> <p>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> <p>constructed such that the transitional change in grade from the road to the lot is fully</p>

Performance outcomes	Acceptable outcomes	
	<p>contained within the lot and not within the road reserve; 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>P04 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>	N/A
<p>P05 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>	N/A
<p>P06 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 Error! No text of specified style in document..b.</p>	N/A

Performance outcomes	Acceptable outcomes	
<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>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>is easily and safely accessible from outside the site.</p>	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	N/A
<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>encourage walking and cycling;</p> <p>ensure pedestrian and cyclist safety.</p>	<p>AO8 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>connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	N/A
<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>so that they do not interfere with the amenity of the surrounding area;</p>	<p>AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p>AO9.2</p>	Proposal will utilise existing service delivery facilities at rear of premises.

Performance outcomes	Acceptable outcomes	
so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<p>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; 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; child care centre; educational establishment where for a school; food and drink outlet, where including a drive-through facility; hardware and trade supplies, where including a drive-through facility; hotel, where including a drive-through facility; service station.</p> <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	N/A

Table Error! No text of specified style in document..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
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

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)
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 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.	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
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 Error! No text of specified style in document..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

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)
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 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.	1 space per 100m ² of GFA.	n/a	LRV
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 4 employees.	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)
	1 space per 15m ² of GFA.			
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 Error! No text of specified style in document..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, plus 1 space per 5m ² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green.	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane.	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>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. Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</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</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)
		and 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 Error! No text of specified style in document..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 Error! No text of specified style in document..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:	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 up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.</p> <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <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:</p> <p>1 space per 15m² of GFA.</p> <p>Outdoor cinema:</p> <p>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

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)
				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 Error! No text of specified style in document..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 AUSTROADS

Table Error! No text of specified style in document..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 Error! No text of specified style in document..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.			

Environmental performance code

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.

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.

Criteria for assessment

Table Error! No text of specified style in document..a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1	AO1.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	<p>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>	<p>N/A</p> <p>N/A</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 management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or 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: (a) car parking is located away from adjacent sensitive land uses;</p>	<p>Noise will be appropriately managed through acoustic treatments and general management practices.</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) car parking is enclosed within a building;</p> <p>(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;</p> <p>(d) buffered with dense landscaping.</p> <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>	<p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
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 environmental harm or nuisance with respect to surrounding land uses.</p>	<p>Proposal complies.</p>
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 	<p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>areas and sensitive receiving waters and environments.</p> <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</p> <p>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</p> <p>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</p> <p>Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	N/A
Stormwater quality		
<p>PO7</p> <p>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> <p>(a) the amount and type of pollutants borne from the activity;</p> <p>(b) maintaining natural stream flows;</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p>AO7.1</p> <p>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</p> <p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p>N/A</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.3 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. 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>	N/A
Pest plants (for material change of use on vacant land over 1,000m²)		
<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>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p>AO8.2 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>	N/A