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12 October 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4883

via email: enquiries@douglas.qld.gov.au

Attn: Jenny Elphinstone

Dear Jenny,

Application for Development Permit
for Material Change of Use – Bar, Food and drink outlet and Short-term accommodation at 9-13 Port Street, Port Douglas – Lot 4 on RP738564

Planz acts on behalf of Perfect Finish Services Pty Ltd (Tte) in lodging the attached application for a Development Permit for a Material Change of Use – Bar, Food and Drink Outlet and Short-term Accommodation at Coral Beach Lodge, 9–13 Port Street, Port Douglas.

The proposal involves the extension and reconfiguration of the existing restaurant and bar facilities, including the associated verandah, upper deck, kitchen, staff and amenity areas. These uses will operate in conjunction with the established Short-term accommodation development.

The existing Short-term accommodation use approved under MCUC 2024_5607/1 will be retained. The proposal does not increase the approved maximum guest capacity of 119 persons.

Council is requested to confirm the applicable application fee and issue an invoice for payment.

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

Yours sincerely,

Nikki Huddy
Registered Planner |FPIA
Planz Town Planning|Director

DEVELOPMENT APPLICATION FOR

MATERIAL CHANGE OF USE FOR BAR, FOOD AND DRINK OUTLET AND SHORT-TERM ACCOMMODATION

12 OCTOBER 2026

PREPARED BY
PLANZ TOWN PLANNING PTY LTD
on behalf of
PERFECT FINISH SERVICES PTY LTD (TTE)

CREATING GREAT PLACES FOR PEOPLE

ACKNOWLEDGEMENT OF COUNTRY

Planz Town Planning acknowledges the Gimuy Walubara Yidi Bama who are the traditional owners of the lands in which our workplace resides and the land that this application applied to. The First Nations people of Australia are the World's oldest continuing culture and continue to perform land use planning and management. We pay our respect to First Nation elders past, present and emerging.

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APPLICATION SUMMARY

Application details	
Proposal	Material Change of Use for Bar, Food and drink outlet and Short-term accommodation
Approval sought	Development Permit
Applicant	Perfect Finish Services Pty Ltd (Tte)
Address	9-13 Port Street Port Douglas
Property Description	Lot 4 on RP738564
Lot size	4,578m^2
Zone	Tourist accommodation
Level of assessment	Impact assessment
Assessment Manager	Douglas Shire Council
Existing use	Short-term accommodation (119 guests) including ancillary Bar and Food and drink outlet
Referral triggers	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) (Planning Regulation 2017) – Development impacting on State transport infrastructure

1. INTRODUCTION

This development application has been prepared on behalf of Perfect Finish Services Pty Ltd (Tte) and seeks a Development Permit for Material Change of Use for a Bar, Food and drink outlet and Short-term accommodation at Coral Beach Lodge, 9–13 Port Street, Port Douglas, described as Lot 4 on RP738564.

The application relates to the continued operation of the approved Short-term accommodation together with the redevelopment and expansion of the existing restaurant and bar facilities.

The Short-term accommodation aspect will remain as a maximum of 119 guests in accordance with the existing development approval.

The proposed development includes:

- retention of the existing Short-term accommodation use
- a refurbishment and expansion of the existing Food and drink outlet incorporating the restaurant, kitchen and associated dining areas
- a refurbishment and dedicated Bar with seating limited to no more than 60 people
- a new upper-level dining deck that will be used as part of the Food and drink outlet
- new staff and customer amenities
- a relocated office and reception
- a revised layout for the approved bunk house facilities
- provision of seven additional on-site car parking spaces.

The development application is made under section 51 of the *Planning Act 2016* and is subject to impact assessment. Public notification will be undertaken in accordance with the Development Assessment Rules.

1.1 Defined land uses

The proposed development comprises the following defined land uses under Schedule 24 of the *Planning Regulation 2017*.

> ***bar*** *means the use of premises, with seating for 60 or less people, for—*
> *(a) selling liquor for consumption on the premises; or*
> *(b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).*

food and drink outlet *means the use of premises for—*

(a) preparing and selling food and drink for consumption on or off the premises; or

(b) providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).

short-term accommodation*—*

(a) means the use of premises for—

(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or

(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but

(b) does not include a hotel, nature-based tourism, resort complex or tourist park.

The approved Short-term accommodation is proposed to remain unchanged at a maximum capacity of 119 guests.

1.2 Development history

Douglas Shire Council issued Negotiated Decision Notice MCUC 2024_5607/1 on 25 February 2025 for a Development Permit for Material Change of Use for Short-term accommodation. A minor change to this approval was approved by Council on 10 June 2026 (Council reference Doc ID 1371804).

That approval permits Coral Beach Lodge to accommodate a maximum of 119 guests. The proposed development does not increase the approved capacity and retains the required on-site car parking spaces and recreational facilities.

The current application is required to facilitate the expanded and reconfigured Bar and Food and drink outlet and to integrate those uses with the established Short-term accommodation development.

2. SITE AND SURROUNDS

The subject land is situated at 9–13 Port Street, Port Douglas and is formally described as Lot 4 on RP738564. The site has an area of 4,578m^2 and has frontage to Port Street and Craven Close.

The land is presently developed as Coral Beach Lodge and contains:

- guest accommodation
- reception, administration and staff facilities
- restaurant and bar facilities
- communal recreation areas comprising a swimming pool and gazebos
- vehicle and bicycle parking
- landscaping and pedestrian paths
- servicing and waste-storage areas.

Vehicle access is obtained from Craven Close. The existing Port Street pedestrian entry will remain.

The site is within an established tourist accommodation area close to the Port Douglas town centre, tourism facilities, restaurants, shops and public transport services. The surrounding locality contains a mixture of tourist accommodation, residential, commercial and community uses.

The site is included in the Tourist accommodation zone and the Port Douglas/Craiglie local plan area in the Douglas Shire Planning Scheme 2018.

3. PROPOSED DEVELOPMENT

3.1 Development layout

The proposal reconfigures the existing reception, restaurant and bar facilities and provides an upper dining deck above part of the restaurant.

The principal components comprise:

- an approximately 85m^2 Bar component, including associated service areas
- a 100m^2 restaurant
- a 75m^2 restaurant verandah
- a 105m^2 upper dining deck
- associated kitchens, storage, refrigeration and preparation areas
- new staff and customer amenities
- a new reception / office
- alterations to the bunk house layout.

The Bar, Food and drink outlet and Short-term accommodation will operate as an integrated development. The restaurant and bar will service guests staying at Coral Beach Lodge while also being available to members of the public, including local residents and visitors staying in surrounding accommodation.

3.2 Development particulars

Development component	Existing	Proposed
Site area	4,578m^2	4,578m^2
Site cover	2,361m^2 or 51.5%	2,360m^2 or 51.5%
Gross floor area	1,526m^2	1,596m^2
Plot ratio	0.33	0.34
Short-term accommodation capacity	119 guests	119 guests
Bar, restaurant, verandah and deck area	200m^2	365m^2
On-site car parking	13 spaces	20 spaces

3.3 Built form

The proposed development is low scale and remains substantially below the maximum building height that is available within the Tourist accommodation zone.

The restaurant and deck structure has a height of approximately 6.4 metres and presents as a lightweight, tropical structure that is integrated with the existing built form.

The upper deck is set back 4 metres from the Port Street frontage, behind the existing built to boundary structure. Its open form and relationship with the existing restaurant reduce any potential for visual bulk. The existing and proposed landscaping will soften views of the structure and maintain the tropical character of the Port Street frontage.

While the proposed site cover of 50.5% marginally exceeds the 50% acceptable outcome, the development maintains the existing approved site cover with site cover remaining at 51.5%. The approved Material Change of Use (June 2026) does not result in excessive building bulk or a loss of usable open space.

The development retains substantial landscaped and communal recreation areas, including the swimming pool, gazebos, gardens and pedestrian spaces.



Figure 1: Internal view of deck (Source: TPG Architects)

4. PLANNING CONSIDERATIONS

4.1 Planning Act 2016

The P*lanning Act 2016* establishes the framework for development assessment in Queensland. This application is made in accordance with section 51 of the Act and includes the prescribed application material.

As the application includes a Bar and Food and drink outlet the combined proposal is impact assessable and the application is to be assessed against the Douglas Shire Planning Scheme as a whole, to the extent relevant.

4.2 Far North Queensland Regional Plan 2026

The development is located on an existing urban site within Port Douglas. It represents the redevelopment and more efficient use of established tourist accommodation premises and does not require expansion into an undeveloped or environmentally sensitive area.

The proposal supports the tourism role of Port Douglas by improving the range and quality of facilities available to visitors. It uses existing infrastructure and is consistent with the broader regional objective of consolidating urban and tourism development within established centres.

4.3 State Interest

The *Planning Regulation 2017* and State Development Assessment Provisions (SDAP) set out the matters of State interest for development assessment. Although the site is not affected by a mapped State interest requiring referral, the application triggers referral to SARA under Schedule 10, part 9, division 4, subdivision 1 of the *Planning Regulation 2017*. This is because the proposed Short-term accommodation exceeds the Schedule 20 threshold of accommodation for 75 people within a local government area 2. The application is therefore required to be assessed against the relevant provisions of SDAP, including State Code 6: Protection of state transport networks.

4.4 State Planning Policy

In accordance with section 2.1 of Douglas Shire Planning Scheme, the Minister has identified that all aspects of the State Planning Policy 2016 (“the SPP”) have been integrated into the planning scheme. For this development, an assessment against the provisions of the SPP is not required as all relevant matters will be dealt with under the assessment benchmarks of the planning scheme. Accordingly, these matters are addressed in the overall assessment against the applicable assessment benchmarks.

4.5 Douglas Shire Planning Scheme 2018

The site is included in the Tourist accommodation zone and the Port Douglas/Craiglie local plan area.

The relevant planning scheme provisions include:

- Strategic framework (to the extent relevant)
- Tourist accommodation zone code
- Port Douglas/Craiglie local plan code
- Acid sulfate soils overlay code
- Coastal environment overlay code
- Flood and storm tide hazard overlay code
- Transport network overlay code
- Multiple dwelling, short-term accommodation and retirement facility code
- Access, parking and servicing code
- Environmental performance code
- Infrastructure works code
- Landscaping code.

Detailed responses to the applicable assessment benchmarks are provided in the accompanying planning scheme code assessment tables.

4.6 Strategic framework

The Strategic Framework recognises Port Douglas as a premier tourism destination and seeks to retain its lively tropical tourism character through sensitive, incremental development that responds to its local context.

The proposal is consistent with the settlement pattern outcomes in section 3.4. It involves the redevelopment of an established tourism site within the Port Douglas urban area and does not expand development beyond the existing settlement boundary. The development reinforces Port Douglas as having a distinctive tourism focus, with entertainment and after-hours activities encouraged in and close to the town centre.

The proposal also supports the strong communities and identity outcomes in section 3.7. The Bar and Food and drink outlet will contribute to the lively activity and vibrant tourist-town amenity sought for Port Douglas. Their integration with the existing Short-term accommodation use, together with the low-scale tropical design and retained landscaping, maintains the character and identity of the locality. Any potential impacts on surrounding residential amenity can be managed through the operation of the premises.

The economic and tourism outcomes in section 3.8 seek to further develop Port Douglas as a premium tourist destination, support complementary business activities and establish an efficient and coordinated pattern of tourism development. The proposal advances these outcomes by improving the facilities available to guests, providing an additional dining option for visitors and supporting local employment and tourism expenditure.

The development makes efficient use of an established urban site and existing infrastructure. It does not encroach upon environmentally significant land, agricultural resources, waterways or natural coastal areas. The proposal therefore supports the settlement, environmental, community, economic, tourism and infrastructure outcomes of the Strategic Framework.

4.7 Land-use suitability and scale

The Tourist accommodation zone is intended to accommodate Short-term accommodation supported by small-scale services and facilities in locations associated with tourist attractions.

Acceptable Outcome AO9.1 of the Tourist accommodation zone code supports the inclusion of restaurants and bars within development that is for the accommodation of tourists. The proposed Bar and Food and drink outlet have a direct functional and land-use relationship with Coral Beach Lodge that is supported by the planning scheme.

The proposed development will:

- improve the facilities available to guests
- contribute to the tourism experience offered at the premises
- provide an additional dining option within walking distance of surrounding tourist accommodation
- activate the Port Street frontage
- support employment and tourism expenditure
- make efficient use of an established tourism site.

The Bar and Food and drink outlet will occupy part of the existing main building and the associated verandah and upper deck. The commercial components are integrated with and remain subordinate to the broader Short-term accommodation development. They will not dominate the 4,578m^2 site nor displace its primary accommodation function.

As the facilities will also be available to members of the public, additional on-site parking is provided to cater for the additional demand. The Bar will be limited to a maximum seating capacity of 60 people, consistent with the defined land use.

The development does not introduce an industrial, high-impact or otherwise incompatible activity into the Tourist accommodation zone.

4.8 Built form, streetscape and amenity

The proposed development is substantially below the maximum building height contemplated in the Tourist accommodation zone and remains compatible with the scale of the existing development.

The upper deck is set back approximately 4 metres from Port Street. This setback is appropriate as:

- the deck is an open and lightweight structure
- is setback further than the existing development at the site
- it does not create a continuous enclosed wall at the street frontage
- the setback retains space for landscaping
- the design provides articulation and visual interest
- the structure responds to the tropical character of Port Douglas.

The proposed site cover of 50.5% represents a minor deviation of 0.5% from the applicable acceptable outcome. The site cover is justified because the proposal reduces the existing site cover from approximately 51.5%, retains substantial landscaped and communal recreation areas and does not result in the overdevelopment of the premises.

Existing mature vegetation and landscaped areas will continue to provide shade, visual relief and screening.

The Bar and Food and drink outlet are appropriate facilities within an established tourist accommodation development. Lighting will be directed and shielded to avoid unreasonable spill beyond the site, while mechanical plant will be located or screened to minimise potential noise impacts.

The uses will operate in accordance with applicable environmental health and liquor licensing requirements. Accordingly, the proposal will maintain an appropriate level of amenity for guests, visitors and surrounding residents.

4.9 Access, parking and servicing

The development retains the established vehicle access from Craven Close. No vehicular access to Port Street is proposed.

The planning scheme parking rate for the commercial component is one car parking space per 25m^2. The existing restaurant and verandah comprise approximately 200m^2, corresponding to an existing demand for eight spaces.

The proposed Bar, restaurant, verandah and upper deck comprise approximately 365m^2, corresponding to a requirement for 15 spaces. After allowing for the existing demand of eight spaces, the proposed Bar, restaurant, verandah and upper deck generate a net requirement for seven additional spaces.

Seven additional spaces are provided, resulting in a total of 20 on-site car parking spaces.

The approved Short-term accommodation capacity remains unchanged. The development does not generate any additional accommodation-related parking demand.

The existing bicycle parking spaces adjacent to the bunk house buildings will be retained. The site is also within walking distance of the Port Douglas town centre and surrounding tourist accommodation.

The existing Craven Close access and internal driveway provide for safe vehicle entry, circulation and parking. Loading, waste collection and servicing will continue to occur using the established internal service areas. Waste and storage areas at the Craven Close frontage will be appropriately screened from public view.

4.10 Flood, storm tide and coastal considerations

The proposal is located on an established developed site and does not involve substantial filling, changes to natural drainage patterns or encroachment into an undeveloped coastal area.

New enclosed floor areas are designed with a minimum floor level of approximately 3.5 metres AHD, as identified on the attached architectural plans. The elevated and open nature of the upper deck minimises interference with flood storage and movement.

The development will not materially affect coastal processes, public coastal access or coastal vegetation.

Any limited excavation associated with footings and services will be undertaken to ensure potential acid sulfate soil is managed. No bulk excavation or substantial earthworks are proposed.

4.11 Infrastructure

The premises are connected to reticulated water, sewerage, electricity and telecommunications infrastructure. The development will continue to use these established services.

The attached architectural plans detail the location of the existing sewer main and required setback. New buildings and structures will maintain appropriate access to this sewerage infrastructure. Stormwater will be collected and discharged to a lawful point of discharge without causing nuisance or adverse impacts on adjoining land.

5. CONCLUSION

The application seeks a Development Permit for a Material Change of Use for a Bar, Food and drink outlet and Short-term accommodation at Coral Beach Lodge.

The Short-term accommodation is an existing approved use and will remain limited to a maximum of 119 guests. The application primarily facilitates the refurbishment and expansion of the existing restaurant and bar facilities, including a new upper dining deck and associated amenities.

The proposal:

- is consistent with the purpose and overall outcomes of the Tourist accommodation zone
- provides restaurant and bar facilities contemplated within a tourist development in the Tourist accommodation zone
- retains the established Short-term accommodation use and approved guest capacity
- is low scale and compatible with the existing built form
- retains substantial landscaping and recreation areas
- provides seven additional on-site parking spaces to cater for the demand to be generated by the expanded commercial area
- uses existing access and infrastructure
- will not cause unacceptable traffic, amenity, flooding or environmental impacts
- directly supports the tourism economy and visitor experience of Port Douglas.

The proposal satisfies the purpose and assessment criteria the of the relevant planning scheme provisions. Where an acceptable outcome is not achieved, the development achieves the corresponding performance outcome through the design, established site conditions and proposed operational management measures.

It is requested that Council approve the application subject to reasonable and relevant conditions.

Attachment 1 DA Form 1



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)*	Perfect Finish Services Pty Ltd (Tte)
Contact name *(only applicable for companies)*	C/- Planz Town Planning
Postal address *(P.O. Box or street address)*	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	
Contact number	4041 0455
Email address *(non-mandatory)*	info@planztp.com.au
Mobile number *(non-mandatory)*	0447 323 384
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	72424
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ 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
		9-13	Port Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4887	4	RP738564	Douglas Shire Council
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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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)*

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
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, Food and drink outlet and Short term accommodation

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		85
Restaurant	Food and drink outlet		100
Short term accommodation	Short term accommodation		1,558

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?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ 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?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ 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)*

$

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 2under 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
☒ Approval ☐ Development application	MCUC 2024_5607/1	10 June 2026	Douglas Shire Council
☐ Approval ☐ 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 Form1 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.qldgov.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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			

Attachment 2 Planning Scheme Codes

6.2.14 Tourist accommodation zone code

Purpose

The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.

The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:
  (i) Theme 4 : Strong communities and identity, Element 3.7.4 – Sense of place, community and identity.
  (ii) Theme 5 – Economy. Element 3.8.2 – Economic growth and diversification, Element 3.8.2 – Tourism.

(b) provide for tourist accommodation development to establish in areas close to commercial and recreational services and facilities.

The purpose of the code will be achieved through the following overall outcomes:

(a)	A range of accommodation activities, with an emphasis on short-term accommodation is established at a scale and density to service tourist needs.	The development advances the overall outcome as it includes short-term accommodation.
(b)	Tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.	The development advances the overall outcome as it is of a scale consistent with the outcomes sought in the Acceptable Outcomes by the Code.
(c)	Development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas.	The development advances the overall outcome as it provides facilities that will service tourists both within the accommodation on-site, and the surrounding tourist accommodation, enhancing the tourism offering
(d)	Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.	The development advances the overall outcome as it incorporates a tropical dining deck.
(e)	Landscaping of tourist development is of a high quality and contributes to the visual dominance of tropical vegetation and the	The development advances the overall outcome as it will continue to provide a high standard of landscaping.

	local streetscape.	
(f)	Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.	The development is not for Community facilities.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	**AO1** Buildings and structures are not more than 13.5 metres and 3 storeys in height. Note – Height is inclusive of roof height	**Complies with the Acceptable Outcome.** The proposed development is predominantly a single storey with a second storey deck over part of the site. The development has a maximum height of 6.4 metres.
Setbacks (other than for a dwelling house)		
PO1 Buildings are setback to: (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages.	**AO1** Buildings are setback: (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.	**Complies with Performance Outcome PO1.** The existing development includes a built-to boundary reception / office area at the Port Street frontage. This proposed development retains this structure and incorporates a small expansion of the internal area of this building to provide activation to the street in the form of a "kitchen window".
Site coverage (other than for a dwelling house)		
PO2 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	**AO2** The site coverage of any building is limited to 50%	**Complies with Performance Outcome PO2.** The existing development has a site cover of 51.5%, inclusive of the covered recreational areas, gazebo lounges and veranda adjacent to the swimming pool.

Performance Outcomes	Acceptable Outcomes	Applicant Response
		The proposed development maintains the approved site cover of 51.5%. The proposed site coverage does not result in a built form that is bulky or visually obtrusive.
Building proportions and scale (other than for a dwelling house)		
PO3 The proportions and scale of any development are in character with the area and local streetscape.	**AO3.1** The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres. **AO3.2** Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room. **AO3.3** Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed. **AO3.4** Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including: (a) the roofs of buildings are light coloured and non-reflecting; (b) white and shining metallic finishes are avoided on external surfaces in prominent view. Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC 6.2 – Building design and architectural elements.	**Complies with Acceptable Outcomes** No new buildings have an overall length greater than 30 metres, nor does the development have a continuous wall greater than 15 metres. The verandas are not enclosed. The verandas are not enclosed. The buildings and roof will be light coloured and non-reflecting.

Performance Outcomes	Acceptable Outcomes	Applicant Response
Landscaping (other than for a dwelling house)		
PO4 Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.	**AO4.1** A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total; area provided for landscape planting. **AO4.2** Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting. **AO4.3** Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.	**Complies with the Acceptable Outcomes.** More than 1,795m^2 (39%) of the site is provided as landscape and recreational area. Of this area, 665m^2 is provided as communal recreation area (15%). The existing 6m wide landscape setback area along Craven Close will remain. A minimum 1.5m wide landscape area can be provided along the side and rear boundaries.
For assessable development		
PO5 The establishment of uses is consistent with the outcomes sought for the Tourist accommodation zone and protects the zone from the intrusion of inconsistent uses.	**AO5** Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.	**Complies with the Acceptable Outcome.** The proposed development is not a use identified in Table 6.2.14.3.b.
PO6 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	**AO6** No acceptable outcomes are prescribed.	**Complies with the Performance Outcome.** The proposed development has been located and designed to respond to the characteristics, constraints and site surrounds.

Performance Outcomes	Acceptable Outcomes	Applicant Response
PO7 Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	**AO7** No acceptable outcomes are prescribed.	**Complies with the Performance Outcome.** The proposed development will enhance and will not adversely affect the tropical, tourist and residential character and amenity of the area.
PO8 Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.	**AO8** Outdoor loading/unloading, servicing and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for sensitive uses.	**Complies with the Acceptable Outcome.** Loading from vehicles will occur on site.
PO9 Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.	**AO9.1** Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities: (a) swimming pools; (b) tennis courts; (c) barbecue areas; (d) outdoor lounging / recreation areas; (e) restaurants / bars; (f) tourist-focussed shopping; (g) tour booking office; (h) spa / health clubs. **AO9.2** Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only. **AO9.3** Where a commercial service or facility offers services	**Complies with the Acceptable Outcome.** The proposed development includes a range of recreational facilities which include: • swimming pool; • hammocks; • barbecue areas; • lounge areas; • games room; • tour booking office; • outdoor lounging and recreation areas. The relocated reception and tour office will continue to service house guests. The Bar and Food and drink outlets will service house guests. Seven additional on-site car parking spaces are

Performance Outcomes	Acceptable Outcomes	Applicant Response
	to persons over and above in-house guests, the commercial component provides onsite car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code	provided for the 365m^2 of Bar and Food and drink outlet uses, being approximately 50% of the requirement of the Parking and access code.
PO10 New lots contain a minimum area of 1000m^2	**AO10** No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.
PO11 New lots have a minimum road frontage of 20 metres.	**AO11** No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.
PO12 New lots contain a 25 metre x 20 metre rectangle.	**AO12** No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.

7.2.4 Port Douglas/Craiglie Local Plan Code

Purpose

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

To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.

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.	The development advances the overall outcome as it continues to position Port Douglas a the premium destination for tourists in Far North Queensland.
(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.	The development seeks to provide development that is subordinate to the major tourist, retail, dining and entertainment facilities within the Town Centre and the Waterfront North sub-precinct, with the proposed small scale extension.
(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.	Not applicable to the proposed development.
(d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.	The development advances the overall outcome as the design contributes to the tropical vernacular of Port Douglas.

(e)	Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;	The development does not impact on view corridors, nor is it a gateway site.
(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.	Not applicable to the proposed development.
(g)	Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.	Not applicable to the proposed development.
(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.	The development advances the overall outcome as the site is not visible from Four Mile Beach.
(i)	Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.	The development advances the overall outcome it maintains a pleasant and functional setting through its low-scale tropical design and retention of established landscaping.

Table 7.2.4.4.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	**Complies with the Acceptable Outcome.** The existing pedestrian access points along Port Street and Craven close will continue to service the proposed development.
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: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	**Complies with the Acceptable Outcome.** The proposed development does not impact on key landscape elements.
	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:	**Complies with the Acceptable Outcome.** The proposed development does not impact on important views or vistas.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	(a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	
	AO2.3 Important landmarks, memorials and monuments are retained.	**Complies with the Acceptable Outcome.** The proposed development does not impact on important landmarks, memorials or monuments.
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.	**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.	Not applicable as the development is not adjacent to the gateways and nodes.
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	**AO4.1** Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic	**Complies with the Acceptable Outcome.** The landscaping around the existing development will be maintained and new planting will enhance the tropical character of Port Douglas.
PO5 Development does not compromise the safety and efficiency of the State-Controlled Road network.	**AO5** Direct access is not provided to a State-Controlled Road where legal and practical access from another road is available.	**Complies with the Acceptable Outcome.** The development is not accessed from a State controlled road.
For assessable development		
PO6 – PO68 are not applicable to this development as the site is not part of any Precincts or Sub-Precincts		

8.2.1 Acid sulfate soils overlay code

Purpose

The purpose of the acid sulfate soils overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:
  (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
  (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.

The purpose of the code will be achieved through the following overall outcomes:

(a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;

(b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	**AO1.1** No excavation or filling occurs on the site. Or **AO1.2** An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	**Complies with the Acceptable Outcome.** The proposed development is of post-and-beam construction and no excavation or filling is proposed.
PO2	**AO2.1**	**Complies with the Acceptable Outcome.**

Performance outcomes	Acceptable outcomes	Applicant response
Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. Or **AO2.2** The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (f) neutralising existing acidity and preventing the generation of acid and metal contaminants; (g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (h) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (i) appropriately treating acid sulfate soils before disposal occurs on or off site; (j) documenting strategies and reporting	No excavation or filling is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**Complies with the Performance Outcome.** No excavation or filling is proposed.

8.2.3 Coastal Environment Overlay Code

Purpose

The purpose of the Coastal environment overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:
  (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
  (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
  (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.

(b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.

The purpose of the code will be achieved through the following overall outcomes:

(a) facilitate the protection of both coastal processes and coastal resources;

(b) facilitating coastal dependent development on the foreshore over other development;

(c) public access to the foreshore protects public safety;

(d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);

(e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;

(f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;

(g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 No works other than coastal protection works extend seaward of the coastal building line.	**AO1.1** Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection. **AO1.2** Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned. **AO1.3** Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable. **AO1.4** Coastal protection work mitigates any increase in the coastal hazard.	**Complies with the Acceptable Outcomes.** The development is not seaward of a coastal building line.
PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	**AO2** Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward	**Complies with the Acceptable Outcomes.** The development is not seaward of a coastal building line.

Performance outcomes	Acceptable outcomes	Applicant response
	boundary of the lot.	
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	**AO3** No acceptable outcomes are prescribed.	**Complies with the Performance Outcome.** The site is within an erosion prone area.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	**AO4.1** Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	**Complies with the Acceptable Outcome.** The development reflects the preferred development outcomes for the zoning of the site in accordance with (b).
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	**Complies with the Performance Outcome.** The existing buildings on the site will be retained and used for the proposed development. Although located more than 200m from the Dixen Inlet, the continued use of the existing buildings and additional building is an efficient and effective use of land zoned for the purpose of the proposed development.
PO5 – PO12 is not applicable as the site is not located within a coastal management district		
Coastal landscapes, views and vistas		
PO13	**AO13**	**Complies with the Performance Outcome.**

Performance outcomes	Acceptable outcomes	Applicant response
Development maintains and / or enhances natural coastal landscapes, views and vistas.	No acceptable outcomes are prescribed.	The proposed development does not impact on natural coastal landscapes, views and vistas.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	**AO14** No acceptable outcomes are prescribed.	**Complies with the Performance Outcome.** The proposed development achieves consolidation by being an infill site which will conserve the natural state of the coastal area outside existing urban areas.
PO15 – PO19 is not applicable as the proposed development is not for a Private marine development, dry land marinas or artificial waterways.		

8.2.4 Flood and storm tide hazard overlay code

Purpose

The purpose of the Flood and storm tide hazard overlay code is to:

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

The purpose of the code will be achieved through the following overall outcomes:

(a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
(b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
(c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
(d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
(e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
(f) the development avoids the release of hazardous materials as a result of a natural hazard event;
(g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
(h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs	**AO1.1** Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; Or For dwelling houses,	**Complies with the Performance Outcome.** The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD. Finished floor levels of new buildings are proposed at 4.5 m AHD.

Performance Outcomes	Acceptable Outcomes	Applicant Response
after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	**AO1.2** Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm. **AO1.3** New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. **AO1.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	**AO2** The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	**Not applicable as does not involve the stated uses.**
PO3 Development siting and layout responds to	For Material change of use **AO3.1**	**Complies with Acceptable Outcome AO3.1.** The finished floor levels of the proposed

Performance Outcomes	Acceptable Outcomes	Applicant Response
flooding potential and maintains personal safety	New buildings are: (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or **AO3.2** The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. Or **AO3.3** Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m2 gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot **AO3.4** Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level	development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975. **AO3.5** Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. **AO3.6** Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. Or **AO3.7** There is no intensification of residential uses within the	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	flood affected areas on land situated below the DFE/Storm tide.	
	For Material change of use (Residential uses) **AO3.1** The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, nonhabitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable rooms (e.g. garages, laundries) are located on the ground floor.	The finished floor of the new building is located above the defined inundation event.
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) **AO4.2** Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area. **AO4.3** Materials are stored on-site: (a) are those that are readily able to be moved in a flood event;	**Complies with the Acceptable Outcome.** The existing finished floor level of the non-residential uses will remain unchanged.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes – (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works **AO5.1** Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). **AO5.2** Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m3 ; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or	**Complies with Acceptable Outcome AO5.3.** The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD. All stormwater from the site will be discharged to a lawful point of discharge to ensure development does not increase the potential for flood damage on adjacent properties.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	(c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. For Material change of use **AO5.3** Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. For Material change of use and Reconfiguring a lot **AO5.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use **AO6.1** Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; Or **AO6.2** If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. **AO6.3** Infrastructure is designed and constructed to resist **For Material change of use (Residential uses)** **AO3.1** The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, nonhabitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable rooms (e.g. garages, laundries) are located on the ground floor.pasthydrostatic and hydrodynamic forces as a result of inundation by the DFE.	**Complies with Acceptable Outcome AO6.2.** The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO7** Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	**Complies with the Acceptable Outcome.** There is no increase in the number of people at risk of flooding and the finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467m AHD.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood	**AO8.1** The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums,	**Complies with the Acceptable Outcome.** The proposed development does not involve any of the identified uses.

Performance Outcomes	Acceptable Outcomes	Applicant Response
event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	galleries, libraries). Or **AO8.2** The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or **AO8.3** The following uses have direct access to low hazard evacuation routes as defined in Table	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. **AO8.4** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. **AO8.5** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

8.2.10 Transport network overlay code

Purpose

The purpose of the Transport network overlay code is to:

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

The purpose of the code will be achieved through the following overall outcomes:

(a) development provides for transport infrastructure (including active transport infrastructure);
(b) development contributes to a safe and efficient transport network;
(c) development supports the existing and future role and function of the transport network;
(d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO1.1** Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2. **AO1.2** Development does not compromise the safety and efficiency of the transport network. **AO1.3** Development is designed to provide access via the	**Complies with the Acceptable Outcomes.** The proposed development will utilise the existing access in Craven Close which is the lower order road of the roads. The development does not compromise the safety and efficiency of the transport network. The proposed development will utilise the existing

Performance Outcomes	Acceptable Outcomes	Applicant Response
	lowest order road, where legal and practicable access can be provided to that road.	access in Craven Close which is the lower order road of the roads.
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO2** Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	**Complies with the Acceptable Outcome.** The proposed development does not trigger any additional infrastructure.
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	**AO3** No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	**Complies with the Acceptable Outcome.** The proposed development does not result in development within a major transport corridor buffer area.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO4.1** Development is compatible with the role and function (including the future role and function) of major transport corridors. **AO4.2** Direct access is not provided to a major transport corridor where legal and practical access from another road is available. **AO4.3** Intersection and access points associated with	**Complies with the Acceptable Outcomes.** The proposed access is compatible with the role and function of the road hierarchy. The proposed development is not to a major transport corridor. No new access point is proposed.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. **AO4.4** The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	The existing access point will be retained.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	**AO5** No acceptable outcomes are prescribed.	**Complies with the Performance Outcome.** The development is not adjacent a major transport corridor.
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	**AO6.1** Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. **AO6.2** The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional	**Complies with the Acceptable Outcome.** Pedestrian and cycle access between the subject site and the centre of Port Douglas is readily available.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Development Manual	

9.3.3 Centre activities code

9.3.3.1 Application

(1) This code applies to assessing development for:
  (a) for Centre activities; and
  (b) all development in a Centre zone, if:
    (i) if assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
    (ii) impact assessable.

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

9.3.3.2 Purpose

(1) The purpose of the Centre activities code is to facilitate the timely establishment of centre activities within the Centre zone.

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

9.3.3.3 Criteria for assessment

Table 9.3.3.3.a – Centre activities code – assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Change of use within existing building or facilities		
PO1 Development that involves a change of use within an existing building ensures: (a) changes to floor space of the centre activity is minor; (b) the appropriate design and amenity standards for the centre activity is	**AO1** The centre activity: (a) is a use listed in Schedule 1, Table SC1.1.1.2 – Centre Activities; (b) is not a use listed in Schedule 1, Table SC1.1.1.2 – Large format retail activities; (c) is located within the Centre zone;	**Not applicable for the proposed development.**

maintained.	(d) is for a tenancy change only; (e) involves only minor building work to an existing building; (f) complies with the car parking requirements specified in (g) Table 9.4.1.3.b in the Access, parking and servicing code. Note - The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.	
PO2 Building plant or equipment cannot be viewed from public places.	**AO2.1** Plant or equipment is not located on roofs; or **AO2.2** Where plant or equipment is placed on roofs, it is appropriately screened from the streetscape behind a parapet or similar design feature.	**Not applicable for the proposed development.**
For assessable development		
PO3 Development is located: (a) within an existing Centre zone; (b) a building containing an existing centre activity; (c) on a site identified as being suitable for Centre activities in a Local plan.	**AO3** No acceptable outcomes are prescribed.	**Complies with Performance Outcome.** The site contains an existing centre activity which will be retained as part of the proposed development through the provision of a Food and drink outlet.
PO4 A centre activity is only established outside an appropriately identified area where: (a) community need is demonstrated for the centre; (b) the centre activity does not compromise the establishment of consolidated activity centres with distinct roles and functions across the Far	**AO4** No acceptable outcomes are prescribed.	**Complies with Performance Outcome.** The existing development at the site includes a restaurant, which by definition is a Food and drink outlet, being a Centre activity. The proposed development is not of a scale that could compromise the establishment of a network of consolidated centres within the region.

North Queensland Region; (c) the centre activity does not compromise the established hierarchy of activity centres in the Far North Queensland Region;the centre activity does not compromise the character and amenity of surrounding areas. Note – An appropriately identified area is defined in PO3 of this code. Note – Refer to the Far North Queensland Regional Plan to determine the distinct roles and functions, and the established hierarchy of activity centres in Far North Queensland.		
PO5 The siting of buildings contributes to the desired amenity and character of the area and protect the amenity of other land uses.	**AO5.1** Buildings setbacks to road frontages are: (a) in accordance with the provisions of any applicable Local plan; (b) a minimum of 6 metres where no Local plan applies or there are no particular provisions specified in the Local pan for the site. **AO5.2** Where adjoining land in the Industry Zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. **AO5.3** Where adjoining land in any other zone, buildings are setback 3.0 metres or ¼ of the height of the	**Complies with Performance Outcome.** The proposed upper dining deck is set back approximately 4 metres from Port Street and is integrated with the existing restaurant building. Its open design and low height are consistent with the scale and tropical character of the surrounding tourist accommodation area. Existing landscaping will be retained to soften views from the street. The siting of the development therefore maintains the amenity and character of the area without creating unreasonable visual impacts on neighbouring land uses.

	building, whichever if the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert. **AO5.4** 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 AO5.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO5.3 above.	
PO6 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.	**AO6** Site coverage does not exceed 50%, unless otherwise specified in a Local plan.	**Complies with the Performance Outcome.** Proposed site coverage is approximately 2,316m^2, or 50.6%, marginally above the 50% acceptable outcome. The development retains landscaped and recreational areas, existing service areas and provision for 20 on-site parking spaces. The negligible exceedance will not prevent those functions from being accommodated on site.
PO7 Building façades are articulated and finished in ways that respond to the attractive elements of surrounding buildings, and enhances existing streetscape character.	**AO7** Building facades are articulated and finished with design elements such as: (a) variations in plane shape, such as curves, steps, recesses or projections; (b) variations in treatment and patterning of windows, sun protection devices, or other elements of the façade; (c) elements of finer scale, than the main structural framing.	**Complies with the Acceptable Outcome.** The refurbished restaurant and bar incorporate an open upper dining deck, verandah areas and an articulated roof form. These elements break up the building's appearance and provide the finer scale and shaded outdoor spaces characteristic of tropical development in Port Douglas.

PO8 Development results in an attractive streetscape that: (a) contributes to a high level of amenity for patrons and pedestrians; (b) facilitates interactions between the public and private realm.	**AO8.1** Ground floor levels of buildings incorporate activities that are likely to foster casual, social or business interaction for extended periods (such as Shops, Food and drink outlets and the like). **AO8.2** Where a building has frontage to a public street or other public or semi public space, an active frontage is provided which includes a minimum of 75% of the façade consisting of transparent or semi-transparent windows or glazed doors. **AO8.3** Frontages to public streets or other public or semi public spaces are articulated with vertical elements that emphasise a finer-grain and human scale to the building frontage. **AO8.4** Where buildings are constructed up to a road frontage, a cantilever awning is to be provided over the footpath of the site, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and; (a) with a maximum height of 3 metres to the underside of the awning; or (b) at a height consistent with, or stepping up or down to, the awning structures on buildings on adjoining sites.	**Complies with the Acceptable Outcome.** The Food and drink outlet will provide an active use facing Port Street. The proposed kitchen window, dining areas and upper deck increase opportunities for visual and social interaction with the street, while the existing pedestrian entrance and landscaped frontage are retained. The proposal improves the presentation of the established premises without relying on a continuous glazed frontage or a new footpath awning.
PO9 Development provides for the site to be landscaped in a manner that is consistent with the function, location and setting of the development.	**AO9.1** A minimum of 10% of the site is set aside for landscape planting.	**Complies with the Acceptable Outcome.** More than 35% of the site is retained as landscaped area.
	AO9.2	**Complies with Performance Outcome PO9.**

	Landscaping is provided in accordance with the following: (a) a mixture of shade trees and low planting is provided along street frontages where buildings are setback from the frontage; (b) shade trees are provided in car parks; (c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential use or zone which: (i) has a minimum width of 3 metres and is not used for storage or mechanical plant; (ii) is planted with a variety of hardy screening shrubs and trees; (iii) incorporates a minimum 1.8 metre high solid screen fence. Note – Additional fencing requirements beyond the minimum standard may be required for acoustic and lighting attenuation purposes in accordance with AO5.3.	The development retains substantial established landscaping, including planting along the street frontages and around the accommodation and recreation areas. Landscaping will continue to soften the built form, provide shade and contribute to the tropical setting of the lodge. Any landscaped areas affected by the additional parking spaces can be addressed via replacement planting.
Additional requirements for Adult Stores		
PO10 An adult store is located to satisfy reasonable community expectations in relation to location and accessibility.	**AO10** The distance between the boundary of the land occupied by a sensitive land use and the entrance of a proposed adult store is: (a) more than 200 metres according to the shortest route a person may lawfully take on foot; (b) more than 100 metres measured in a straight line.	**Not applicable.** The application does not involve an Adult store.
PO11 The presentation of adult stores satisfies reasonable community expectations.	**AO11.1** The display window of the adult store is completely screened to prevent viewing into the interior of the	

	development where goods are displayed. **AO11.2** Signage associated with the adult store that is visible external to the development is not sexually suggestive or potentially offensive in either graphical or written form. **AO11.3** External signage associated with an adult store has a cumulative total of 5m^2. **AO11.4** Signage (other than required by A11.3) is limited to the following types: (a) below awning sign; (b) fascia sign; (c) window sign.	

9.3.13 Multiple dwelling, short term accommodation and retirement facility code

Application

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

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

Purpose

(1) The purpose of the Multiple dwelling, short term accommodation and retirement facility code isto assess the suitability of development to which this code applies.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is compatible with and complementary to surrounding development, with regardto scale, bulk, and streetscape patterns;
- (b) master planning is undertaken for larger developments to ensure connectivity and integrationwith adjoining uses and the wider neighbourhood;
- (c) development does not adversely impact on the natural features on the site;
- (d) the design of development creates a pleasant living environment and is appropriate for thetropical climate of the region;
- (e) the impacts of development on adjoining premises are managed.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
PO1 The site has sufficient area and frontage to: (a) accommodate the scale and form of buildings considering site features; (b) achieve communal open space areas and private outdoor spaces;	**AO1.1** The site has a minimum area of 1000m^2. **AO1.2** The site has a minimum frontage of 25 metres.	**Complies with the Acceptable Outcome.** The site has an area of 4,575m^2. The site has a frontage of 55m to Port Street and 90m to Craven Close.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Applicant Response</th></tr>
<tr><td>(c) deliver viable areas of deep planting and landscaping to retain vegetation and protector establish tropical planting;
(d) achieve safe and convenient vehicle and pedestrian access;
(e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers.</td><td></td><td></td></tr>
<tr><td>PO2
Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:
(a) the establishment and extension of public streets and pathways;
(b) the provision of parks and other public spaces as appropriate to the scale of the development;
(c) inclusion of a mix of dwelling types and tenures and forms;
(d) buildings that address the street;
(e) building height and setback transitions to adjoining development of a lower density or scale.</td><td>AO2
Development on a site 5,000m^2 or greater is in accordance with a structure plan.

Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</td><td>Not applicable as the site area is 4,575m^2.</td></tr>
<tr><td>PO3
Development ensures that the proportion of buildings to open space is:
(a) in keeping with the intended form and character of the local area and immediate streetscape;
(b) contributes to the modulation of built form;
(c) supports residential amenity including accessto breezes, natural light and sunlight;
(d) supports outdoor tropical living;</td><td>AO3.1
The site cover is not more than 40%.
AO3.2
The development has a gross floor area of not more than:<table><tr><th>Zone</th><th>Maximum GFA</th></tr><tr><td>Low-medium density residential</td><td>0.8 x site area</td></tr><tr><td>Medium density residential</td><td>1.2 x site area</td></tr><tr><td>Tourist accommodation</td><td>1.2 x site area</td></tr><tr><td>All other zones</td><td>No acceptable outcome specified</td></tr></table></td><td>Complies with the Acceptable Outcomes.
As detailed on plan DA006, the proposed development has a site cover of 2,316m^2 and a GFA ratio of 0.34.</td></tr>
</table>

Performance outcomes	Acceptable outcomes	Applicant Response
(e) provides areas for deep tropical planting and /or for the retention of mature vegetation.		
PO4 Development is sited so that the setback from boundaries: (a) provides for natural light, sunlight and breezes; (b) minimises the impact of the development onthe amenity and privacy of neighbouring residents; (c) provides for adequate landscaping.	**AO4.1** Buildings and structures are set back not lessthan 6 metres from a road frontage. **AO4.2** Buildings and structures are setback not less than4 metres to the rear boundary. **AO4.3** The side boundary setback for buildings and structures is: (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.	**Complies with the Performance Outcome.** The existing development includes a built-to boundary reception / office area at the Port Street frontage. This proposed development retains this structure and incorporates a small expansion of the internal area of this building to provide activation to the street in the form of a "kitchen window". The deck is set back 4m to the Port Street frontage, integrating with the existing built form.
PO5 Building depth and form must be articulated to (a) ensure that the bulk of the development is in keeping with the form and character intent ofthe area; (b) provide adequate amenity for residents in terms of natural light and ventilation. Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing buildingbulk.	**AO5.1** (a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres. (b) The minimum distance between buildings ona site is not less than 6 metres; **AO5.2** The length of any continuous eave line does not exceed 18 metres.	**Complies with the Acceptable Outcomes.** The roof length of the new buildings do not exceed 15m. The new eaves do not exceed 18 metres.
PO6 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.	**AO6.1** Development incorporates a number of the following design elements: (a) balconies; (b) verandahs; (c) terraces; (d) recesses.	**Complies with the Acceptable Outcomes.** The development incorporates balconies and recesses in the horizontal plane.

Performance outcomes	Acceptable outcomes	Applicant Response
	AO6.2 Development reduces building bulk by: (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (e) use of elements at a finer scale than the main structural framing of the building.	Whilst colours are not yet finlaised, they will include a variety of colours and material finishes. The building incorporates a recess in the horizontal plane. The building has a skillion roof. Sun shading will be provided to windows. A variety of design elements are incorporated in the development.
PO7 Development provides a building that must definethe street to facilitate casual surveillance and enhance the amenity of the street through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances.	**AO7.1** Development provides a building that is not set back further than 2m beyond the minimum required street front setback. **AO7.2** Development provides balconies and windows from the primary living area that face and overlook the street or public space.	**Complies with the Performance Outcome** The new building fronting the Crathern Close is set back 4 metres, consistent with the approved setback to this frontage.
PO8 Buildings exhibit tropical design elements to support Douglas Shire's tropical climate, character and lifestyle.	**AO8.1** Development has floor to ceiling heights of 2.7 metres; **AO8.2** Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.	**Complies with the Acceptable Outcomes.** The bunk-house buildings have a floor to ceiling height of 2.7m. The proposed buildings are to be surrounded by tropical landscaping to build on the character and tropical design elements of the site and surrounding area. Window shading will be provided.

Performance outcomes	Acceptable outcomes	Applicant Response
	AO8.3 Development incorporates deep recesses, eavesand sun-shading devices **AO8.4** Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or densetropical planting. **AO8.5** Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).	Window shading will be provided. Dense planting is located beyond the western boundary of the site. The development is not for dwelling units as defined.
PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	**AO9.1** Development where the dwelling is located within2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house,ensures habitable rooms and any private outdoorspaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level. **AO9.2** Development where a direct view is available from balconies, terraces, decks or roof decks intowindows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from	**Complies with the Acceptable Outcomes.** The single level development is set back 3m to the southern boundary providing a separation distance to the adjacent development that is greater than 2m.

Performance outcomes	Acceptable outcomes	Applicant Response
	floor level to a height above 1.5m above floor level. **AO9.3** Development provides screening devices that aresolid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable. Note—The screening device is offset a minimum of 0.3m fromthe wall around any window. Note—Screening devices are hinged or otherwise attached to facilitate emergency egress	
PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.	**AO10** A minimum of 35% of the site is allocated as landscaping and recreation area.	**Complies with the Acceptable Outcome.** More than 35% of the site is provided as landscape open space.
PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.	**AO11** Development provides landscaping as follows: (a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages; (b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.	**Complies with the Acceptable Outcome.** Landscaping is provided along the Port Street and Craven Closes frontages that is not less than 2m in width.
PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.	**AO12.1** Communal open space is provided at: (a) a minimum of 5% of site area of 50m^2 whichever is the greater; and (b) a minimum dimension of 5 metres. **AO12.2** Development provides communal open space that:	**Complies with the Acceptable Outcome.** The communal open space has an area represents more than 15% of the site. Additional areas are provided in the form of a tv room, lobby and games rooms totaling more than 300m^2. The communal open space is open to the sky and is established with mature landscaping.

Performance outcomes	Acceptable outcomes	Applicant Response
	(a) is consolidated into one useable space; (b) where communal open space exceeds 100m^2, the communal open space may be split into two, and so forth incrementally. **AO12.3** Communal open space: (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters. **AO12.4** Communal open space is designed to provide fora range of facilities, typically including some, or all, of the following elements: (a) seating; (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden. **AO12.5** Development involving 5 or fewer dwellings on one lot can allocate additional private open spaceto a ground storey dwelling instead of providing communal open space.	The communal open space does not include driveways or contain the stated infrastructure. Communal kitchens are provided as are recreational facilities including a swimming pool and games room. NA
PO13 Development must provide attractive and functional private open space for residents and guests.	**AO13.1** Development provides private open space which: (a) for ground storey dwellings, comprises of a minimum area of 35m^2 with a minimum dimension of 3 metres;	**Complies with Performance Outcome PO13.** The proposed communal open space areas are attractive and appropriate for the nature of the use.

Performance outcomes	Acceptable outcomes	Applicant Response
	(b) for dwellings above ground storey, comprisesof a balcony with minimum area of 12m^2 and a minimum dimension of 3 metres. **AO13.2** Development provides private open space areas that are: (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m^2 minimum dimension capable of screening airconditioning plant, private clothes drying etc… (c) provided with adjustable, moveable or operable privacy screening where appropriate. **AO13.3** Development provides balconies that are locatedto the front or rear of the building except where adequate building separation can be achieved to maintain privacy. **AO13.4** Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open spacerequirements. **AO13.5** Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or	

Performance outcomes	Acceptable outcomes	Applicant Response
	water boosters.	
PO14 Development provides front fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape.	**AO14.1** Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public spaceis a maximum of: (a) 1.2m, where fence construction is solid orless than 50% transparent; (b) 1.5m, where fence construction is at least50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road. **AO14.2** Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visualinterest and soften the visual impact **AO14.3** Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge	**Complies with the Acceptable Outcomes.** The existing fencing along the street frontages will remain unchanged.
PO15 Development minimises light nuisances.	**AO15** Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoorlighting.	**Complies with the Acceptable Outcome.** Outdoor lighting will be in accordance with AS 4282-1997.
PO16 Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services;	**AO16** Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage;	**Complies with the Acceptable Outcome.** The central refuse storage area provides sufficient area for the storage of waste and recycling receptacles. The location mitigates adverse impacts on adjoining properties whilst being suitably located for the

Performance outcomes	Acceptable outcomes	Applicant Response
(b) located and designed to mitigate adverse impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.	(c) are imperviously sealed roofed and bunded,and contain a hose down area draining to Council's sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services. Note - The Environmental performance code contains requirements for waste and recyclable material storage.	development.
PO17 Development provides a secure storage area foreach dwelling.	**AO17** A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m^2 per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event. Note – A cupboard within a unit will not satisfy this requirement.	**Complies with Performance Outcome PO17.** The nature of the use does not require secure storage as required for a typical unit development.
Additional requirements for a Retirement facility		
PO18 Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surroundingarea in which they are located.	**AO18** Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.	**Not applicable as not for a Retirement facility use.**
PO19 Retirement facilities are designed to provide forthe amenity and security of residents.	**AO19.1** The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provideon-site weather protection between all parts of the complex.	

Performance outcomes	Acceptable outcomes	Applicant Response
	AO19.2 Internal pathways have firm, well drained and non-slip surfaces. **AO19.2** Security screens are provided to all dwelling unitsor residential rooms to ensure the safety and security of residents. **AO19.3** An illuminated sign and site map of the layout ofthe development is located near the main entrance to the facility.	
PO20 The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently accessthe site.	**AO20.1** The design of the Retirement facility ensures that external circulation and access and egress pointson the site facilitate the evacuation of the site in an efficient manner. **AO20.2** The site of a Retirement facility is not prone to inundation. **AO20.3** The location of the Retirement facility is readily accessible to emergency vehicles.	
PO21 The development is designed for the needs of theage group, and to allow 'aging in place' to occur.	**AO21.1** Development applies adaptable housing principles.	
	AO21.2 A range of housing designs and sizes are provided in the development to cater for differentindividual and household needs.	

9.4.1 Access, Parking and Servicing code

Purpose

The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

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.

Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
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 generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site;	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. 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.	**Complies with the performance outcome.** Refer to section 4.9 of the Planning Report.
	AO1.2 Car parking spaces are freely available for the	**Complies with the Acceptable Outcome.** Car parking spaces will be available for vehicle

Performance outcomes	Acceptable outcomes	Applicant Response
(d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	parking and not used for other purposes.
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	**Complies with the Acceptable Outcome.** It is not proposed to utilise vehicle parking spaces for motorcycles.
	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.	Not applicable.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	**AO2** Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	**Complies with the Acceptable Outcome.** The proposed development will ensure that vehicle parking areas are designed and constructed in accordance with relevant standards.
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	**Complies with the Acceptable Outcome.** The existing access will remain.
	AO3.2 Access, including driveways or access crossovers:	**Complies with the Acceptable Outcome.** The existing access crossover will remain.

Performance outcomes	Acceptable outcomes	Applicant Response
(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	(a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.	
	AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage	**Complies with the Acceptable Outcome.** The existing access crossover will remain.

Performance outcomes	Acceptable outcomes	Applicant Response
	system.	
	AO3.4 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.	**Complies with the Acceptable Outcome.** The existing access crossover will remain.
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**Complies with the Acceptable Outcome.** The development is provided with the required rate specified in AS2890.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	**AO5** Access for people with disabilities is provided in accordance with the relevant Australian Standard.	**Complies with the Acceptable Outcome.** The proposed development will ensure that vehicle parking areas are designed and constructed in accordance with relevant standards.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	**AO6** The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	**Complies with the Acceptable Outcome.** The demand as per Table 9.4.1.3.b for Short term accommodation is 1 space per 10 rooms (6 spaces). The development provides bicycle parking spaces at multiple locations on site to accommodate the anticipated demand generated by the development.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or	**Complies with the Acceptable Outcome.** The proposed development provides bicycle parking spaces at multiple locations on site. The bicycle parking is for residents and guests at the site and will be discernible within the site.

Performance outcomes	Acceptable outcomes	Applicant Response
and the main area of the building; (c) is easily and safely accessible from outside the site.	using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	The bicycle parking does not impede pedestrian movement internal or external to the site.
PO8 Development provides walking and cycle routes through the site which: (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; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Complies with the Acceptable Outcome.** A footpath is located at the Port Street frontage of the site.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.1** Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	**Complies with the Acceptable Outcome.** The existing access crossover will remain.
	AO9.2 Service and loading areas are contained fully within the site.	**Complies with the Acceptable Outcome.** Loading from vehicles that will service the site will occur on site.
	AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	**Complies with the Acceptable Outcome.** Loading from vehicles will not impede access to parking spaces.

Performance outcomes	Acceptable outcomes	Applicant Response
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	Not applicable.
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**Complies with the Acceptable Outcome.** No queuing or set-down areas are provided within the site. A set-down area is located within the road reserve at the Port Street frontage.

9.4.3 Environmental performance code

Purpose

The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

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.

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	**AO1.1** Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	**Complies with the Acceptable Outcome.** Outdoor lighting will comply with AS4282.
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	**Complies with the Acceptable Outcome.** No flood lighting is proposed.
	AO1.3	**Complies with the Acceptable Outcome.**

Performance outcomes	Acceptable outcomes	Applicant Response
	Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	Parking spaces are internal to the site and are not located adjacent the property boundary.
Noise		
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.	**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.	**Complies with Acceptable Outcome AO2.1.** The development does not involve activities that would cause noise related environmental harm or nuisance.
	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; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping.	**Complies with the Acceptable Outcome.** Parking spaces are internal to the site and are not located adjacent the property boundary.

Performance outcomes	Acceptable outcomes	Applicant Response
	Editor's note - *The Environmental Protection (Noise) Policy 2008*, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are 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.	**AO3.1** Development does not involve activities that will result in airborne particles or emissions being generated **Or** **AO3.2** The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The *Environmental Protection (Air) Policy 2008*, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	**Complies with Acceptable Outcome AO3.1.** The development does not involve activities that will result in airborne particles or emissions being generated.
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design,	**AO4.1** The development does not involve activities that create odorous emissions	**Complies with Acceptable Outcome AO4.1.** The development does not involve activities that create odorous emissions.

Performance outcomes	Acceptable outcomes	Applicant Response
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.	**Or** **AO4.2** The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. 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.	**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.	**Complies with the Acceptable Outcome.** The refuse storage area has been located to avoid impacts on adjacent uses.
	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: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.	**Complies with the Acceptable Outcome.** The refuse storage area has been located to avoid impacts on adjacent uses.

Performance outcomes	Acceptable outcomes	Applicant Response
	Editor's note - the *Environmental Protection (Waste Management) Policy 2008* provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	**AO6.1** Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; **Or** **AO6.2** Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	**Complies with the Acceptable Outcome.** The proposed uses are consistent with the zoning of the site.
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	**AO7.1** Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.	**Complies with the Acceptable Outcome.** Stormwater will be directed to a lawful point of discharge.
	AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	**Complies with the Acceptable Outcome.** The proposed development does not include potentially polluting activities.
	AO7.3	**Complies with the Acceptable Outcome.**

Performance outcomes	Acceptable outcomes	Applicant Response
	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 *Environmental Protection Act 1994*. 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.	Soil and water control measures will be implemented during the construction phase.
Pest plants (for material change of use on vacant land over 1,000m^2)		
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. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the *Land Protection (Pest and Stock Route Management) Act 2002*.	**AO8.1** The land is free of declared pest plants before development establishes new buildings, structures and practices; or **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. Note - A declaration from an appropriately qualified person validates the land being free from pest plants.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant Response
	Declared pest plants include locally declared and State declared pest plants.	

9.4.5 Infrastructure works code

Purpose

The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

The purpose of the code will be achieved through the following overall outcomes:

(a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;

(b) development maintains high environmental standards;

(c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;

(d) the integrity of existing infrastructure is maintained;

(e) development does not detract from environmental values or the desired character and amenity of an area.

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	**AO1.1** Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Complies with the Acceptable Outcome.** Craven Close is an Access Road which does not require a footpath. An existing footpath is located along the Port Street frontage.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	**Complies with the Acceptable Outcome.** An existing footpath is located along the Port Street frontage.
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	**Complies with the Acceptable Outcome.** No works are required.
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and	**Complies with the Acceptable Outcome.** No works are proposed in the Port Street road reserve.

Performance outcomes	Acceptable outcomes	Applicant Response
	existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	**Complies with the Acceptable Outcome.** No works are proposed within the road reserve.
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	**AO2.1** Accessibility structures are not located within the road reserve.	**Complies with the Acceptable Outcome.** No works are proposed within the road reserve.
	AO2.2 Accessibility structures are designed in accordance with AS1428.3.	**Complies with the Acceptable Outcome.** Any required accessibility structures will be designed and constructed in accordance with AS1428.3.
	AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	**Complies with the Acceptable Outcome.** No works are proposed within the road reserve.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	**AO3.1** The premises is connected to Council's reticulated water supply system in accordance with the Design	**Complies with Acceptable Outcome AO3.1.** The premises is connected to Council's reticulated water supply system.

Performance outcomes	Acceptable outcomes	Applicant Response
	Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO3.2** Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	**AO4.1** The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO4.2**	**Complies with Acceptable Outcome AO4.1.** The premises is connected to Council's reticulated wastewater system.

Performance outcomes	Acceptable outcomes	Applicant Response
	Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of *the Environmental Protection Policy (Water) 1997* and the proposed on site effluent disposal system is designed in accordance with the *Plumbing and Drainage Act (2002).*	
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	**AO5.1** A connection is provided from the premises to Council's drainage system; or **AO5.2** An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Complies with Acceptable Outcome AO5.1.** The premises is connected to Council's drainage system.
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern;	**Complies with the Performance Outcome PO5.** The proposed development will ensure that all stormwater is managed and taken to a lawful point of discharge.

Performance outcomes	Acceptable outcomes	Applicant Response
	(d) rainfall erosivity.	
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	**Complies with the Acceptable Outcome.** Erosion and sediment control practices will be carried out.
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*. Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	**Complies with the Performance Outcome.** The development is not of a scale to require stormwater flow control measures.
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater	**AO6.1** Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.

Performance outcomes	Acceptable outcomes	Applicant Response
management; (e) achieve water quality objectives.	(d) existing areas of ponded water are included.	
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.

Performance outcomes	Acceptable outcomes	Applicant Response
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	**Not applicable** The proposed development does not involve a non-tidal artificial waterway.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	**AO7.1** A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	**Not applicable** The site is connected to Council's reticulated sewerage system.
	AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to	**Not applicable** The site is connected to Council's reticulated sewerage system.

Performance outcomes	Acceptable outcomes	Applicant Response
	waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	**Not applicable** The site is connected to Council's reticulated sewerage system.
	AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	**AO8.1** A connection is provided from the premises to the electricity distribution network; or **AO8.2** The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	**Complies with Acceptable Outcome AO8.1.** The site is connected to the electricity distribution network.
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	**AO9.1** Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	**Not applicable.**
	AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	**Not applicable.**
Telecommunications		

Performance outcomes	Acceptable outcomes	Applicant Response
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	**AO10** The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	**Complies with the Acceptable Outcome.** The site is connected to telecommunications infrastructure.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	**AO11** Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Not applicable.**
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	**AO12.1** The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	**Complies with the Acceptable Outcome.** No works are proposed within the road reserve.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	**Complies with the Acceptable Outcome.** There is existing road, kerb and channel for the full road frontage of the site.
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	**Complies with the Acceptable Outcome.** Access for emergency vehicles is provided for.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently	**AO13** Development is designed to allow for efficient	**Not applicable.** Services are already existing.

Performance outcomes	Acceptable outcomes	Applicant Response
extends, existing networks.	connection to existing infrastructure networks.	
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	**AO14.1** Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or **AO14.2** Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Complies with Acceptable Outcome AO14.1.** No alteration to utility mins is proposed.
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	**AO15** Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	**Complies with the Acceptable Outcome.** Vegetation to be retained will be delineated during construction, with relevant signage provided as required.
PO16 Existing infrastructure is not damaged by	**AO16** Construction, alterations and any repairs to	**Complies with the Acceptable Outcome.** No works are proposed within the road reserve.

Performance outcomes	Acceptable outcomes	Applicant Response
construction activities.	infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the *Transport Infrastructure Act 1994.*	
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	**AO17** No acceptable outcomes are prescribed.	**Complies with Performance Outcome** Telecommunication Infrastructure already existing.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	**AO18** No acceptable outcomes are prescribed.	**Complies with Performance Outcome** Where applicable, trade waste can be located and stored and collected onsite.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and	**AO19.1** Residential streets and common access ways within a common private title places hydrants at intervals	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
efficiently.	of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	**Not applicable**
PO20 Hydrants are suitably identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	**AO20** No acceptable outcomes are prescribed.	**Not applicable**

9.4.6 Landscaping code

Purpose

The purpose of the Landscaping code is to assess the landscaping aspects of a development.

The purpose of the code will be achieved through the following overall outcomes:

(a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
(b) The natural environment of the region is enhanced;
(c) The visual quality, amenity and identity of the region is enhanced;
(d) Attractive streetscapes and public places are created through landscape design;
(e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
(f) Landscaping is provided to enhance the tropical landscape character of development and the region;
(g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
(h) Landscaping takes into account utility service protection;
(i) Weed species and invasive species are eliminated from development sites;
(j) Landscape design enhances personal safety and incorporates CPTED principles.

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Landscape design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment;	**AO1** Development provides landscaping: (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.	**Complies with the Acceptable Outcome.** The required area of landscaping is provided in accordance with the use code.

Performance outcomes	Acceptable outcomes	Applicant Response
(j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
For assessable development		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	**AO2.1** No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	**Complies with the Performance Outcome.** The existing mature tropical landscaping will be retained for the enjoyment of residents and guests of the proposed development.
	AO2.2 Tropical urbanism is incorporated into building design. Note – 'Tropical urbanism' includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	**Complies with the Performance Outcome.** The development is of a scale and nature that does not facilitate tropical urbanism into the building design.
PO3 Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	**AO3.1** Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	**Complies with the Acceptable Outcome.** The existing vegetation located within the communal recreation area will be maintained.
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	**Complies with the Acceptable Outcome.** The existing vegetation located within the communal recreation area will be maintained.

Performance outcomes	Acceptable outcomes	Applicant Response
	AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	**Complies with the Acceptable Outcome.** The existing vegetation located within the communal recreation area will be maintained.
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	**Complies with the Acceptable Outcome.** The existing street trees will be retained.
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	**AO4** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies with the Acceptable Outcome.** Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	**AO5** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies with the Acceptable Outcome.** Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	**AO6.1** A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies with the Acceptable Outcome.** Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	**Complies with the Acceptable Outcome.** Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.

Performance outcomes	Acceptable outcomes	Applicant Response
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	**AO7.1** Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	**Not applicable.**
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	**AO8** Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	**Complies with the Acceptable Outcome.** The site does not contain weed and invasive species.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	**AO9** No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	**Complies with the Performance Outcome.** New landscaping will be designed to reduce the potential for crime and vandalism.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	**AO10** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies with the Acceptable Outcome.** Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.

Attachment 3: State code 6: Protection of state transport networks

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies with PO1. Vehicle access remains from Craven Close. No direct access to a state-controlled road is proposed.
PO2 Development does not adversely impact the structural integrity or physical condition of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO2. No works are proposed within a state-controlled road reserve or to state road transport infrastructure.
PO3 Development ensures **no net worsening** of the operating performance the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies with PO3. The proposal retains the approved accommodation capacity and provides seven additional on-site parking spaces for the expanded commercial facilities. Access remains via the local road network.
PO4 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	Complies with PO4. All vehicle movements will continue to use the established Craven Close access. No vehicle access to a state-controlled road is proposed.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable. The development does not involve haulage exceeding 10,000 tonnes per year.
PO6 Development does not require a new **railway** level crossing.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
PO7 Development does not adversely impact the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
PO8 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
PO10 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
PO11 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
PO12 Development does not interfere with or obstruct the **railway transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
PO13 Development does not adversely impact the structural integrity or physical condition of a **railway corridor** or **rail transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable. The development does not require a railway level crossing and does not involve works within, or adjacent to, a railway corridor or rail transport infrastructure.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO14. The proposal does not alter drainage to direct stormwater or overland flow towards a state transport corridor. Stormwater from the proposed works will be managed through the site's drainage system and discharged to a lawful point of discharge.
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO15. The proposed works will not materially change stormwater or overland flow affecting the operation of a state transport corridor or infrastructure.
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO16. No drainage works or discharges are proposed that would affect the structural integrity or physical condition of state transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
PO17 Development associated with a **state-controlled road** or **road transport infrastructure** ensures that stormwater is lawfully discharged.	**AO17.1** Development does not create any new points of discharge to a **state transport corridor** or **state transport infrastructure**. AND **AO17.2** Development does not concentrate flows to a **state transport corridor**. AND **AO17.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO17.4** Development does not worsen the condition of an existing **lawful point of discharge** to a **state transport corridor** or **state transport infrastructure**.	Complies with AO17.1–AO17.4. No new point of discharge to a state transport corridor is proposed. Stormwater will be discharged to a lawful point of discharge without concentrating flows to, or worsening an existing discharge affecting, a state transport corridor.
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a **state transport corridor** or **state transport infrastructure**	*For a **state-controlled road** or **road transport infrastructure**, all of the following apply:* **AO18.1** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a **state transport corridor**. AND **AO18.2** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a **state transport corridor**.	Complies with PO18. The proposal involves refurbishment and limited additional building work on an established developed site, without substantial filling or alteration of natural drainage patterns.

Performance outcomes	Acceptable outcomes	Response
	AND **AO18.3** For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a **state transport corridor**. *No acceptable outcome is prescribed for a **railway corridor** or **rail transport infrastructure**.*	
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a **state transport corridor**.	*For a **state-controlled road** environment, both of the following apply:* **AO19.1** Drainage infrastructure associated with, or in a **state-controlled road** is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO19.2** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**. *For a **railway** environment both of the following apply:* **AO19.3** Drainage infrastructure associated with a **railway corridor** or **rail transport infrastructure** is wholly contained within the development site. AND	Complies with PO19. Drainage infrastructure associated with the development will be contained within the site, except at a lawful point of discharge, and will not require maintenance access from a state transport corridor.

Performance outcomes	Acceptable outcomes	Response
	AO19.4 Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	
PO20 Drainage infrastructure associated with, or in a **state-controlled road** or **road transport infrastructure** is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	Complies with PO20. No alterations to drainage infrastructure within a state-controlled road are proposed. Site drainage works will maintain the function and condition of the existing drainage network.
Planned upgrades		
PO21 Development does not impede delivery of **planned upgrades** of **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO21. The proposed works are contained within the established development site and do not encroach on land required for a planned upgrade of state transport infrastructure.

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with **public passenger transport infrastructure**, **active transport infrastructure** or **public passenger services**.	No acceptable outcome is prescribed.	Complies with PO22. No works are proposed to public passenger transport infrastructure, active transport infrastructure or public passenger services. The existing Port Street pedestrian entry will remain.
PO23 Development does not compromise the safety of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO23. The proposal retains the established vehicle access from Craven Close and pedestrian access from Port Street. No changes are proposed that would compromise the safety of public passenger transport or active transport users.
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO24. The development does not alter the operation of existing public passenger transport services or active transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not adversely impact the structural integrity or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO25. No works to public passenger transport or active transport infrastructure are proposed.
PO26 Upgraded or new **public passenger transport infrastructure** and **active transport infrastructure** is provided to accommodate the demand for **public passenger transport** and **active transport** generated by the development.	No acceptable outcome is prescribed.	Complies with PO26. The approved accommodation capacity remains unchanged. The expanded restaurant and bar facilities are integrated with the development and is accessible via existing active transport infrastructure.
PO27 Development is designed to ensure the location of **public passenger transport infrastructure** prioritises and enables efficient **public passenger services**.	No acceptable outcome is prescribed.	Not applicable. The development does not propose to locate or relocate public passenger transport infrastructure.
PO28 Development enables the provision or extension of **public passenger services**, **public passenger transport infrastructure** and **active transport infrastructure** to the development and avoids creating indirect or inefficient routes for **public passenger services**.	No acceptable outcome is prescribed.	Complies with PO28. The proposal retains existing pedestrian connections and does not prevent the provision or extension of public passenger transport services or active transport infrastructure.
PO29 New or modified road networks are designed to enable development to be serviced by **public passenger services**.	**AO29.1** Roads catering for buses are arterial or **sub-arterial roads**, collector or their equivalent. AND **AO29.2** Roads intended to accommodate buses are designed and constructed in accordance with: 1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates;	Not applicable. No new or modified road network is proposed.

Performance outcomes	Acceptable outcomes	Response
	5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND **AO29.3** Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO30. The existing Port Street pedestrian entry provides a direct connection between the site and the surrounding active transport network.
PO31 On-site vehicular circulation ensures the safety of both **public passenger transport services** and pedestrians.	No acceptable outcome is prescribed.	Complies with PO31. On-site vehicle access and circulation will continue to be provided from Craven Close, separate from the Port Street pedestrian entry.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	Complies with PO32. Any taxi pick-up and drop-off demand associated with the development can be accommodated through the established site access.
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and **booked hire services** other than taxis.	No acceptable outcome is prescribed.	Complies with PO33. Booked hire and courtesy vehicles can use the established site access. No separate facility is warranted by the scale of the development.

Performance outcomes	Acceptable outcomes	Response
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO34.1** A **taxi facility** is provided parallel to the kerb and adjacent to the main entrance. AND **AO34.2 Taxi facilities** are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	Not applicable. No dedicated taxi facility is proposed.
PO35 Educational establishments are designed to ensure the safe and efficient operation of **public passenger services**, pedestrian and cyclist access and **active transport infrastructure**.	**AO35.1** Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	Not applicable.

Attachment 4: Plans of Development

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION



DRAWING LIST	
DA000	COVER SHEET & SITE PLAN
DA002	PROPOSED PLAN
DA003	PROPOSED UPPER DECK
DA004	BUNK HOUSE 3 DETAIL PLAN
DA005	ELEVATIONS & SECTIONS
DA05.1	PROPOSED BUNK HOUSES ELEVATION
DA006	SETBACK & SITE COVER ANALYSIS
DA06.1	LANDSCAPING ANALYSIS
DA007	CARPARK ANALYSIS
DA008	VIEW FROM PORT ST.
DA009	VIEW FROM STREET INTERSECTION
DA010	INTERNAL VIEW OF PROPOPSED DECK

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0 2.5 5 10m
SCALE 1:250 @ A3

NORTH

COVER SHEET & SITE PLAN

CBL-02 DA APPLICATION
DA000 (5) 01/10/2026

20 BUNKHOUSE ROOMS
27 MOTEL ROOMS
TOTAL: 47 ROOMS

1 MANAGERS UNIT

20 CAR SPACES

64 BICYCLES SPACES REQUIRED
68 BICYCLES SPACES PROVIDED

RESTAURANT VERANDAH: 75m²
NEW RESTAURANT: 100m²
BAR: 60m²
NEW RESTAURANT DECK: 105m²

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION

BUNK HOUSE 1
BUNK HOUSE 2
BUNK HOUSE 3
BUNK HOUSE LAUNDRY
MOTEL ROOMS
CARPARK
CARPORT
COMMUNAL KITCHEN 2
NEW DINNING AREA
COMMUNAL KITCHEN 1
MALE AMENITIES
FEM. AMENITIES
PWD
MUSIC STAGE
STORE
STAFF ROOM
M
F
STAFF AMENITIES
KITCHEN PREP.
FREEZER
FRIDGE
KITCHEN BAR
SERVERY
COLD STORE
KITCHEN
BAR
RESTAURANT
LOUNGE
TAKE AWAY
VERANDAH
LINE OF DECK OVER
UP TO DECK
POOL GAZEBO
EXISTING SWIMMING POOL
RESIDENT PARKING
DRIVE
GAZEBO
HOUSE KEEPING
MAINTENANCE
MAID STORE & LAUNDRY
DINING AREA
TV ROOM
GAZEBO LOUNGE
GAZEBO DECK
PATHWAY
NEW OFFICE
NEW MANANGER'S UNIT
BINS
DRIVEWAY 5200 MIN.
Line of hammocks
GARDEN BED
Existing signage
EXISTING SERVICES
EXISTING FOOTPATH
SEWER SETBACK LINE
SETBACK
10 BICYCLES
18 BICYCLES
20 BICYCLES
30 BICYCLES
Bench mark Screw in conc RL 3.162
EX PP
PORT STREET
C R A V E N C L O S E

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0 2.5 5 10m
SCALE 1:250 @ A3

NORTH

PROPOSED PLAN

CBL-02 DA APPLICATION
DA002 (6) 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION

BUNK HOUSE 1

BUNK HOUSE 2

NEW BUNK HOUSE 3

MOTEL ROOMS

RESTAURANT DECK VERANDAH

UPPER DECK 105 m²

LINE OF DECK OVER

4000

SETBACK

CARPARK

NEW OFFICE

MOTEL ROOMS

359°58'40" (93.076)

21.258

2.011

27.692

40.923

19.509

185°53'45"

2.314

216°11'35"

60.38

186°00'45"

5.637

141°01'

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0 2.5 5 10m

SCALE 1:250 @ A3

NORTH

PROPOSED UPPER DECK

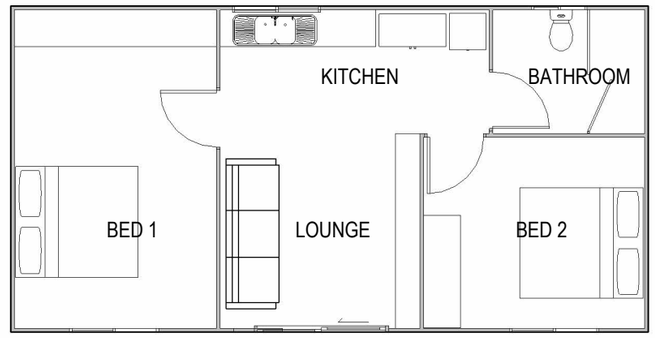
CBL-02 DA APPLICATION

DA003 (5) 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION





BUNK HOUSE 3 - LAYOUT

1:100

PROPOSED NEW BUILDING
PLANNING GFA

NEW BUNK HOUSE 3	110 m²
EX. BUNK HOUSE 1	100 m²
EX. BUNK HOUSE 2	100 m²
TOTAL:	**262 m²**

GROUND FLOOR PLAN

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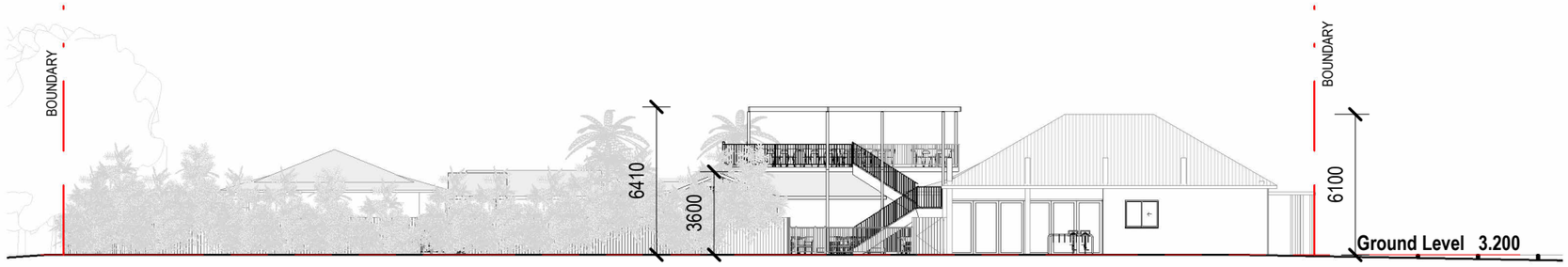
NORTH

BUNK HOUSE 3
DETAIL PLAN

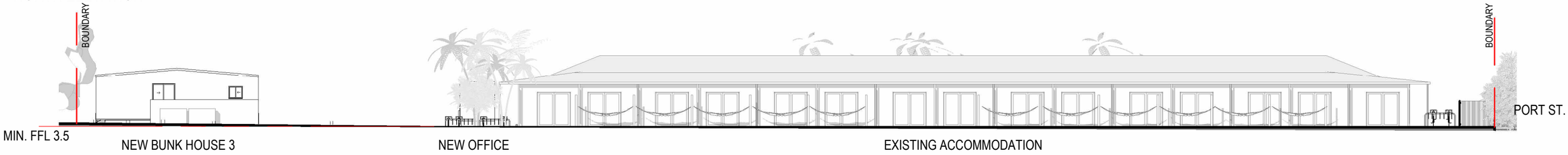
CBL-02 DA APPLICATION
DA004 (5) 01/10/2026

CORAL BEACH LODGE

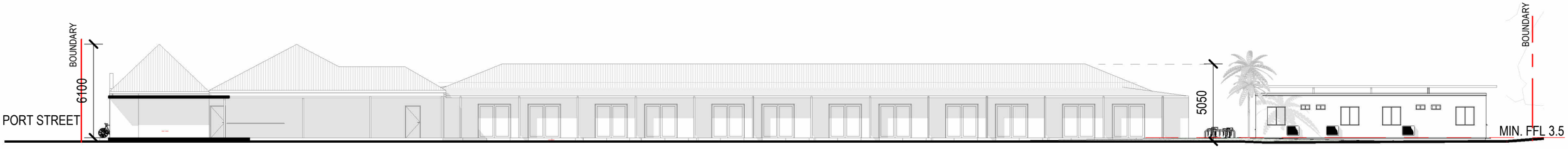
RESTAURANT & BAR EXTENSION



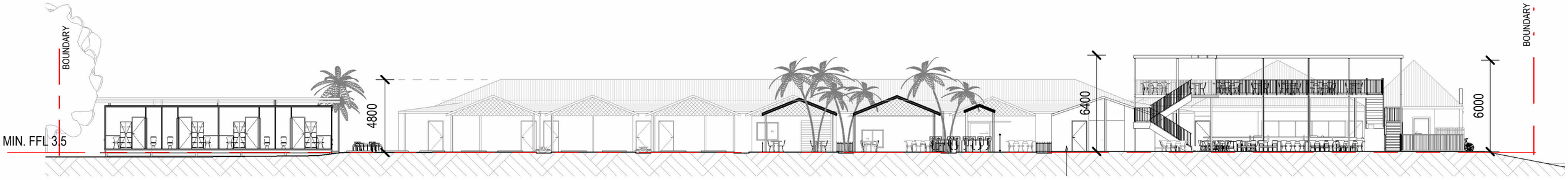
NORTH ELEVATION



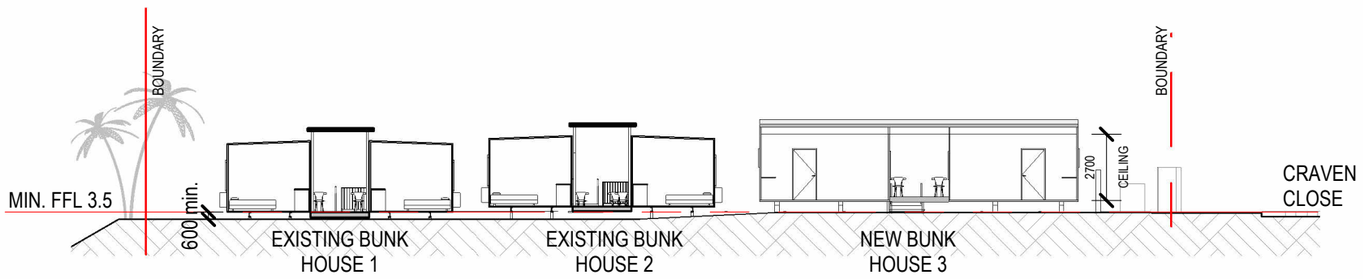
EAST ELEVATION



WEST ELEVATION



SECTION A



SECTION B



BUNK HOUSE NORTH ELEVATION

TPG ARCHITECTS

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1/124 COLLINS AVENUE EDGE HILL QLD, 4870

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0 1 2 4m

SCALE 1:100 @ A3

NORTH

ELEVATIONS & SECTIONS

CBL-02 DA APPLICATION

DA005 (5) 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION

PROPOSED

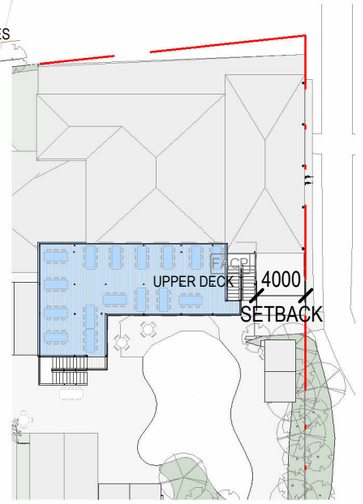
SITE AREA : 4578 m²	SITE COVER	GFA
MAIN BUILDING	1800 m²	1273 m²
BUNK HOUSE 1, 2 & 3	406 m²	318 m²
NEW OFFICE	21 m²	20 m²
NEW AMENITIES	38 m²	38 m²
VERANDAH / NEW DECK	95 m²	
TOTAL	**2360 m² = 51.5%**	**1649 m² = 0.35 PLOT RATIO**

CURRENT EXISTING	SITE COVER	GFA
MAIN BUILDING	1924 m²	1180 m²
BUNK HOUSE 1, 2 & 3	437 m²	346 m²
TOTAL	**2361 m² = 51.5%**	**1526 m² = 0.33 PLOT RATIO**

FORMER EXISTING	SITE COVER	GFA
MAIN BUILDING	1907 m²	1140 m²
BUNK HOUSE	285 m²	240 m²
TOTAL	**2192 m² = 47.8%**	**1380 m² = 0.30 PLOT RATIO**



PROPOSED PLAN



PROPOSED DECK

COVERED AREA — TO OUTER MOST ROOF PROJECTION

GFA

EXISTING PLAN



FORMER EXISTING

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0 5 10 20m

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NORTH

SETBACK & SITE COVER ANALYSIS

CBL-02 DA006

DA APPLICATION 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION

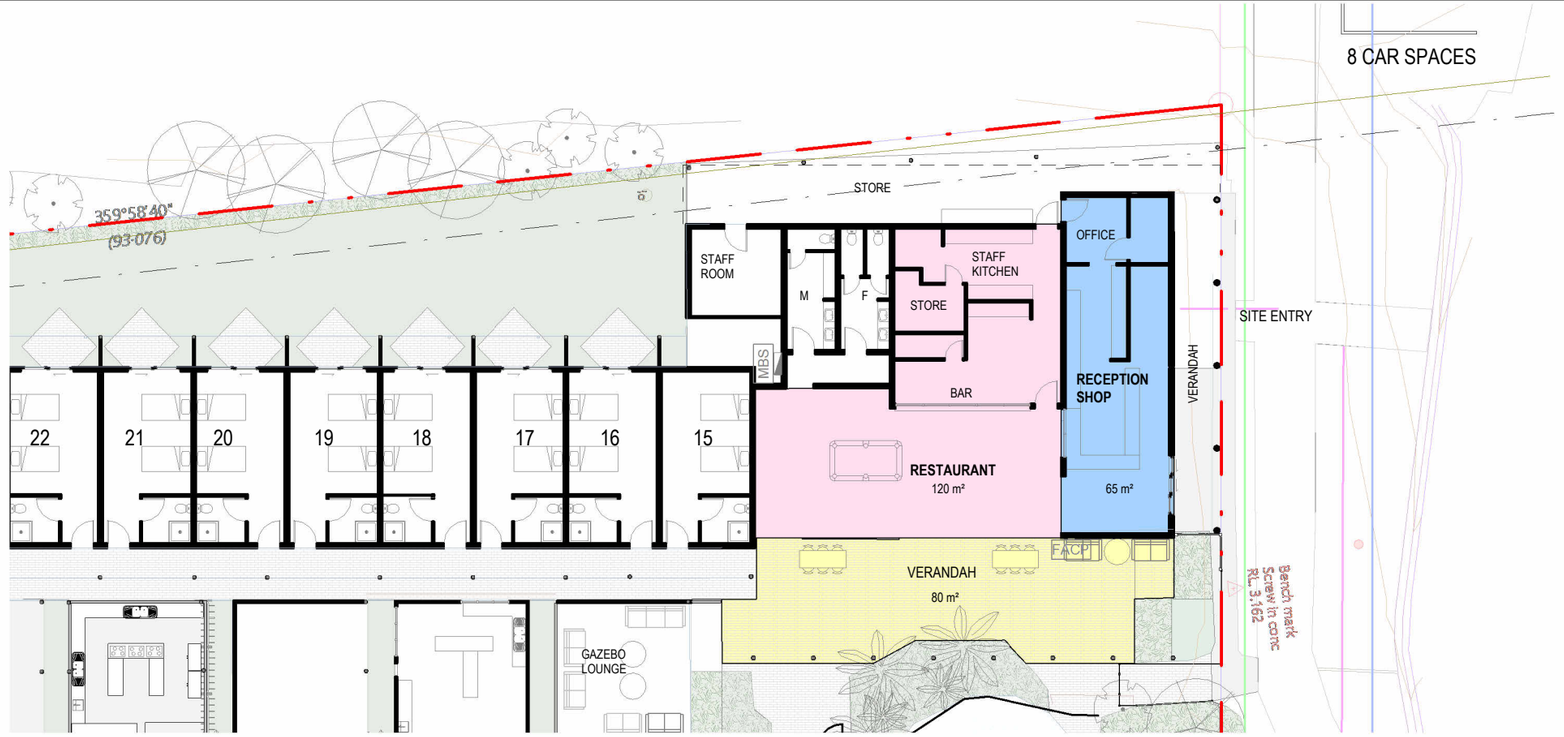
FOOD + DRINK:	1 CAR SPACE / 25 m²	BIKES: 1/100 m² GFA

EXISTING

RESTAURANT:	120 m²
SHOP:	ASSUME NO ALLOWANCE
VERANDAH:	80 m²
TOTAL:	**200 m² = 8 CAR SPACE ALLOWANCE**

PROPOSED

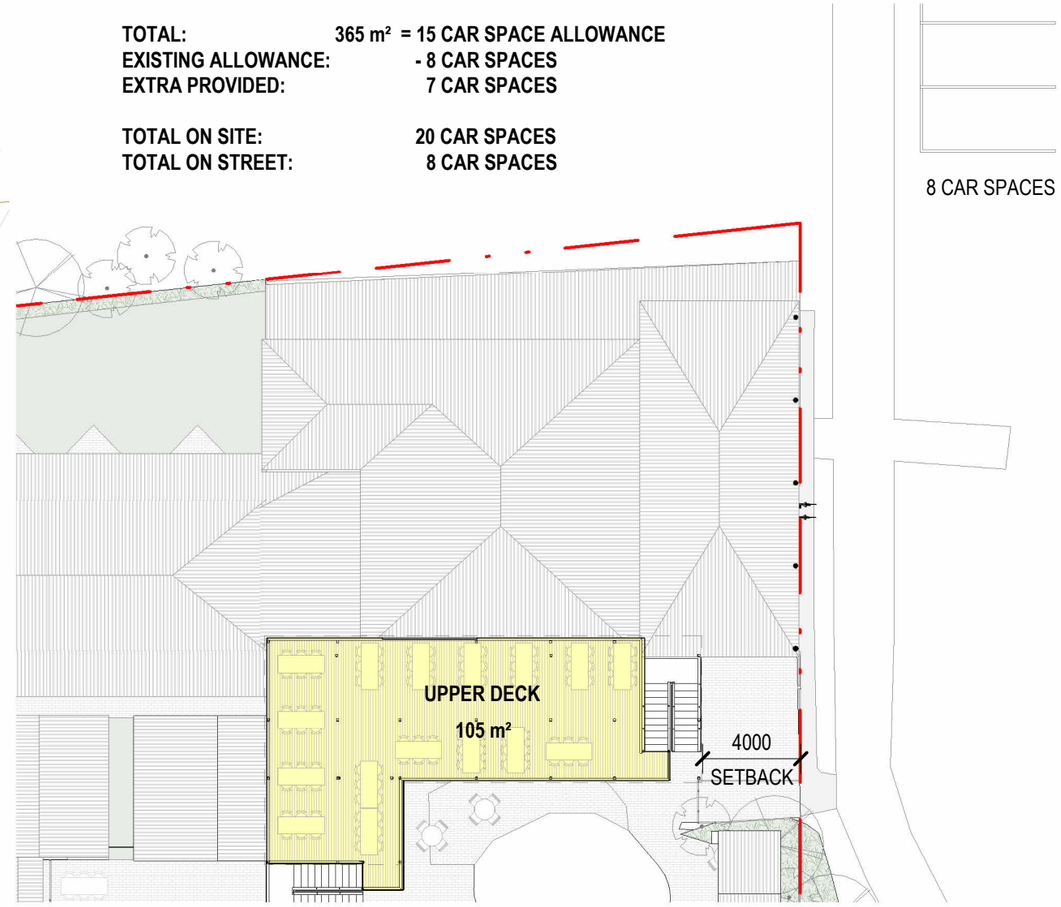
BAR:	85 m²
RESTAURANT:	100 m²
VERANDAH:	75 m²
DECK:	105 m²
TOTAL:	**365 m² = 15 CAR SPACE ALLOWANCE**
EXISTING ALLOWANCE:	**- 8 CAR SPACES**
EXTRA PROVIDED:	**7 CAR SPACES**
TOTAL ON SITE:	**20 CAR SPACES**
TOTAL ON STREET:	**8 CAR SPACES**



EXISTING PLAN



PROPOSED GROND FLOOR



PROPOSED DECK

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0 2.5 5 10m

SCALE 1:250 @ A3

NORTH

CARPARK ANALYSIS

CBL-02 DA APPLICATION

DA007 (2) 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION



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ARRIVAL FROM PORT STREET BEND

VIEW FROM PORT ST.

CBL-02 DA APPLICATION

DA008 (5) 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION



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INTERSECTION OF PORT ST. AND MUDLO ST.

VIEW FROM STREET INTERSECTION

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DA009 (2) 01/10/2026

CORAL BEACH LODGE

RESTAURANT & BAR EXTENSION



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INTERNAL VIEW
PROPOSED DECK

INTERNAL VIEW OF PROPOPSED DECK

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DA010 (5) 01/10/2026