

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) <i>(individual or company full name)</i>	Far north Training and Consultancy Pty Ltd
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5150
Email address <i>(non-mandatory)</i>	Patrick.C@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20190431

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		11	Johnston Road	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	20	RP851577	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. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this 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:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises? <i>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.</i>	
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot
<input type="checkbox"/> Operational work	<input checked="" type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval
<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Educational Establishment	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot
<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval
<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	
<input type="checkbox"/> 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

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

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

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)
Educational Establishment	Educational Establishment	N/A	Approx. 324m ²

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

<input checked="" type="checkbox"/> Yes		
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

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

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

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

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> 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?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

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

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

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

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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
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ 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
- ☐ 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> 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 the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> 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:
<ul style="list-style-type: none"> • 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

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

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

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

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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 69: 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 conservation

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

☐ Yes

☒ No

Note: See guidance materials at www.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

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

Waterway barrier works

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

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

☒ No

DA templates are available from <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- ☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 9 – 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	
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QLeave notification and payment

Note: For completion by assessment manager if applicable

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



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Far North Training and Consultancy Pty Ltd
Development: Educational Establishment
At: 11 Johnston Road, Mossman (Lot 20 RP 851577)
Prepared by: GMA Certification Group
File Ref: 20190431
Revision: A

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1.0 Introduction

This report has been prepared in behalf of Far North Training and Consultancy Pty Ltd in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use (Code Assessable) for the purpose of an Educational Establishment on land located at 11 Johnston Road, Mossman, and described as Lot 20 on RP851577.

The application site is a single allotment containing an area of 913 m² and with frontage to Johnston Road of approximately 35 metres. The site is currently improved by a single building that is used by Far North Training and Consultancy Pty Ltd as an Educational Establishment providing tertiary business related courses and first aid certificates. The existing building is single storey and is built to the site frontage with an awning over the footpath. Car parking associated with the use is access by an existing driveway from Johnston Road and provides car parking for 5 vehicles with additional space for over flow car parking. At the street front the road reserve provides on street parking in a line marked angle parking format.

The site is located on the fringe of the Mossman Town Centre and the locality containing the site is generally characterised by a mix of commercial, residential and community uses consistent with the Town Centre use.

It is proposed to retain the existing educational establishment use and undertake building works to the rear of the site to accommodate an additional classroom/ teaching facility. The new building would be single storey in height and consistent with the design of the existing building and the height, scale and bulk of built form in the locality.

The application is identified as being Code Assessable and consideration is required to be given to the Assessment Benchmarks found in the Douglas Shire Planning Scheme. The proposed development is considered to be consistent with these Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	11 Johnston Road, Mossman
Real Property Description:	Lot 20 RP851577
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 913m ² Frontage: Approx. 35 metres
Registered Owner:	Elizabeth Ann Ross
Proposal:	Educational Establishment
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none"> • Safety and Resilience to Hazards – Flood Plain Level – 1 Queensland Flood Plain Assessment Overlay. • Infrastructure – Active Transport Corridor.
State Interests – SARA Mapping:	<ul style="list-style-type: none"> • Native Vegetation Clearing – Category X.
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Centre Zone
Local Plan Designation:	Mossman Local Plan – Precinct 5
Overlays:	<ul style="list-style-type: none"> • Acid Sulfate Soils – 5-20m AHD; • Transport Network Overlay – Collector Road and Principal Pedestrian and Cycle Route;

3.0 Site and Locality

The application site is a single allotment containing an area of 913 m² and with frontage to Johnston Road of approximately 35 metres. The site is currently improved by a single building that is used by Far North Training and Consultancy Pty Ltd as an Educational Establishment providing tertiary business related courses and first aid certificates.

At present the courses include the following:

- Cert III in Business Administration 3 days per week comprising 4 students and 1 trainer;
- Certificate III in Individual Support 4 days per week comprising 6 students and 1 trainer;
- Certificate III/IV in Beauty therapy 5 days per week comprising 2-4 students and 1 trainer;
- Certificate II in Hairdressing Salon Assistant 2 days per week comprising 4-6 students and 1 trainer;
- First Aid at least once every two weeks comprising 10 students and 1 trainer, with an additional course every second Saturday comprising 10 students and 1 trainer.

The existing building is single storey and is built to the site frontage with an awning over the footpath. Car parking associated with the use is access by an existing driveway from Johnston Road and provides car parking for 5 vehicles with additional space for over flow car parking. At the street front the road reserve provides on street parking in a line marked angle parking format.

The site is located on the fringe of the Mossman Town Centre and the locality containing the site is generally characterised by a mix of commercial, residential and community uses consistent with the Town Centre use. To the east of the site is an art gallery and a Thai Restaurant and Takeaway, to the south, on the opposite side of Johnston Road is the Mossman Bowls Club, to the west is a residential dwelling and to the north the site shares a common boundary with a multiple dwelling residential use.

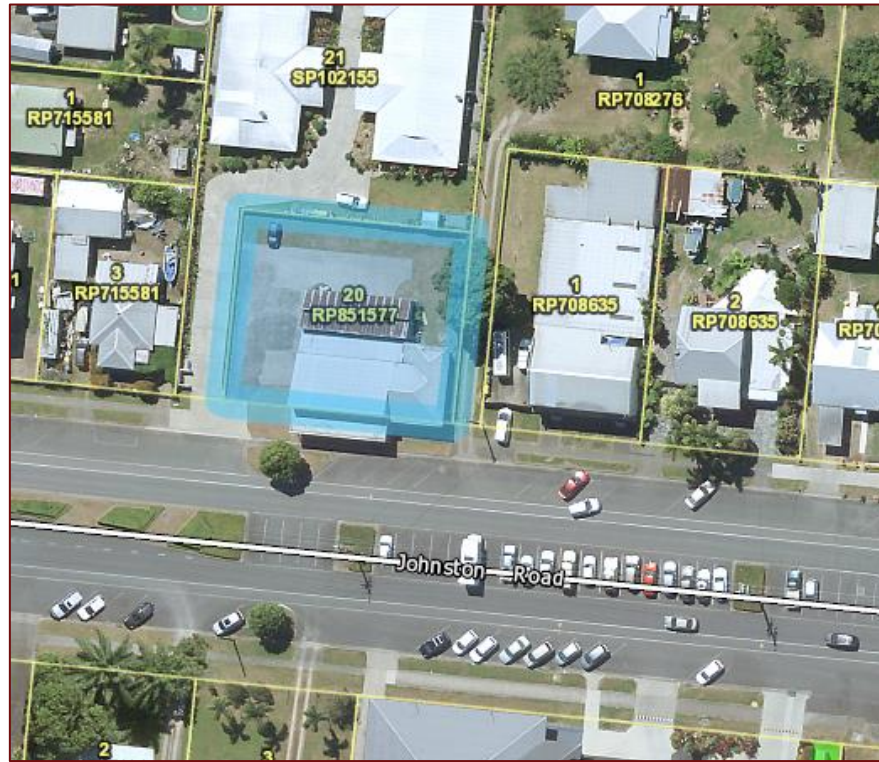


Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to retain the existing educational establishment use and undertake building works to the rear of the site to accommodate an additional classroom/ teaching facility. The new building would be single storey in height and consistent with the design of the existing building and the height, scale and bulk of built form in the locality.

It is understood that the existing use has never formally been approved and as a consequence the application, in part, is a retrospective application for the retention of that use.

The new classroom would be located to the rear of the existing building in the north eastern corner and immediately adjacent the existing building. It would be setback from the eastern side boundary consistent with the existing development and one metres from the rear boundary.

The building would be 12 metres in length and 7.6 metres wide with a height of approximately 3 metres. The facades adjacent the side and rear boundary would be blank facades with windows provided to the western elevation and access from the southern elevation, facing the existing building.

Proposal Plans are attached at [Appendix 2](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	913m ²
Frontage:	Approximately 35 metres
Height:	Approximately 3 metres
Gross Floor Area:	Extension – 91.2m ² Overall – 324m ²
Site Cover:	409.2m ² (44.8%)
Setbacks:	Front – 0 Metres Eastern (side) – 1 Metre Northern(rear) – 1 Metre Western (side) – 13.3 metres.
Access:	Existing driveway from Johnston Road.
Car Parking Spaces:	5 Spaces (informal parking for additional vehicles)

5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

5.1 Planning Act 2016

5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the Planning Regulations 2017
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is the Douglas Shire Council.

5.1.3 Level of Assessment

The application involves the development of an Educational Establishment, which the Planning Scheme identifies within the Community Facilities Activities use group. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Community Facilities Activities	Table 5.6.a – Centre Zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning benchmarks.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at **Appendix 2**.

5.1.5 State Planning Policy

The application site has the following State Planning Policy designations/classifications:

- Safety and Resilience to Hazards – Flood Plain Level – 1 Queensland Flood Plain Assessment Overlay.

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Urban Footprint designation of the FNQ Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme, the site is identified within the Centre Zone and within Precinct 5 of the Mossman Local Plan and is affected by the Acid Sulfate Soils and Transport Network Overlays.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme. A detailed assessment is provided at [Appendix 3](#).

Assessment Benchmark	Applicability	Compliance
Centre Zone Code	Applies	Additional consideration required in respect of setbacks. Refer discussion below.
Mossman Local Plan Code	Applies	Additional consideration required in respect of setbacks. Refer discussion below.
Acid Sulfate Soils Overlay Code	Applies	Complies with all relevant Acceptable Outcomes
Transport Network Overlay Code	Applies	Complies with all Acceptable Outcomes
Community Facilities Code	Applies	Additional consideration is required in respect of setbacks. Refer discussion below.
Access, Parking and Servicing Code	Applies	Consideration is required in respect of car parking provision. Refer discussion below.
Environmental Performance Code	Applies	Complies with applicable Acceptable Outcomes.
Infrastructure Works Code	Applies	Complies with applicable Acceptable Outcomes.
Landscape Code	Applies	Complies or able to comply with all relevant Acceptable Outcomes
Vegetation Management Code	Not Applicable	No vegetation is proposed to be removed

as part of this proposal.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Setbacks

Centre Zone Code Performance Outcome 2, Local Plan Code Performance Outcome 14 and Community Facilities Code Performance Outcome 6 require the development to be setback up to 6 metres from the rear boundary.

The proposed development would provide a new classroom within a building located 1.0 metres setback from the rear boundary. The building would be single storey and would be consistent in scale to a residential building. In addition, the wall facing the adjoining property would be a blank wall that would not provide any opportunity for overlooking.

The land adjacent this boundary is within a residential zone and has been developed for the purpose of multiple dwellings. Buildings associated with this development are setback approximately 9 metres from the boundary, which would result in a building separation of approximately 10 metres.

It is considered that the proposal would not affect the residential amenity of the adjoining occupiers and is consistent with the intent of the Performance Outcomes.

6.1.1.2 Car Parking Provision

The proposed development is required to provide 1 car space per 2 staff members, plus 1 car space per 10 students.

The proposal would involve the attendance of in the order of 20 students and 5 staff on site at any one time and would provide 5 designated car parking spaces and overflow space for an additional 4 spaces. This would provide for 10 staff and 40 students, or combinations of the same. It is considered that this would satisfy the anticipated car parking demand for the use.

7.0 Summary and Conclusion

This report has been prepared in behalf of Far North Training and Consultancy Pty Ltd in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use (Code Assessable) for the purpose of an Educational Establishment on land located at 11 Johnston Road, Mossman, and described as Lot 20 on RP851577.

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The application is identified as being Code Assessable and consideration is required to be given to the Assessment Benchmarks found in the Douglas Shire Planning Scheme. The proposed development is considered to be consistent with these Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

The application is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30653583

Search Date: 22/02/2019 12:27

Title Reference: 21545077

Date Created: 12/08/1993

Previous Title: 21151052

REGISTERED OWNER

Dealing No: 716861234 03/11/2015

ELIZABETH ANN ROSS

ESTATE AND LAND

Estate in Fee Simple

LOT 20 REGISTERED PLAN 851577
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10600240 (POR 35)
2. MORTGAGE No 716861238 03/11/2015 at 12:13
BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBALX TERRAIN

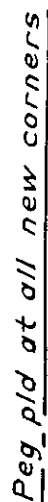
851577

851577

PLAN MUST BE DRAWN WITHIN BLACK LINES

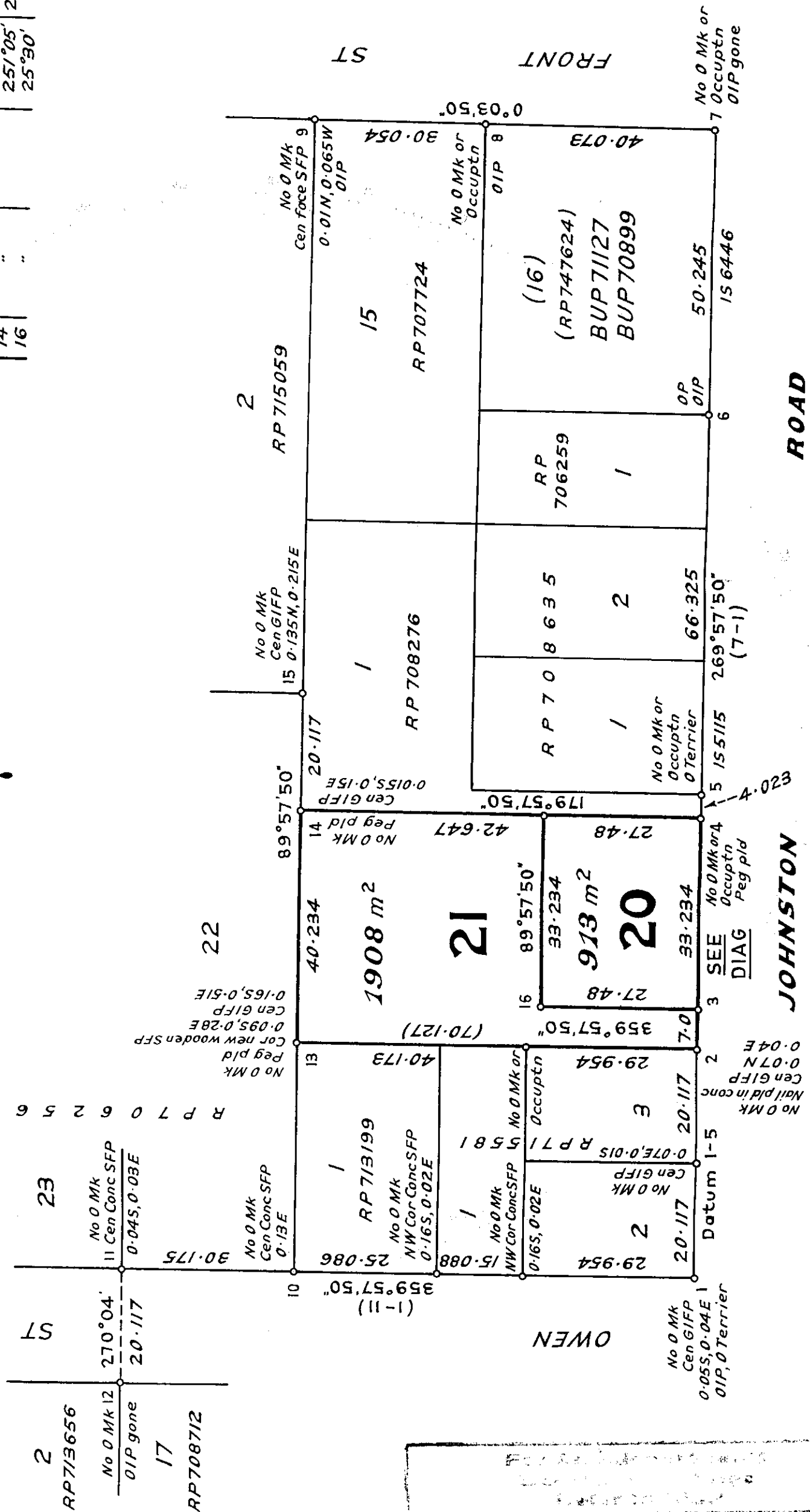
851577

CISP



Licensed Surveyor/
~~Director~~
~~Director~~
Date **2.4.9**

REGISTERED PLAN 851577



0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND DIVISION)

Previous Title
C/T Vol. N1151 Fol. 52 Lot 20 on RP 706256

~~Mayor or~~
Chairman
~~Town or~~
hire Clerk

(Names in full)

- agree to this plan and dedicate the new road as shown hereon to public use.

Signature of • Proprietor/s • ~~Lessee/s~~

- Rule out which is inapplicable.

I CERTIFY THAT THIS PLAN HAS NOT BEEN
ALTERED SINCE ENDORSEMENT BY THE
DEPARTMENT OF LANDS

LICENSED SURVEYOR DIRECTOR
29 / 7 / 1993

This survey has been examined and may be used for land dealings.

Surveyor General

Date _____

Date								
Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
20 21	N1545	17 78						

Lodged by **FOX & ASSOCIATES**
TOWNSVILLE

TOWN PRESENTS FOR:
GREGG J. JAMES
SUGAR
Barnes

Received
Registrar of Titles

Fees Payable

Postal fee and postage

58- Logt. Exam. & Ass. 58.00

Logt. Exam. & Ass.

72.50	New Title	70.00
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Entd. on Deeds

14.00 Photo Fee 14 00

Photo Fee

144.00 Total 144.00

Short Fees Paid

File Ref.

Deposited 15/06/1993 (2)

Audited 27/7/93 *af*

Passed 27/7/93

Survey Records: File/Field Notes

Charted / /

Original Grant 63480

Particulars entered in Register Book

Vol. N. 1151 Folio 50

at 1007

- 9 AUG 1993

REGISTRAR OF TITLES

Rec. No. 280391

RECEIVED \$ 136

DATE 15-06-93

\$144.00

4 AUG 1993
11:03 AM

1693253T



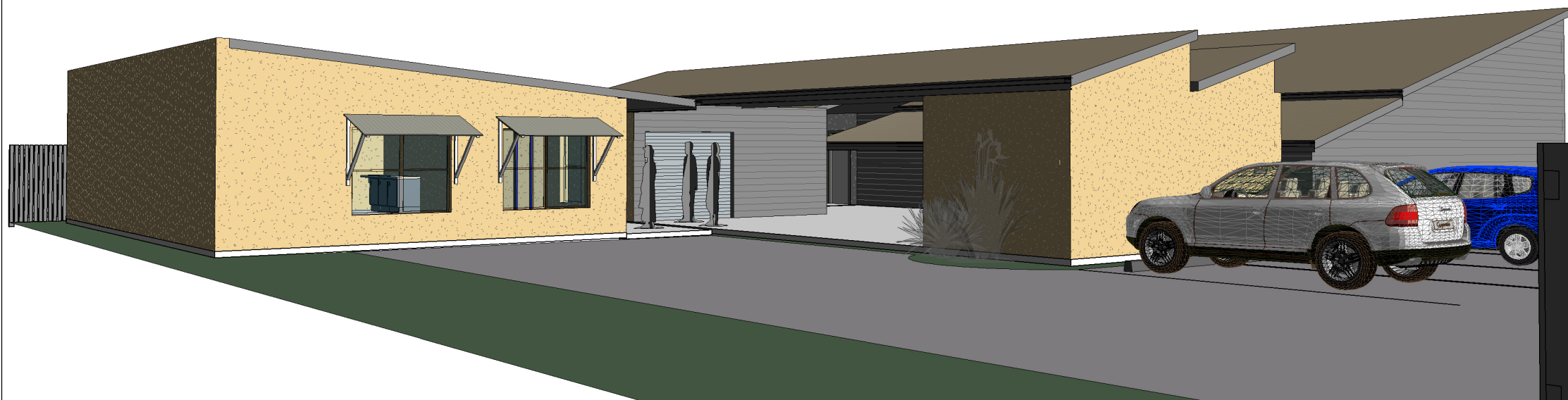
4044 PLAN

12 AUG 1993

- 9 AUG 1993 *MB* 
REGISTRAR OF TITLES

Appendix 2.

PROPOSAL PLANS



1 North Western View



2 Western View

PRELIMINARY



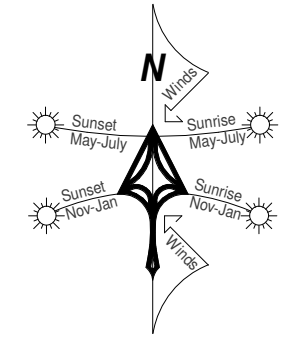
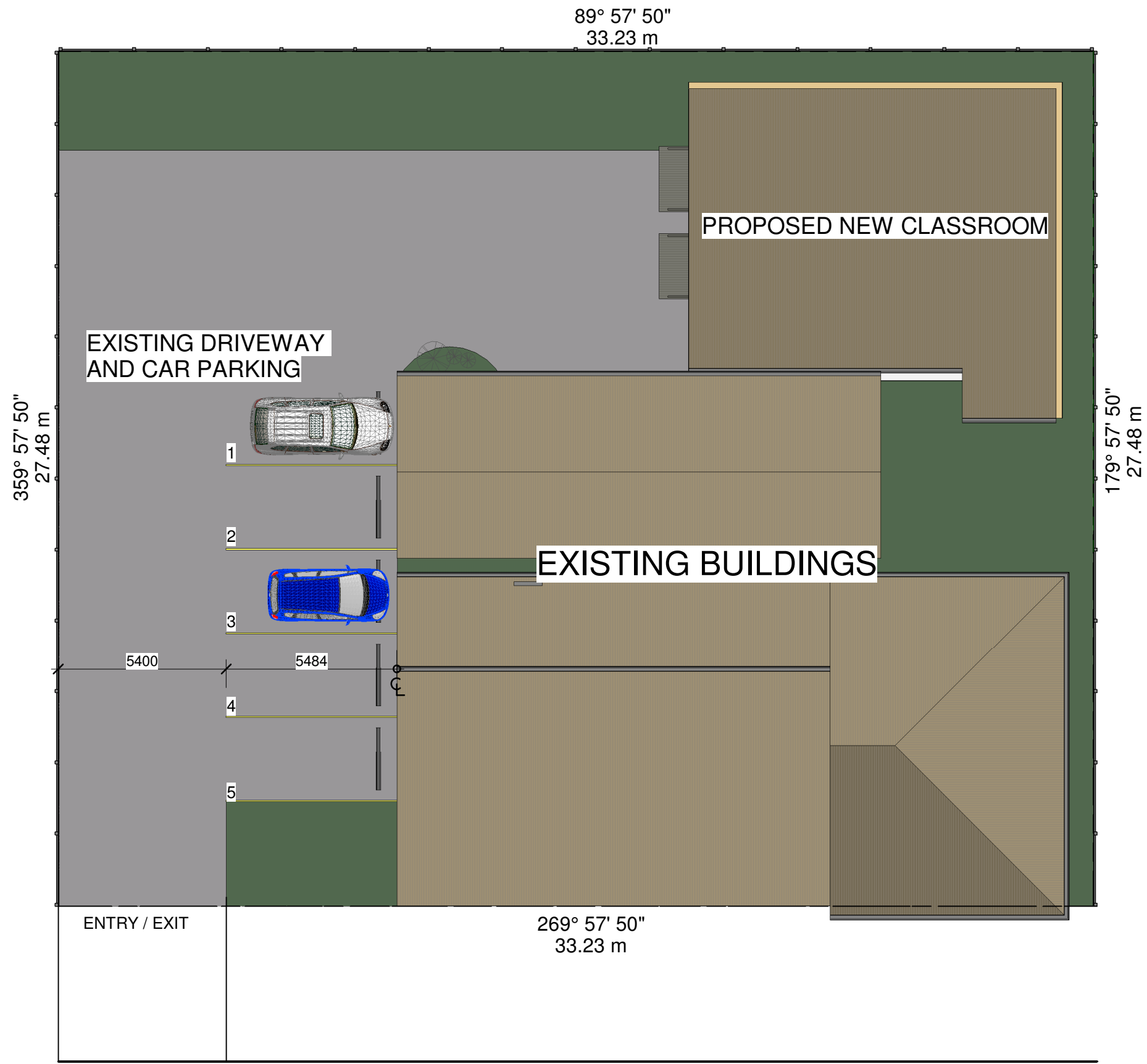
Adrian Gallo Lic. No. 065385
9137 Kennedy Highway,
Upper Barron. Via Atherton.
4883.
P.O. Box 1420 Atherton. 4883.
telephone 07 40950240
adrian@ownhomedesign.com.au

No.	Description	Date
A	Preliminary Sketch Design	07.02.2019.
B	Plans for Development Approval	07.02.2019.

Proposed New Classroom
At :11 Johnston Road,
Mossman. Qld. 4873.
For : Far North Training &
Consultancy

COVER SHEET

Project number	010	010 - SK1 B
Date	8th August 2018.	
Drawn by	AG	
Checked by	AG	Scale @ A3



LOT 20
ON RP 851577
PARISH OF VICTORY
COUNTY OF SOLANDER
919 SQM.

JOHNSTON ROAD

PRELIMINARY



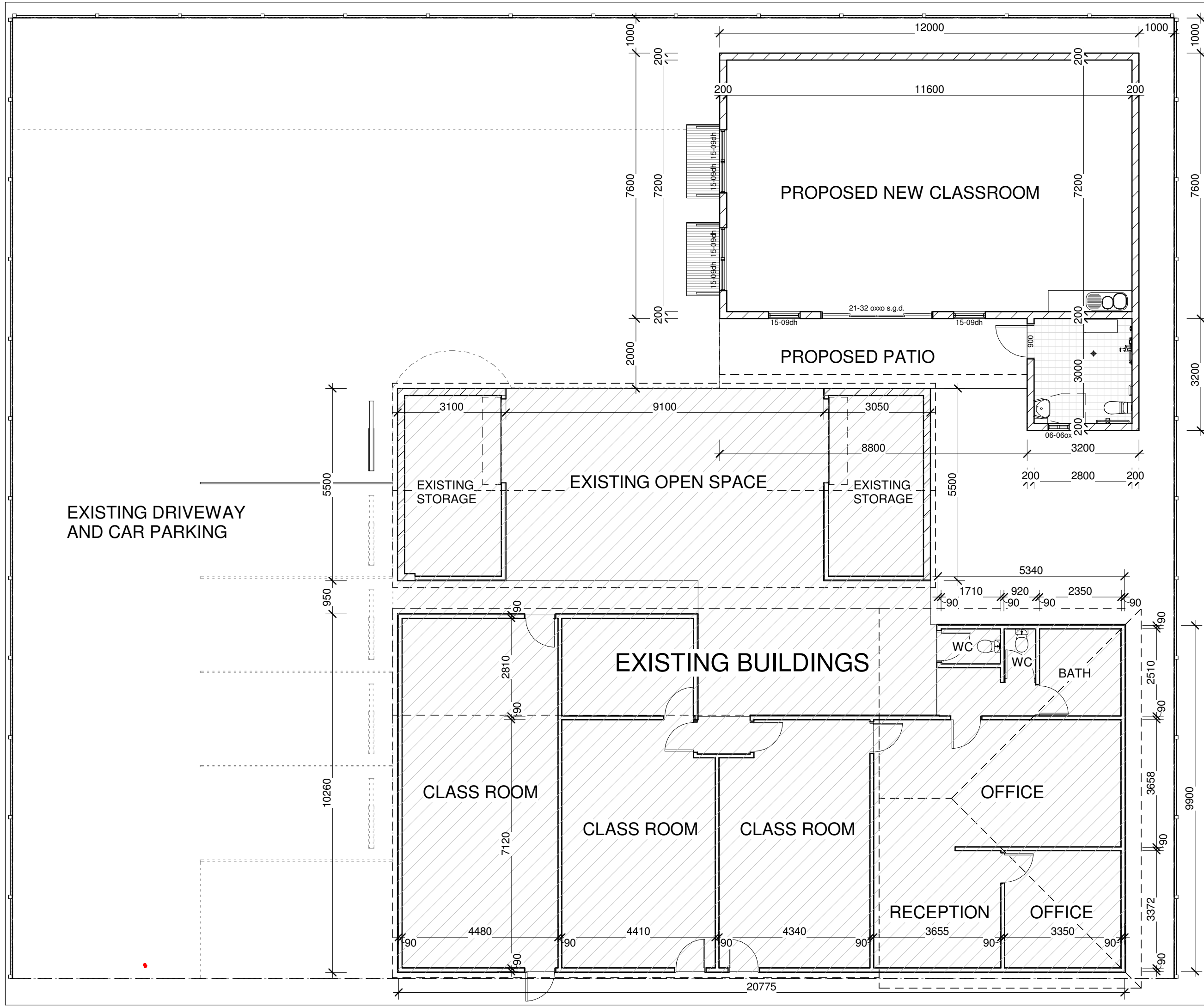
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4883.
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Proposed New Classroom
At :11 Johnston Road,
Mossman. Qld. 4873.
For : Far North Training &
Consultancy

SITE PLAN

Project number	010	010 - SK2 B
Date	8th August 2018.	
Drawn by	AG	
Checked by	AG	Scale 1 : 150 @ A3



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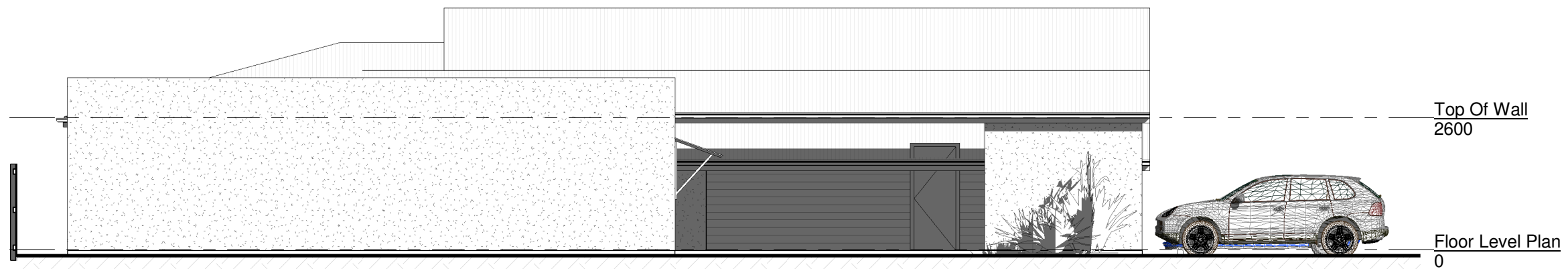
No.	Description	Date
A	Preliminary Sketch Design	07.02.2019.
B	Plans for Development Approval	07.02.2019.

For : Far North
Training &
Consultancy
Proposed New
Classroom
At :11 Johnston
Road,
Mossman. Qld.
4873.

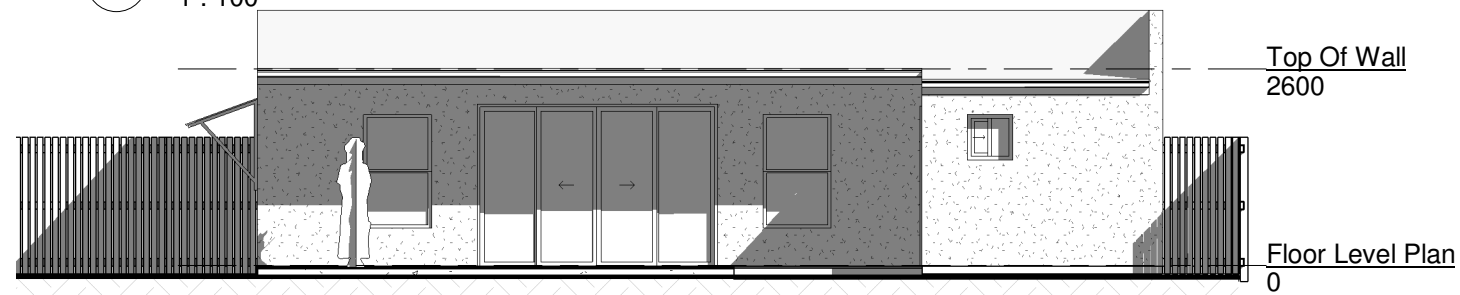
GROUND FLOOR PLAN

Project number	010
Date	8th August 2018.
Drawn by	AG
Checked by	AG
Scale	1 : 100

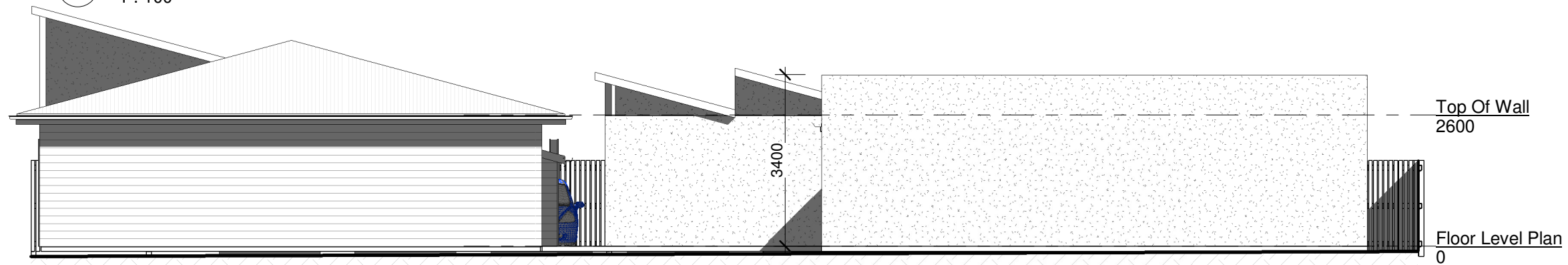
010 - SK3



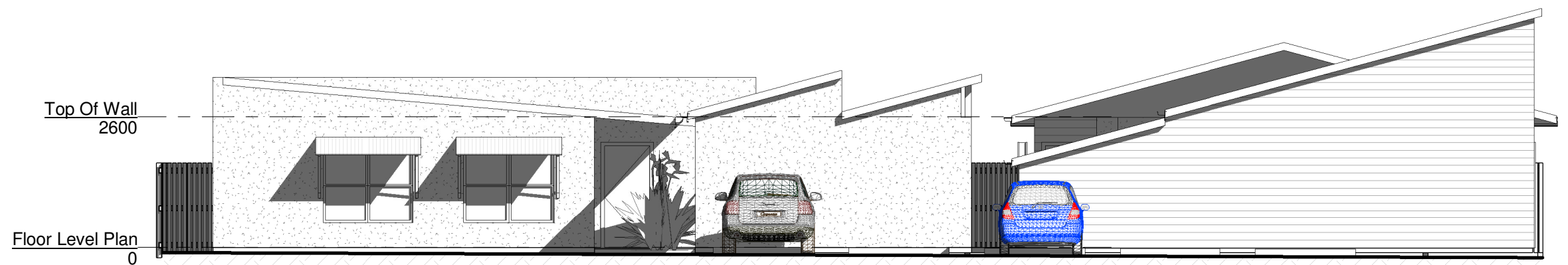
1 **North Elevation**
1 : 100



2 **South Elevation**
1 : 100



3 **East Elevation**
1 : 100



4 **West Elevation**
1 : 100

PRELIMINARY



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B	Plans for Development Approval	07.02.2019.

Proposed New Classroom
At :11 Johnston Road,
Mossman. Qld. 4873.
For : Far North Training &
Consultancy

ELEVATIONS

Project number	010	010 - SK4 B
Date	8th August 2018.	
Drawn by	AG	
Checked by	AG	Scale 1 : 100 @ A3

Appendix 3.

PLANNING BENCHMARK ASSESSMENT



20190431 – 11 Johnston Road, Mossman

6.2.1 Centre zone code

6.2.1.1 Application

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

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of land uses and activities.
 - (a) These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.
 - (b) Centres are found at a variety of scales based on their location and surrounding activities.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity Centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.4 Sense of place, community and identity, Element 3.7.6 Arts and Culture
 - (iii) Theme 5 : Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.3 Tourism.



20190431 – 11 Johnston Road, Mossman

(b) provide for a mix of uses and level of economic and social activity to serve community needs.

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

- (a) Development creates a range of retail, commercial, community and residential uses.
- (b) Development is consistent with any location specific provisions contained within a Local Plan.
- (c) Development provides activation and surveillance at ground level where adjoining roads or other public spaces.
- (d) Development is integrated and coordinated both within the site and in relation to surrounding land uses and activities.
- (e) Development provides a built form that establishes a cohesive streetscape and continuous pedestrian connections and shelters.
- (f) Development is sensitively designed and managed to mitigate impacts on surrounding sensitive land uses.
- (g) Development has access to infrastructure and services.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.a - Centre zone – assessable development

Performance outcomes		Acceptable outcomes	Compliance
For self-assessable and assessable development			
PO1 The height of all buildings is in keeping with the character of the surrounding residential	AO1 The maximum height of buildings and structures is:		Complies with AO1



20190431 – 11 Johnston Road, Mossman

Performance outcomes	Acceptable outcomes	Compliance
neighbourhoods and must not adversely affect the amenity of the neighbourhood.	(a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	The proposed development would have a wall height of 2.6 metres and an overall height of less than 8.5 metres.
PO2 The siting of buildings contributes to the use of the land, desired amenity and character of the area and protects the amenity of other land uses.	AO2.1 Buildings and structures are setback to road frontages: (a) in accordance with the provisions of any applicable local plan; (b) a minimum of 6 metres where no local plan applies or there are no particular provisions specified in the local plan for the site.	Complies with AO2.1 Refer to the Local Plan Assessment.
	AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or	Not Applicable The site does not adjoin land in the Industry Zone.



20190431 – 11 Johnston Road, Mossman

Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) 2.5 metres or $\frac{1}{4}$ of the height of the building, whichever is the greater; and</p> <p>(c) not any distance between 0 metres and 2.5 metres.</p>	
	<p>AO2.3</p> <p>Where adjoining land in any other zone, buildings are setback 3 metres or $\frac{1}{4}$ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.</p>	<p>Complies with PO2</p> <p>The proposed development would provide a new classroom within a building located 1.0 meters setback from the rear boundary. This is approximately $\frac{1}{3}$ the height of the building and greater than the $\frac{1}{4}$ required but less than 3 metres.</p> <p>The building would be single storey and would be consistent in scale to a residential building. In addition, the wall facing the adjoining property would be a blank wall that would not provide any opportunity for overlooking.</p> <p>The land adjacent this boundary is within a residential zone and has been developed for the purpose of multiple dwellings. Buildings</p>



20190431 – 11 Johnston Road, Mossman

Performance outcomes	Acceptable outcomes	Compliance
		<p>associated with this development are setback approximately 9 metres from the boundary.</p> <p>It is considered that the proposal would not affect the amenity of the adjoining occupiers.</p>
	<p>AO2.4</p> <p>Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas:</p> <p>(a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO2.1(b) above;</p> <p>(b) adjacent to the boundary with the other zone for the setback area nominated in AO2.3 above.</p>	<p>Complies, in part, with AO2.4</p> <p>The proposed development would allow for a setback area ranging from 1 metre to in excess of 3 metres to the adjoining land to the north. The remaining setbacks are as existing given the current development in the site.</p> <p>The layout of the development provides for the opportunity of the landscaping of this setback area, with greater opportunity adjacent the car parking area.</p>
<p>PO3</p> <p>The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.</p>	<p>AO3</p> <p>Site coverage does not exceed 80%, unless otherwise specified in a Local plan.</p>	<p>Complies with AO3</p> <p>Refer assessment against the Mossman Local Plan Code.</p>



20190431 – 11 Johnston Road, Mossman

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.	AO4 Inconsistent uses as identified in Table 6.2.1.3.b are not established in the Centre zone.	Complies with AO4 An Educational Establishment is not identified as an inconsistent use.
PO5 Development provides a range of convenient goods and services for the daily needs of discrete residential communities.	AO5 Development complies with the requirements specified in a local plan.	Complies with AO5 Refer assessment against the Mossman Local Plan Code.
PO6 Development does not lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: (a) the Accommodation activity group, located outside the Centre zone;	AO6 No acceptable outcomes are prescribed.	Complies with PO6 The proposed development of an educational facility providing tertiary level education, on an existing commercial site would not result in an increased impact on the amenity of the area above the existing lawful use.



20190431 – 11 Johnston Road, Mossman

Performance outcomes	Acceptable outcomes	Compliance
(b) the Sensitive land use activity group, located outside the Centre zone.		
P07 Reconfiguration of land results in: (a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots. (b) lots no less than 600m ² in area	A07 No acceptable outcomes are prescribed.	Not Applicable The proposal does not involve the reconfiguration of the land.

Table 6.2.1.3.b — Inconsistent uses within the Centre zone.

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



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<ul style="list-style-type: none">• Detention facility• Environment facility• Extractive industry• High impact industry• Intensive animal industry• Intensive horticulture	<ul style="list-style-type: none">• Permanent plantation	<ul style="list-style-type: none">• Special industry• Tourist park• Transport depot• Utility installation• Winery
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Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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7.2.3 Mossman local plan code

7.2.3.1 Application

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

7.2.3.2 Context and setting

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

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

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



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Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw

a concentration of commercial development from the 1930s onward. The town focusses on “the Triangle” and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town’s central setting.

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

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

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

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



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

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

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

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

7.2.3.3 Purpose

(1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.

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

- (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
- (b) The key built form and main street character of the town centre is to be retained and reinforced.
- (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
- (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.



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- (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
- (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.
- (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.
- (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
- (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
- (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
- (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
- (l) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
- (m) Conflicts between alternative land uses are minimised.
- (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
- (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.

(3) The purpose of the code will be further achieved through the following overall outcomes:

- (a) Precinct 1 – Mossman North precinct;
- (b) Precinct 2 – Foxton Avenue precinct;



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- (c) Precinct 3 – Junction Road residential precinct;
- (d) Precinct 4 – Junction Road industry precinct;
- (e) Precinct 5 – Town Centre precinct;
- (f) Precinct 6 – Front Street precinct;
- (g) Precinct 7 – Emerging community precinct;
- (h) Precinct 8 – Mossman South industry precinct;
- (i) Precinct 9 – Mossman Gorge community precinct

Precinct 1 – Mossman North precinct

(4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development is restricted to low density residential uses only.
- (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

Precinct 2 – Foxton Avenue precinct

(5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

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



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Precinct 3 - Junction Road residential precinct

(6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

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

Precinct 4 - Junction Road industry precinct

(7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

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

Precinct 5 - Town Centre precinct

(8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) key elements which contribute to the character and integrity of the town centre are retained;



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- (b) the sense of place which characterises the main town intersection of Foxtan Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
- (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
- (d) views from Front Street of the mountains (from various vantage points) are maintained;
- (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

Precinct 6 - Front Street precinct

(9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:

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

Precinct 7 – Emerging community precinct



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(10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:

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

Precinct 8 - Mossman south industry precinct

(11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre are established;
- (c) development protects the amenity of adjacent and nearby residential land uses.

Precinct 9 – Mossman Gorge community precinct

(12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

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

7.2.3.4 Criteria for assessment



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Table 7.2.3.4.a – Mossman local plan – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Building and structures complement the height of surrounding development.	AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	Complies with AO1 The proposed development would have a wall height, to underside of the ceiling of 2.6 metres and an overall height of less than 8.5 metres.
For assessable development		
Development in the Mossman local plan area generally		
PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified	AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;	Not Applicable There are no existing mature trees on the site.



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Performance outcomes	Acceptable outcomes	Compliance
on the Mossman Townscape Plan map contained in Schedule 2).	(b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxtan Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site.	
	AO1.2 Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular: (a) Mount Demi (Manjal Dimbi);	Complies with AO1.2 The proposed development would not impact any identified significant views.



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Performance outcomes	Acceptable outcomes	Compliance
	(b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley.	
	AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to: (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road.	Complies with AO1.3 The proposed development would not impact on any landmarks.
PO2 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	AO2 Development adjacent to the gateways and key intersections as identified on the Mossman 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 The site is not located adjacent any gateways and key intersections.



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Performance outcomes	Acceptable outcomes	Compliance
P03 Landscaping of development sites complements the existing tropical character of Mossman.	A03 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	Able to comply The site is an existing commercial site without any landscaping. Should Council consider this necessary it is able to be required as a condition of approval.
P04 Development does not compromise the safety and efficiency of the State-controlled road network.	A04 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Complies with A04 Access would be via the existing access off a local road.
For assessable development		
Additional requirements in Precinct 2 – Foxton Avenue precinct		
P05 Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	A05 Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the	Not applicable The site is located within Precinct 5.



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Performance outcomes	Acceptable outcomes	Compliance
	site to make it suitable for development and avoid impacts on adjoining land.	
PO6 Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	AO6.1 Buildings and structures are setback a minimum of 10 metres from the cane railway.	Not applicable The site is located within Precinct 5.
	AO6.2 Pedestrian access to the cane railway is restricted.	Not applicable The site is located within Precinct 5.
Additional requirements for Precinct 3 – Junction Road precinct		
PO7 Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes	AO7 Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.	Not applicable The site is located within Precinct 5.



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Performance outcomes	Acceptable outcomes	Compliance
PO8 Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	AO8.1 Lots have a minimum area of 800m ² .	Not applicable The site is located within Precinct 5.
	AO8.2 Lots have a minimum frontage of 20m.	Not applicable The site is located within Precinct 5.
PO9 Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	AO9.1 Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River,	Not applicable The site is located within Precinct 5.
	AO9.2 Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.	Not applicable The site is located within Precinct 5.
Additional requirements for Precinct 4 – Junction Road industry precinct.		
PO10	AO10.1	Not applicable The site is located within Precinct 5.



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Performance outcomes	Acceptable outcomes	Compliance
Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.	A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.	
	AO10.2 No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.	Not applicable The site is located within Precinct 5.
Additional requirements for Precinct 5 – Town Centre precinct		
PO11 Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including: (a) buildings built to the frontage to reinforce the existing built-form character; (b) buildings that address the street;	AO11 With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that: (a) provide for pedestrian shelter that are consistent with the character and setting of the town centre;	Complies with AO11 The site is currently improved by an existing building that addresses the street and with an awning over the footpath.



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Performance outcomes	Acceptable outcomes	Compliance
(c) development that incorporates awnings and verandahs providing weather protection for pedestrians.	(b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level; (c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb; (d) are continuous across the frontage of the site; (e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting.	
PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.	AO12 Development incorporates the following design features: (a) 'built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site*; (b) appropriate built form and roofing material; (c) appropriate fenestration in combination with roof form;	Complies with AO12 With the exception of the vehicle access location, the existing building is built to the front boundary with car parking at the rear of the site. The existing building, with shopfront facing the street, would face the public realm and the new building work would be to the rear and would be consistent in terms of scale, form, materials and design to the existing.



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none">(d) appropriate window openings, screens or eaves shading 80% of window openings;(e) minimum of 700mm eaves;(f) orientation of the building to address the street/s;(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development;(h) ground level façades facing streets consist of windows, wall openings or shop fronts;(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;(j) inclusion of windows and balconies on the upper levels facing the street façade;(k) provision of lattice, battens or privacy screens;(l) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(m) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</p> <p>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</p>	
<p>PO13</p> <p>Site coverage of all buildings:</p> <p>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</p> <p>(b) respects the individual character of the town.</p>	<p>AO13</p> <p>Site cover does not exceed 60%.</p>	<p>Complies with AO13</p> <p>The site cover would not exceed 60%.</p>
<p>PO14</p> <p>Side and rear setbacks:</p> <p>(a) are appropriate for the scale of the development and the character of the town centre;</p> <p>(b) provide adequate daylight for habitable rooms on adjoining sites;</p> <p>(c) adequate separation between residential and non-residential uses.</p>	<p>AO14.1</p> <p>For side boundary setbacks, no acceptable measures are specified.</p>	<p>Complies with PO14</p> <p>The proposed development would retain the existing side setbacks.</p>
	<p>AO14.2</p> <p>Buildings are setback a minimum of 6 metres from rear boundaries.</p> <p>Note: Building code requirements must be satisfied</p>	<p>Complies with PO14</p> <p>With the exception of 12 metres of the rear boundary, where the new classroom is proposed to be provided, the proposed development would</p>



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Performance outcomes	Acceptable outcomes	Compliance
		<p>be setback in excess of 6 metres from the rear boundary. Where the new classroom would be provided, the setback is proposed to be 1 metre.</p> <p>It is important to note that this would be a blank wall and there would be no opportunity for overlooking. It would also be of a domestic scale, being single storey and having a wall height consistent with that of a dwelling house.</p> <p>Furthermore, taking into account the setback of the adjoining premises, the separation distance at this boundary would be in the order of 10 metres.</p> <p>The proposed setback is considered to be appropriate in this location and it would not affect the character of the town centre or the amenity of the adjoining occupiers.</p>
<p>PO15</p> <p>Development in the precinct is predominantly retail or office based in nature or has a service delivery function.</p>	<p>AO15</p> <p>Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to</p>	<p>Complies with PO15</p> <p>The proposal is for an Educational Establishment that provides an educational service. Whilst not listed in the Acceptable Outcomes it is considered to be consistent with the Performance Outcome.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	tourist accommodation located above ground level, or to the rear of the site at ground level.	
Additional requirements for Precinct 6 – Front Street		
PO16 Vehicular access is limited to: (a) the existing access from Front Street opposite the Harper Street intersection; (b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.	AO16 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.
PO17 Any expansion complements the existing development in scale, height, roof alignment and colour.	AO17 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.
PO18 Any expansion is integrated with existing development such that the final development	AO18 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.



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Performance outcomes	Acceptable outcomes	Compliance
functions as one shopping/commercial development.		
PO19 Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area	AO19 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.
Additional requirements for Precinct 7 – Emerging Communities precinct		
PO20 Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.	AO20 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.
Additional requirement for Precinct 8 – Mossman South industry		
PO21	AO21	Not applicable The site is located within Precinct 5.



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Performance outcomes	Acceptable outcomes	Compliance
Low impact industry uses are the predominant form of industry.	Development for industrial purposes consists of service industry or low impact industry uses.	
PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	AO22 Office or retail uses: (a) are ancillary to an industrial use; or (b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive.	Not applicable The site is located within Precinct 5.
PO23 Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.
Additional requirements for Precinct 9 - Mossman Gorge Community		
PO24 No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	Not applicable The site is located within Precinct 5.



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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



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

- (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
- (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
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 AO1.1 No excavation or filling would be undertaken on the site.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none">(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;(c) not undertaking filling that results in:(d) actual acid sulfate soils being moved below the water table;(e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2</p> <p>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</p>	<p>Complies with AO2.1</p> <p>No excavation or filling would be undertaken on the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
acid sulfate soils.		



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8.2.10 Transport network overlay code

8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:



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- (i) Principal route;
- (ii) Future principal route;
- (iii) District route;
- (iv) Neighbourhood route;
- (v) Strategic investigation route.

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

8.2.10.2 Purpose

(1) The purpose of the Transport network overlay code is to:

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

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

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

8.2.10.3 Criteria for assessment



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Table 8.2.10.a – Transport network overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
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.	Complies with AO1.1 The proposal is for the material change of use of premises to provide for the continued operation and expansion of an educational establishment. The site is located on a higher order road capable of accommodating larger volumes of traffic without impact on amenity. The proposed development is considered compatible with the function of the adjacent road network.
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies with AO1.2 The proposed development would not compromise the function of the transport network and the network can accommodate the traffic



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Performance outcomes	Acceptable outcomes	Compliance
		movements anticipated to be generated by the propose development.
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Complies with AO1.3 Access is from the only available frontage and is existing.
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; (a) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	Not Applicable No transport improvements are identified as being required.



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Performance outcomes	Acceptable outcomes	Compliance
PO3 <p>Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	AO3 <p>No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	Not Applicable <p>The proposed development is not considered to be a sensitive land use.</p>
PO4 <p>Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	AO4.1 <p>Development is compatible with the role and function (including the future role and function) of major transport corridors.</p>	Complies with AO4.1 <p>The proposed development of a use that generates non-domestic volumes of traffic is considered to be suitable located in a higher order road.</p>
	AO4.2	Not Applicable <p>Existing access to the site is provided from the only road frontage available.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	
	<p>AO4.3</p> <p>Intersection and access points associated with major transport corridors are located in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; and</p> <p>(b) any relevant Local Plan.</p>	<p>Not Applicable</p> <p>No intersections or access points to major transport corridors are proposed.</p>
	<p>AO4.4</p> <p>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>Not Applicable</p> <p>The application would not affect the existing or any proposed road boundaries.</p>



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Performance outcomes	Acceptable outcomes	Compliance
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.	Not Applicable There is no vegetation on the site.
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.	Not applicable The application does not involve reconfiguring a lot.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO6.2</p> <p>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>The application does not involve reconfiguring a lot.</p>



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9.3.6 Community facilities code

9.3.6.1 Application

(1) This code applies to assessing development for a use within the Community facilities activities group, if:

- (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
- (b) impact assessable development.

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

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

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

9.3.6.2 Purpose

(1) The purpose of the Community facilities use code is to assess the suitability of development to which this code applies.

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

- (a) Design, siting, construction and built form are suited to the facility, in accordance with particular operational, functional and locational requirements of community services and facilities;
- (b) Development is integrated or co-located with other community facilities where possible to create a multi-functional hub;
- (c) Development that may limit the ongoing operation and expansion of existing uses or prejudice development of new facilities appropriate to the specific nature of the Community facilities zone is excluded;



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(d) Development:

- (i) is appropriately located according to the type of use;
- (ii) is highly accessible and preferably integrated and co-located with complementary uses;
- (iii) is of a scale, height and bulk that provides a high level of amenity;
- (iv) is generally consistent with the character of the area;
- (v) transitions sensitively to surrounding zones.

9.3.6.3 Criteria for assessment

Table 9.3.6.3.a – Community facilities code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Design		
PO1 Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.	AO1 Development for non-residential use has hours of operation, including indoor activity areas and delivery vehicles, which are limited to 7am to 6pm.	Complies with AO1 The proposed use would operate within standard business hours and would be limited to 7am – 6pm Monday to Saturday.
PO2	AO2.1 Where on a site adjoining a sensitive land use	Complies with PO2



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Performance outcomes	Acceptable outcomes	Compliance
Development is designed to protect nearby sensitive land uses from adverse impacts on the existing levels of amenity, including by way of light, noise, odour or other nuisance.	and located within 20 metres from the common boundary, a minimum 1.8 metre high acoustic fence is provided for the full length of the common boundary.	<p>The application site adjoins the driveway of a residential land use to the west and a residential land use to the north.</p> <p>Whilst a 1.8 metre fence would be provided to the side and rear boundaries it is not considered necessary that the fence be an acoustic fence.</p> <p>The design of the use would be such that any amenity impacts are directed towards the front boundary and away from the rear common boundary with the residential land. There would be no openings facing the adjoining residential use and any lighting associated with the use would be directed internally or towards the street frontage.</p>
	<p>AO2.2</p> <p>Development does not involve amplification devices and does not generate noise that is clearly audible from nearby sensitive land uses.</p>	<p>Complies with AO2.2</p> <p>The application does not propose the use of amplification devices that would result in a greater noise than a domestic appliance.</p>
	AO2.3	Able to comply



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Performance outcomes	Acceptable outcomes	Compliance
	Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Any outdoor lighting would comply with the relevant Australian standards.
	AO2.4 Mechanical plant and equipment is acoustically and visually screened from adjoining sensitive land uses. Note – Mechanical plant includes generators, motors, compressors and pumps such as air conditioning, refrigeration or cold rooms.	Able to comply Any plant and equipment is able to be located and such that it is acoustically and visually screened from adjoining sensitive land uses.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO2.5</p> <p>Development:</p> <p>(a) does not involve activities that generate air emissions, including odour dust, fumes or smoke beyond the site;</p> <p>(b) where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive land use, and vents are separated by the following distances:</p> <p>(i) a minimum of 6 metres horizontally from a sensitive land use;</p> <p>(ii) a minimum of 2 metres above any thoroughfare with regular traffic.</p>	<p>Complies with AO2.5</p> <p>The use of the premises for the purpose of an educational establishment would not result in any air emissions.</p>
For assessable development		
<p>PO3</p> <p>Development on a site within a Community facilities zone must be protected for public use, and where a community facility ceases, its</p>	<p>AO3</p> <p>Development of an existing community facility within a Community facilities zone may be transitioned to another type of use within the community facilities activity group where a</p>	<p>Not Applicable</p> <p>The site is not within a community facilities zone.</p>



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Performance outcomes	Acceptable outcomes	Compliance
replacement must be for another community facility.	demonstrable need of the community will be fulfilled.	
PO4 Development for a community facility which is purpose built on public land delivers buildings and structures that are designed as multi-purpose community hubs where possible, rather than stand-alone or single use facilities to: (a) create a sense of place, belonging and community and to provide a focal point for community activity; (b) increase efficiencies in built form; (c) provide efficiencies in infrastructure costs; (d) facilitate adaption of building and infrastructure to respond to changing community needs.	AO4 No acceptable outcomes are prescribed.	Not Applicable The site is not public land.
PO5 Development must be consistent with the reasonable expectations for built form, site layout	AO5 Development is of a scale, height and bulk that is not greater than that of surrounding development.	Complies with AO5 The proposal would be predominantly contained within an existing building which is single storey in



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Performance outcomes	Acceptable outcomes	Compliance
and landscape design of development on surrounding land.		height and consistent with existing development in the locality in terms of built form, height and scale. The proposed new build would be consistent with the existing development on the site.
<p>PO6</p> <p>Development does not impose adverse visual amenity impacts on any land associated with Accommodation activity group.</p>	<p>AO6.1</p> <p>Development has a building setback from a site boundary with any land use associated with the Accommodation activity group of 6 metres, or half the height of the building at that point, whichever is the greater.</p>	<p>Complies with PO6</p> <p>The proposed development would provide a new classroom within a building located 1.0 meters setback from the rear boundary. This is approximately 1/3 the height of the building and less than the 6 metres identified in the Acceptable Outcome.</p> <p>The building would be single storey and consistent with the scale of a residential building. In addition, the wall facing the adjoining property would be a blank wall that would not provide any opportunity for overlooking.</p> <p>The land adjacent this boundary is within a residential zone and has been developed for the purpose of multiple dwellings. Buildings associated with this development are setback</p>



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Performance outcomes	Acceptable outcomes	Compliance
		approximately 9 metres from the boundary. It is considered that the proposal would not affect the amenity of the adjoining occupiers.
	AO6.2 Development provides a 3 metre wide landscape buffer capable of deep planting provided between vehicle movement and car parking areas and common boundaries any land use associated with the Accommodation activity group	Complies with PO6 The car parking area currently exists in the location and scale associated with the present application. It does not provide any landscaping or buffering, and a 1.8 metre boundary fence is provided. The development would not impose any greater visual impacts on the amenity of the locality or adjoining landowners than the existing development and use of the site.
PO7 Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use does not dominate the frontage of the premises and maintains the amenity of the street and adjacent properties.	AO7.1 Car parking is: (a) provided below or at the rear of the primary building for the use and is not within the front setback of the site; or (b) where forward of the building line, car parking is integrated with high quality landscaping.	Complies with AO7.1 The existing car parking area is located towards the rear of the site.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8</p> <p>Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed</p>	<p>Complies with PO8</p> <p>The proposed development would provide an active frontage to the public realm and overlooking of the parking area. The proposed development is considered to be consistent with CPTED principles regarding casual surveillance.</p>
<p>PO9</p> <p>Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site has an existing development on the street front consistent with the requirements of the other planning benchmarks. There is limited opportunity for landscaping given the current arrangement.</p>



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.



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9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
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; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area;	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.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 AO1.1 The proposed development is required to provide 1 car space per 2 staff members, plus 1 car space per 10 students. The proposed development would provide 5 designated car parking spaces and overflow space for an additional 4 spaces. This would provide for 10 staff and 40 students, or combinations of the same. It is considered that this would satisfy the anticipated car parking demand for the use.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used	Complies with AO1.2 The car parking areas would be retained for car parking only.



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Performance outcomes	Acceptable outcomes	Compliance
(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.	for external storage purposes, the display of products or rented/sub-leased.	
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Able to comply with AO1.3 No specific allowance has been made for motorcycle parking and it is anticipated that, if required it will be able to be accommodated without impact on car parking provision.
	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 The car parking spaces do not exceed 50.
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:	Complies with AO2 The car parking areas are designed to adhere to the Australian Standard in terms of aisle width and car park dimensions.



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Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
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 AO3.1 Only one crossover exists.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Complies with AO3.2 The crossover exists.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a</p>	<p>Complies with AO3.3</p> <p>The driveway exists.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p>AO3.4</p> <p>Surface construction materials are consistent with the current or intended future streetscape or</p>	<p>Complies with AO3.4</p> <p>The driveway, crossover and car parking area exist.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	character of the area and contrast with the surface construction materials of any adjacent footpath.	
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.	Able to comply with AO4 On-site wheel chair accessible car parking spaces are able to be provided on the site without impact on car parking numbers. The exact location would be assessed and determined at the time of building application.
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.	Able to comply with AO5 This would be assessed at the time of building application.
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.c.	Complies with AO6 Two spaces are able to be provided on site.



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Performance outcomes	Acceptable outcomes	Compliance
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 and the main area of the building; (c) is easily and safely accessible from outside the site.	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not Applicable
	AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Able to comply with AO7.2 The location of cycle parking is able to be effectively sign marked.
	AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Able to comply with AO7.3 Bicycle parking is able to be located such that it does not impact on pedestrian movement.
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,	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:	Complies with AO8 Walking and cycle routes to the site and to the front entrance currently exist and would not be affected by the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
<p>shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The proposed car parking area complies with the relevant Australian Standard.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Complies with AO9.2</p> <p>Any servicing and or loading would be undertaken fully in the site.</p>
	<p>AO9.3</p>	<p>Complies with AO9.3</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>The servicing of the site would be limited, given the minor scale of the development ament, and would be able to be accommodated within the site without impact on pedestrian or other vehicular movements.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>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:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; 	<p>Not Applicable</p> <p>Queueing is not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not Applicable Queueing is not required.

Table 9.4.1.b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee.	n/a	n/a	VAN



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.			
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students. Tertiary and further education:	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education:	Required for all educational establishments with a GFA greater than 2000m ² .	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	2 spaces per 50 full time students.		
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.41.d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or	n/a	n/a	n/a



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 space per 25m ² GFA for any other Home Based Business.			
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	<p>1 space per 10m² GFA and licensed outdoor area; plus</p> <p>For 1 space per 50m² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles.</p> <p>Note - Use standard for any Short Term Accommodation for hotel accommodation use.</p>	1 space per 100m ² of GFA.	n/a	LRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Indoor sport and recreation	<p>Squash court or another court game: 4 spaces per court.</p> <p>Basketball, netball, soccer, cricket: 25 spaces per court / pitch.</p> <p>Ten pin bowling: 3 spaces per bowling lane.</p> <p>Gymnasium: 1 space per 15m² of GFA.</p>	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Multiple dwelling	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p>	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	<p>1 space per 25m² of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA</p>	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.3.1.e



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	<p>Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Football: 5 space per field.</p> <p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component.	Use standard for relevant standard for each component.	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table 9.41.d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table 9.41.d



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Short term accommodation	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan:</p> <p>For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.</p> <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p>	1 space per 10 rooms	n/a	SRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be interchangeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table 9.4.1.c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
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SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTROADS

Table 9.41.d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-



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1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table 9.4.3.1.e – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-



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6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			



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9.4.3 Environmental performance code

9.4.3.1 Application

(1) This code applies to assessing:

- (a) building work for outdoor lighting;
- (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

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

9.4.3.2 Purpose

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

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

- (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;



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- (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
- (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
- (d) development contributes to the removal and ongoing management of weed species.

9.4.3.3 Criteria for assessment

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
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.	Not Applicable No outdoor lighting is proposed as part of this application. The lighting of the car parking area would be provided by overspill from existing lighting.
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	Not Applicable The proposed development would not involve flood lighting.



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Performance outcomes	Acceptable outcomes	Compliance
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	Complies with AO1.3 The car parking areas are provided with an existing 1.8 metre close boarded fence to the boundaries to buffer any impacts on adjoining neighbours.
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	Complies with AO2.1 The proposed use does not involve an activity that would cause environmental harm.
	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 AO2.2 The proposed development would be designed to project any noise towards the street front or internally within the site.
	AO2.3 The design and layout of development ensures	Complies with AO2.3 The car parking currently exists in the location



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Performance outcomes	Acceptable outcomes	Compliance
	<p>car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <p>(a) car parking is located away from adjacent sensitive land uses;</p> <p>(b) car parking is enclosed within a building;</p> <p>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</p> <p>(d) buffered with dense landscaping.</p> <p>Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p>proposed without adverse impact on the amenity of the area. The proposed development would not create any impacts greater than the current arrangement.</p>
Airborne particles and other emissions		
<p>PO3</p> <p>Potential airborne particles and emissions generated from the development are avoided</p>	<p>AO3.1</p> <p>Development does not involve activities that will result in airborne particles or emissions being</p>	<p>Complies with AO3.1</p> <p>The proposed use would not generate any airborne particles or emissions.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>generated; or</p> <p>AO3.2</p> <p>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.</p>	<p>Complies with AO3.1</p>
Odours		
<p>PO4</p> <p>Potential odour causing activities associated with</p>	<p>AO4.1</p> <p>The development does not involve activities that</p>	<p>Complies with AO4.1</p> <p>The proposed development would not create</p>



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Performance outcomes	Acceptable outcomes	Compliance
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.	create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	odorous emissions. Complies with AO4.1 The proposed use would not result odour that causes environmental harm.
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.	Not Applicable The proposed use would not produce putrescent waste.
	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	Complies with AO5.2 The existing waste and recyclable storage facilities would remain unaltered as a result of the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>odour generated;</p> <p>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</p> <p>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>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.</p>	
Sensitive land uses		
<p>PO6</p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1</p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or</p>	<p>Not Applicable</p> <p>The proposed use is not considered a sensitive land use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	Not Applicable The proposed use is not considered a sensitive land use.
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.	Not Applicable The existing stormwater management regime would not be affected by the proposed development.
	AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	Not Applicable The existing stormwater management regime would not be affected by the proposed development.
	AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering	Not Applicable The existing stormwater management regime would not be affected by the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the 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.</p>	
Pest plants (for material change of use on vacant land over 1,000m²)		
<p>PO8</p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>AO8.1</p> <p>The land is free of declared pest plants before development establishes new buildings, structures and practices; or</p>	<p>Not Applicable</p> <p>The site is not over 1,000m² in area.</p>
	<p>AO8.2</p> <p>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</p>	<p>Not Applicable</p> <p>The site is not over 1,000m² in area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	



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9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

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

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



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- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Filling and excavation code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
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.	Not Applicable No works are proposed on a public road.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	Not Applicable No works are proposed on a public road.



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Performance outcomes	Acceptable outcomes	Compliance
	FNQROC Regional Development Manual.	
	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.	Not Applicable No works are proposed on a public road.
	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	Not Applicable No works are proposed on a public road.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>and existing sections;</p> <p>(c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p>	
	<p>AO1.5</p> <p>Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p>Not Applicable</p> <p>No works are proposed on a public road.</p>
Accessibility structures		
<p>PO2</p> <p>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient</p>	<p>AO2.1</p> <p>Accessibility structures are not located within the road reserve.</p>	<p>Not Applicable</p> <p>No works are proposed on a public road.</p>
	<p>AO2.2</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>Accessibility structures are designed in accordance with AS1428.3.</p>	<p>No works are proposed on a public road.</p>
	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not Applicable</p> <p>No works are proposed on a public road.</p>
Water supply		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2</p>	<p>Complies with AO3.1</p> <p>The site is connected to the Councils reticulated water supply.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	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	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 –	Complies with AO4.1 The site is connected to the Council's sewer system.



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Performance outcomes	Acceptable outcomes	Compliance
systems in the locality.	<p>FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2</p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	
Stormwater quality		
<p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p>	<p>AO5.1</p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2</p>	<p>Complies with AO5.1</p> <p>The site is connected to the Council's drainage system.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	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.	
	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; (d) rainfall erosivity.	Not Applicable The existing stormwater drainage regime would not be affected by the proposed development.
	AO5.4	Not Applicable



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Performance outcomes	Acceptable outcomes	Compliance
	Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	The existing stormwater drainage regime would not be affected by the proposed development.
	<p>AO5.5</p> <p>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.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Not Applicable</p> <p>The existing stormwater drainage regime would not be affected by the proposed development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
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 management; (e) achieve water quality objectives.	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; (d) existing areas of ponded water are included.	Not Applicable The proposed development does not involve non-tidal artificial waterways.
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas;	Not Applicable The proposed development does not involve non-tidal artificial waterways.



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Performance outcomes	Acceptable outcomes	Compliance
	(b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	
	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 non-tidal artificial waterways.
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use	Not Applicable The proposed development does not involve non-



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Performance outcomes	Acceptable outcomes	Compliance
	<p>purposes:</p> <ul style="list-style-type: none"> (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat. 	tidal artificial waterways.
	<p>AO6.5</p> <p>The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>	<p>Not Applicable</p> <p>The proposed development does not involve non-tidal artificial waterways.</p>
	<p>AO6.6</p> <p>Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p>	<p>Not Applicable</p> <p>The proposed development does not involve non-tidal artificial waterways.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	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 non-tidal artificial waterways.
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;	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 No waste water would be discharged off-site except to Council Sewer.
	AO7.2 The waste water management plan is managed in	Not Applicable No waste water would be discharged off-site



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Performance outcomes	Acceptable outcomes	Compliance
<p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p> <p>(iv) offset impacts on high ecological value waters.</p>	<p>accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p>	<p>except to Council Sewer.</p>
	<p>AO7.3</p> <p>Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>Not Applicable</p> <p>No waste water would be discharged off-site except to Council Sewer.</p>
	<p>AO7.4</p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p>	<p>Not Applicable</p> <p>No waste water would be discharged off-site except to Council Sewer.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none">(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;(b) manages wastewater so that:<ul style="list-style-type: none">(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;(iii) visible iron floc is not present in any 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	



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Performance outcomes	Acceptable outcomes	Compliance
	trade waste or another lawful method.	
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 AO8.1 The site has an existing connection to the electricity network.
PO9	AO9.1	Not Applicable



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Performance outcomes	Acceptable outcomes	Compliance
Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	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.	No pad-mount infrastructure is proposed.
	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 No pad-mount infrastructure is proposed.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory	Complies with AO10 The site has an existing telecommunications connection.



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Performance outcomes	Acceptable outcomes	Compliance
relevant telecommunication regulatory authority.	authority.	
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.	Complies with AO11 The site has an existing telecommunications connection
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.	Not Applicable No road construction works are required.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not Applicable No road construction works are required.



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Performance outcomes	Acceptable outcomes	Compliance
	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.	
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Not Applicable The site has existing connections an no alterations are required.
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	Not Applicable The site has existing connections an no alterations are required



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Performance outcomes	Acceptable outcomes	Compliance
	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.	
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.	Not Applicable There is no vegetation on the site that would be affected by the proposed development.



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Performance outcomes		Acceptable outcomes	Compliance
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	Not Applicable No alterations are required to the existing off-site infrastructure.	
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 AO17 The site has existing connectivity.	
Trade waste			



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO18</p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>No trade waste would be generated as part of the proposed development.</p>
Fire services in developments accessed by common private title		
<p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1</p> <p>Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p>	<p>Not Applicable</p> <p>There would be no common private title.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO19.2</p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	
<p>PO20</p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p>AO20</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>There would be no common private title.</p>



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9.4.6 Landscaping code

9.4.6.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.6.2 Purpose

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) The natural environment of the region is enhanced;
 - (c) The visual quality, amenity and identity of the region is enhanced;
 - (d) Attractive streetscapes and public places are created through landscape design;
 - (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) Landscaping is provided to enhance the tropical landscape character of development and the region;



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- (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

9.4.6.3 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Landscaping 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: <ul style="list-style-type: none"> (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; 	AO1 Development provides landscaping: <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 	Complies with AO1 Refer assessment against other Assessment Benchmarks.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</p> <p>(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;</p> <p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p>	<p>– Landscaping;</p> <p>(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</p> <p>– Landscaping.</p> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	



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Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> (i) providing a safe environment; (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 PO2 The site is currently developed with existing landscaping that would not be affected by 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 PO2 The site is currently developed with existing landscaping that would not be affected by the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
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 AO3.1 The existing landscaping would be incorporated into the proposed development.
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species	Not Applicable The site does not contain mature vegetation.
	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 AO3.3 The existing landscaping would be incorporated into the proposed development.
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with	Complies with AO3.4 The existing landscaping, including street trees, would be incorporated into the proposed



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Performance outcomes	Acceptable outcomes	Compliance
	species chosen from the Planning scheme policy SC6.7 – Landscaping.	development.
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 PO4 The existing landscaping would be retained and incorporated into the proposed development.
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.	Not Applicable No new parking areas are proposed as part of this development.
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 PO6 The existing landscaping would be retained and incorporated into the proposed development.
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It	Complies with PO6 The existing landscaping would be retained and incorporated into the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
	may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species	
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 There is no podium.
	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.	Not Applicable There is no podium.
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.	Not Applicable No weeds or invasive species are identified on the site.
PO9	AO9	Complies with PO9



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Performance outcomes	Acceptable outcomes	Compliance
The landscape design enhances personal safety and reduces the potential for crime and vandalism	No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	The existing landscaping would be retained and incorporated into the proposed development.
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 PO10 The existing landscaping would be retained and incorporated into the proposed development.



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PATRICK CLIFTON

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Elizabeth Ann Ross

as owner of the premises identified as follows:

11 Johnston Road, Mossman and described as Lot 20 on RP851577

consent to the making of a development application under the *Planning Act 2016* by:

Fat North Queensland Training and Consultancy Pty Ltd

on the premises described above for:

The purpose of an Educational Establishment

Elizabeth Ross
25/8/2019

[signature of owners and
date signed]