

DEVELOPMENT APPLICATION FOR A DEVELOPMENT
PERMIT FOR:

MATERIAL CHANGE OF USE

SHORT-TERM ACCOMMODATION (INTENSIFICATION
OF EXISTING BACKPACKERS)

on behalf of
RRL One Pty Ltd

at
37-39 Warner Street, Port Douglas

on
Lot 50 on RP896319





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1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, RRL One Pty Ltd, in support of a Development Application seeking a Development Permit for Material Change of Use – Short-term Accommodation (Intensification of existing Backpackers) on land at 37-39 Warner Street, Port Douglas, formally described as Lot 50 on RP896319.

To assist in Council's determination of this development application, this planning report covers the following matters:

- Section 2:- Subject site description.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- An assessment of the proposal against the relevant code provisions of the *Douglas Shire Planning Scheme 2018*.
- Section 6:- Conclusion.

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable DA Form, included in **Appendix A**.

In accordance with section 51(2) of the *Planning Act 2016*, landowners written consent is not required as the Applicant is the registered landowner of the premises.

Under the Douglas Shire Planning Scheme 2018 (*the Planning Scheme*), the application is subject to code assessment not requiring public notification to be undertaken.



2.0 THE SUBJECT SITE

The subject site is located at 37-39 Warner Street, Port Douglas, formally described as Lot 50 on RP896319 and contains a total area of 1,434m². *Figure 1* below identifies the extent of the subject site and surrounding development.

The site is currently operated and known as Port Douglas Backpackers. The site is centrally located with within close proximity to essential service/infrastructure and recreation areas within the Port Douglas business district.



Figure 1: Aerial image of subject site and surrounding development (Source: Queensland Globe)

The planning scheme places the site within the Centre Zone as well as adjoining properties.

The site has existing connections to essential utility services such as reticulated water supply, sewerage system, stormwater drainage, electricity, and telecommunications. Lawful point of discharge is via Warner Street

The Certificate of Title confirming ownership of the subject land by the Applicant, RRL One Pty Ltd, is included in **Appendix B**. The Title also identifies that the subject land is not encumbered by any easements or covenants.



3.0 THE PROPOSAL

Approval of the Development Application will authorise a Development Permit for Material Change of Use – Short-term Accommodation (Intensification to existing Backpackers) on land at 37-39 Warner Street, Port Douglas. A copy of the Design Plans prepared by 8 Pencils in **Appendix D**.

The Planning and Environment Court issued judgement on 9 April 2001 (Ref: Appeal No. 1 of 2001) for the Material Change of Use (Backpacker Accommodation Premises, 18 x 6 Bed Dormitories, 10 x 4 Bedroom Private Suites, Caretakers Residence, Office and Shops) for the above-mentioned premises as generally depicted in *Figures 2-4* below.

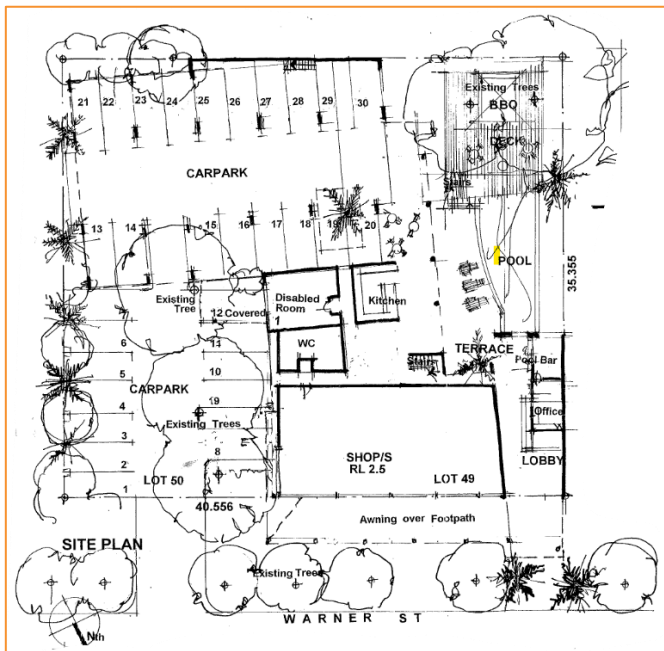


Figure 2: Extract of Existing Approved Ground Floor Source: Appeal No. 1 of 2001

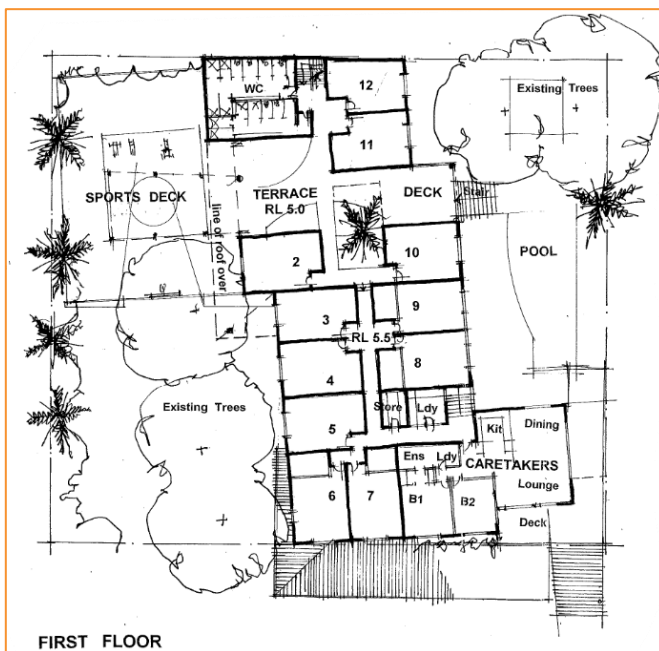


Figure 3: Extract of Existing Approved 1st Floor Source: Appeal No. 1 of 2001

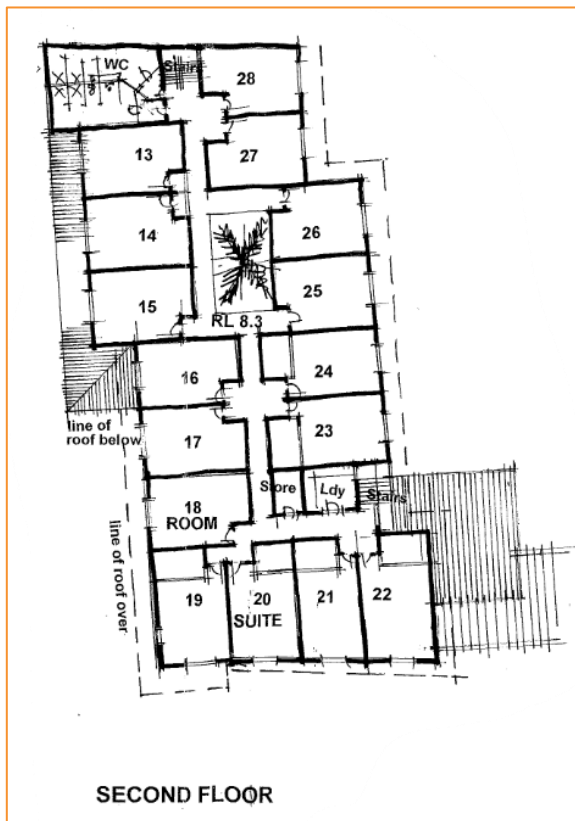


Figure 4: Extract of Existing Approved 2nd Floor Source: Appeal No. 1 of 2001

The establishment was approved to accommodate for 148 beds; however, the Port Douglas region has experienced significant growth of its tourism and hospitality industries over the last 25 years and is facing a shortfall in accommodation for transient employees and visitors alike. In response to this demand, the bedding within the existing 28 rooms is proposed to increase to 26 x 8 Bed Dormitories and 2 x 7 Bed Dormitories, raising the accommodation capacity to 222 beds at any one time. The number of beds per dorm is in accordance with the relevant fire code in that there is 2.5m²/per bed in each dormitory.

The area of the shops has been converted to a shared recreation/kitchen area. Building works onsite will be limited to that of the establishment of additional bathrooms/toilets, expansion to existing laundry facilities and decking as detailed within the Design Plans prepared by 8 Pencil included within *Appendix D* and extracts within *Figures 5-7* overleaf. The additional bathrooms/toilets ensures that with the additional occupation rates, the premises meets the requirements of the relevant building codes.

Updates to the premises includes the following:

- Increase accommodation density to 26 x 8 bed dormitories and 2 x 7 bed dormitories totalling 222 occupants;
- Repurpose existing shop/restaurant as communal area;
- Additional toilets and showers – 5 in total;
- New gymnasium and guest recreation area;
- New bike/scooter parking area;
- Upgraded laundry facility;
- New fire escape stairwell; and
- Removal of six (6) car parking spaces to accommodate the updated facilities (laundry, recreation areas etc.).

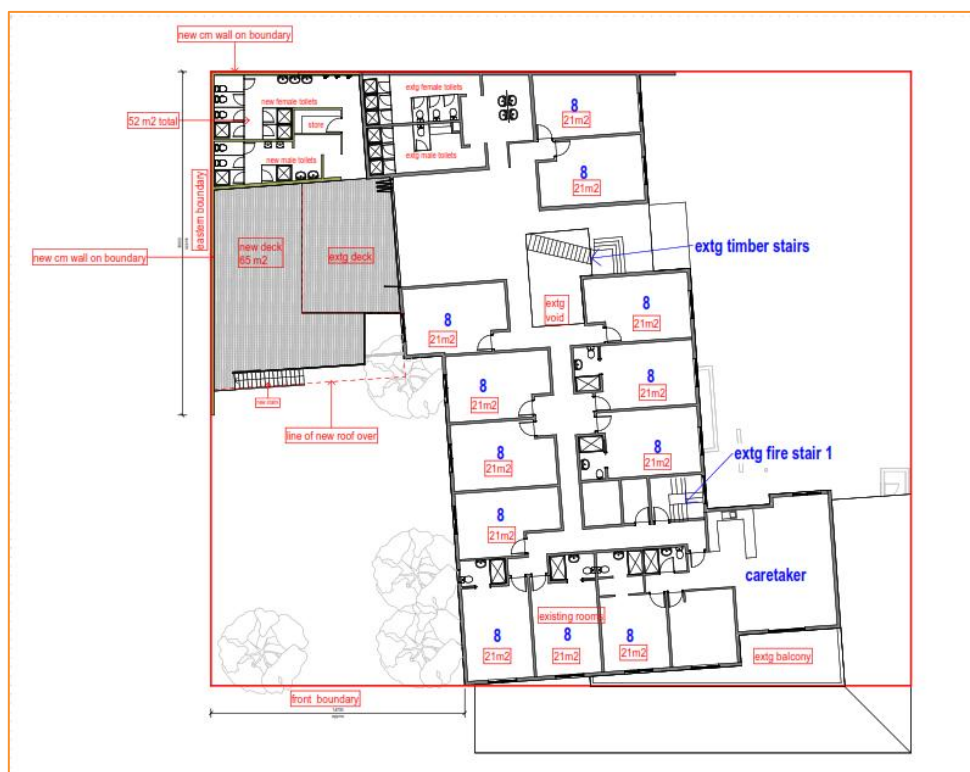
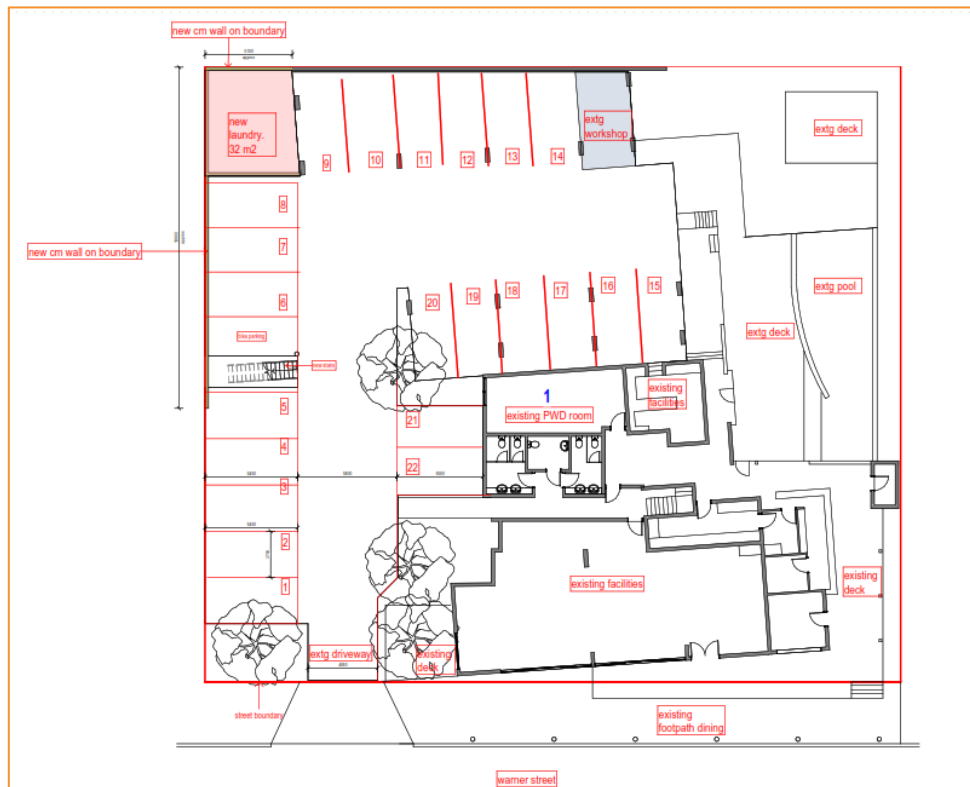




Figure 7: Extract of Proposed 2nd Floor Source: 8 Pencils

The intensification to the existing establishment supports the growing demand for hostel beds within the Port Douglas locality. The site design remains generally consistent with the approved plans, with only minor amendments to the overall built form, and no changes to operational hours, traffic are proposed.

Parking

The judgement of 2001 required the provision of 28 parking spaces onsite. This requirement included the demand generated by that of the entire site being Office/Shop and hostel land uses. The removal of approximately 150m² of Office and Shop land uses reduces the parking demand for off street parking.

The revised configuration of the carparking onsite allows for 22 parking spaces. While the crossover has a width of 4.06m the balance of the carpark isles maintains a width of 5.8m or greater which is accordance with the relevant Australian Standard. Based on a rate of 1 parking space/10 beds it is considered that the site has sufficient parking available within the site.

In further support of the proposal, the anticipated parking demand for the premises is further reduced given the subject site's convenient location within the Port Douglas town centre and favourable proximity to commercial and community services. Furthermore, the transient nature of the 'backpacker' demographic and the utilisation of emerging modes of transport, including e-scooters and the like, have further reduced the demand of private motor vehicle use.

In addition to car parking spaces, a new bike parking area will be provided. The proposed parking provisions are considered appropriate for a development of this nature at this location.



Service Provisions (Council Infrastructure)

The site has existing connections to Council's Water Supply and Sewerage Disposal Networks.

The proposal results in the removal of the commercial/restaurant component that was previously approved and increasing the residential density from 148 to 222 beds. To accommodate the increased residential density the premises will have the provision of 5 additional showers and toilets. The change in water demand onsite would be negligible in view that the commercial/restaurant use no longer exists onsite.

Preliminary review from the premises Hydraulic Consultant indicates that the additional fixtures may add 1.0 litre/second to the existing demand. From records a 100mm diameter water service exists for this site connected to a 100mm council water main on the other side of the road. The 100mm water crosses the road and appears to have a dual headed pillar hydrant to the left-hand side of the driveway entry off Warner Street. The site currently has a 50mm domestic services meter coming from the 100mm service. An upgrade to a 65mm water meter from the 100mm service will accommodate the additional demand.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC)*, as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3 STATE ASSESSMENT AND REFERRALS

Review of the proposed development against Schedule 10 of the *Planning Regulation 2017* confirms that the application does not trigger referral.

4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

4.5 ASSESSMENT MANAGER AND PLANNING SCHEME

Douglas Shire Council is nominated as the assessment manager for the application. The applicable planning scheme is the *Douglas Shire Planning Scheme 2018* (Planning Scheme).

4.6 PUBLIC NOTIFICATION

The proposed development on the subject site does not require public notification under the provisions of the *Planning Act 2016*.

4.7 OWNERS CONSENT

In accordance with section 51 of the *Planning Act 2016*, written landowner consent is not required as the Applicant is also the registered landowner of the premises.



5.0 THE PLANNING FRAMEWORK

5.1 THE DOUGLAS SHIRE PLANNING SCHEME 2018

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions. Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts and local plans. The Planning Scheme further identifies numerous overlay codes.

5.2 PLANNING SCHEME DESIGNATIONS

In accordance with *the Douglas Shire Planning Scheme 2018*, the site is subject to the designations listed in *Table 1* below. These designations will assist in determining which tables of assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the category of assessment and the codes applicable to the proposed development.

Table 1: Planning Scheme Designation

Type of Designation	Designation and Applicability
Zone	Centre Zone
Local Plan	Port Douglas – Craiglie (Precinct 1 -1a Town Centre)
Acid Sulfate Soils Overlay	Land at or below 5m AHD
Coastal Processes	Erosion Prone Area
Flood Storm	High Storm Tide Hazard (100 Year ARI – Mosman and Port Douglas Studies)
Transport Network Overlay	Collector Road

5.3 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The subject site is designated within the Centre Zone and four (4) overlays. The relevant table of assessment within *the Douglas Shire Planning Scheme 2018* (Table 5.6.a) identifies the proposed material change of use for Short-Term Accommodation where within Precinct 1 – 1A Town Centre as code assessable development, to be assessed against the following planning scheme codes:

- Centre Zone Code;
- Port Douglas/Craiglie Local Plan Code;
- Acid Sulfate Soils Overlay Code;
- Coastal Environment Overlay Code;
- Flood and Storm Tide Hazard Overlay Code;
- Transport Network Overlay Code;
- Short-term Accommodation Code;
- Access, Parking and Service Code;
- Environmental Performance Code;
- Infrastructure Works Code; and
- Landscaping Code.

An assessment of the proposed development against the relevant provisions of the applicable codes is as follows:



5.4 ZONE CODE PROVISIONS

5.4.1 Centre Zone Code

In accordance with the Planning Scheme, the site is contained within the Centre Zone where a material change of use for short-term accommodation is code assessable.

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.

Response

The proposal is for the intensification of the existing use. No addition residential rooms will be established. The bedding within the existing 28 rooms are proposed to increase to 26 x 8 Bed Dormitories and 2 x 7 Bed Dormitories, raising the accommodation capacity to 222 beds at any one time.

Building works onsite will be limited to that of the establishment of additional bathrooms/toilets, expansion to existing laundry facilities and decking as detailed on the attached design plans included within **Appendix D**. The additional bathrooms/toilets ensures that with the additional occupation rates, the premises meets the requirements of the relevant building codes.

There are no anticipated impacts to amenity in terms of noise, dust, odour, lighting or other physical or environmental impacts as a result of the development. Furthermore, the proposed rooming accommodation is considered a consistent use within this zone and directly responds to the characteristics, features and constraints of the site and its surrounds.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of Tourist Accommodation Zone Code. Detailed assessment against this included in **Appendix C**.

5.5 LOCAL CODE PROVISIONS

5.5.1 Port Douglas/ Craigie Local Plan Code

The purpose of the Port Douglas/Craigie Local Plan Code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.

Response

The proposal is for the intensification of the existing use. No addition residential rooms will be established. The bedding within the existing 28 rooms are proposed to increase to 26 x 8 Bed Dormitories and 2 x 7 Bed Dormitories, raising the accommodation capacity to 222 beds at any one time.

Building works onsite will be limited to that of the establishment of additional bathrooms/toilets, expansion to existing laundry facilities and decking as detailed on the attached design plans included within **Appendix D**. The additional bathrooms/toilets ensures that with the additional occupation rates, the premises meets the requirements of the relevant building codes.



There are no anticipated impacts to amenity in terms of noise, dust, odour, lighting or other physical or environmental impacts as a result of the development. Furthermore, the proposed rooming accommodation is considered a consistent use within this zone and directly responds to the characteristics, features and constraints of the site and its surrounds.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of Tourist Accommodation Zone Code. Detailed assessment against this included in **Appendix C**.

5.6 OVERLAY CODES

5.6.1 Acid Sulfate Soils Overlay Code

In accordance with the Planning Scheme the development requires assessment against the Acid Sulphate Soils Overlay Code. The purpose of the acid sulfate soils overlay code is to ensure that development which occurs on a site containing or potentially containing acid sulfate soils is undertaken so that the potential risks to the natural and built environment or human health associated with disturbing acid sulfate soils are identified and addressed through avoidance or mitigation.

Response

The proposal is for the intensification of the existing use. No filling or excavation is required to fulfil the material change of use, therefore not resulting in the ability to expose potential acid sulfate soils.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of this code. Detailed assessment against this code is not considered necessary for a proposal of this nature.

5.6.2 Coastal Environment Overlay Code

In accordance with the Planning Scheme the development requires assessment against the Coastal Processes Overlay Code. The purpose of the code is to ensure development is aligned with the Strategic Framework, specifically in relation to the mitigation of coastal hazards and to protect environmental and catchment values.

Response

The proposal is for the intensification of the existing use. Building works will be limited to that for the additional bathrooms/toilets. The proposed development does not introduce further risks to the occupants.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of this code. Detailed assessment against this code is not considered necessary for a proposal of this nature.

5.6.3 Flood and Storm Tide Hazard Overlay

In accordance with the Planning Scheme the development requires assessment against the Flood and Storm Tide Hazard Overlay Code.

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

- (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;



- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.

Response

The proposal is for the intensification of the existing use. Building works will be limited to that for the additional bathrooms/toilets. The proposed development does not introduce further risks to the occupants.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of this code. Detailed assessment against this code is not considered necessary for a proposal of this nature.

5.6.4 Transport Network Overlay Code

In accordance with the Planning Scheme the development requires assessment against the Transport Network Overlay Code. The purpose of the Transport network overlay is to provide safe, efficient, and connected transport infrastructure, and to guide developments that are supported by and do not impede on transport networks or transport infrastructure.

Response

The proposal is for the intensification of the existing use. Building works will be limited to that for the additional bathrooms/toilets. There will be no change in access as a result of the proposal.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of this code. Detailed assessment against this code is not considered necessary for a proposal of this nature.

5.7 USE CODES

5.7.1 Multiple Dwelling, Short-Term Accommodation and Retirement Facility Code

In accordance with the Planning Scheme table of assessment the development requires assessment against the Multiple Dwelling, Short-Term Accommodation and Retirement Facility Code. The purpose of the Multiple dwelling, short term accommodation and retirement facility code is to assess the suitability of development to which this code applies.

Response

The proposal is for the intensification of the existing use. No addition residential rooms will be established. The bedding within the existing 28 rooms are proposed to increase to 26 x 8 Bed Dormitories and 2 x 7 Bed Dormitories, raising the accommodation capacity to 222 beds at any one time.

Building works onsite will be limited to that of the establishment of additional bathrooms/toilets, expansion to existing laundry facilities and decking as detailed on the attached design plans included within **Appendix D**. The additional bathrooms/toilets ensures that with the additional occupation rates, the premises meets the requirements of the relevant building codes.



There are no anticipated impacts to amenity in terms of noise, dust, odour, lighting or other physical or environmental impacts as a result of the development. Furthermore, the proposed rooming accommodation is considered a consistent use within this zone and directly responds to the characteristics, features and constraints of the site and its surrounds.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of this code. Detailed assessment against this included in **Appendix C**.

5.8 DEVELOPMENT CODES

5.8.1 Access, Parking and Service Code

In accordance with the Planning Scheme table of assessment the development requires assessment against the Access, Parking, and Servicing Code. The purpose of the Access, parking, and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

Response

The judgement of 2001 required the provision of 28 parking spaces onsite. This requirement included the demand generated by that of the entire site being Office/Shop and hostel land uses. The removal of approximately 150m² of Office and Shop land uses reduces the parking demand for off street parking.

The revised configuration of the carparking onsite allow for 22 parking spaces. Based on a rate of 1 parking space/10 beds it is considered that the site has sufficient parking available within the site. While the crossover has a width of 4.06m the balance of the carpark isles maintains a width of 5.8m or greater which is accordance with the relevant Australian Standard.

In further support of the proposal, the anticipated parking demand for the premises is further reduced given the subject site's convenient location within the Port Douglas town centre and favourable proximity to commercial and community services. Furthermore, the transient nature of the 'backpacker' demographic and the utilisation of emerging modes of transport, including e-scooters and the like, have further reduced the demand of private motor vehicle use.

The proposal demonstrates compliance with the purpose and relevant outcomes of the code. An assessment against this code included in **Appendix D**.

5.8.2 Environmental Performance Code

In accordance within the Table of Assessment, the development requires assessment against the Environmental Performance Code. The purpose of the Environmental Performance Code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

Response

The proposal is for the intensification of a residential use within an existing building. As a residential use, the development will not involve activities that result in amenity impacts from lighting, odour, airborne particles and noise. No impacts to the existing stormwater regime will occur as the development will not alter the built form and lawful point of discharge will continue to the street.



frontage. Refuse will be via the existing collection. The proposal is considered a consistent land use within this area and will not be impacted by surrounding development.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of this code. Detailed assessment against this code is not considered necessary for a proposal of this nature.

5.8.3 Infrastructure Works Code

In accordance with the Planning Scheme table of assessment the development requires assessment against the Infrastructure Works Code. The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

Response

The proposal is for the intensification of a residential use within an existing building. The subject site has existing service connections to Council's water supply and sewerage networks, Ergon's electricity supply and NBN telecommunications. These connections will continue to serve the proposed development.

The proposal results in the removal of the commercial/restaurant component that was previously approved and increasing the residential density from 148 to 222 beds. To accommodate the increased residential density the premises will have the provision of 5 additional showers and toilets. The change in water demand onsite would be negligible in view that the commercial/restaurant use no longer exists onsite.

Preliminary review from the premises Hydraulic Consultant indicates that the additional fixtures may add 1.0 litre/second to the existing demand. From records a 100mm diameter water service exists for this site connected to a 100mm council water main on the other side of the road. The 100mm water crosses the road, passes under the fence and appears to have a dual headed pillar hydrant to the left-hand side of the driveway entry off Warner Street. The site currently has a 50mm domestic services meter coming from the 100mm service. An upgrade to a 65mm water meter from the 100mm service will accommodate the additional demand.

The proposal demonstrates compliance with the purpose and relevant outcomes of the code. An assessment against this code included in **Appendix D**.

5.8.4 Landscaping Code

In accordance with the Planning Scheme table of assessment the development requires assessment against the Landscaping Code. The purpose of the Landscaping code is to ensure that landscaping is provided to enhance the tropical amenity and character of the region.

Response

The premises has existing landscaping that will be retained. No additional landscaping will be undertaken as a result of the proposal.

Overall, the proposal demonstrates compliance with the purpose and relevant outcomes of the code. A detailed assessment against this code is not considered necessary for a proposal of this nature.



6.0 CONCLUSION

This proposal has detailed a development application to Douglas Shire Council seeking a Development Permit for Development Permit for Material Change of Use – Short-term Accommodation (Intensification of Existing Backpackers) on land at 37-39 Warner Street, Port Douglas, formally described as Lot 50 on RP896319.

The abovementioned has demonstrated that the proposal responds to the growing demand for rooming accommodation while aligning with expressed planning outcomes. Furthermore, the development is consistent with the nature of development with Port Douglas.

The following conclusions can be drawn from the above referenced planning aspects of the proposal:-

- The proposed rooming accommodation is adequately serviced by essential utility services including Council's reticulated water and wastewater network and Ergon's electricity supply infrastructure;
- The proposal unlocks additional residential opportunities while maintaining the amenity and characteristics of the site and locality;
- Social and recreational opportunities are provided on-site and are supported by proximate key open space facilities; and
- The proposal produces development generally consistent with the overall outcomes expected for the Centre Zone and retains the amenity of Warner Street.

Overall, it is considered that the proposed development is the most appropriate response to a site of this nature. The proposal is respectful of the heritage character and significance of the subject site, as well as that of surrounding uses. Given the above, and subject to the imposition of relevant and reasonable conditions, we recommend that Council approve the proposed intensification of the existing residential use at 37-39 Warner Street.

APPENDIX A

brazier motti



DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	RRL One Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	c/- Brazier Motti Pty Ltd PO Box 1185
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	4054 0400
Email address (non-mandatory)	cns.planning@braziermotti.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	36519-001-02
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		37-39	Warner Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	50	RP896319	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

MCU – Short-term Accommodation (intensification of existing use)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

Material change of use	<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)
Backpackers	Short-term Accommodation	-	-

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

- ☒ Yes
- ☐ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<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?			

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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

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

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

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

Clearing native vegetation

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

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

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

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

Waterway barrier works

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

APPENDIX B

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50120172	Search Date:	07/07/2025 10:31
Date Title Created:	09/04/1996	Request No:	52485369
Previous Title:	21505042, 21505043		

ESTATE AND LAND

Estate in Fee Simple

LOT 50 REGISTERED PLAN 896319
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 716960972 17/12/2015

RRL ONE PTY LTD A.C.N. 093 294 645
UNDER INSTRUMENT 716960972

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10495156 (ALLOT 10 SEC 14)
Deed of Grant No. 10498072 (ALLOT 9 SEC 14)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

APPENDIX C

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Centre zone code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and must not adversely affect the amenity of the neighbourhood.	AO1 The maximum height of buildings and structures is: (a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	Complies AO1 The development is contained within an existing building with a height of three (3) storeys in accordance with Precinct 1 – 1a Town Centre of the Port Douglas Craglie Local Plan. The height of the buildings will not be increased.
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. AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or $\frac{1}{4}$ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres. AO2.3 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. AO2.4 Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas: (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular	Complies PO2 The new building works onsite consist of the new laundry/bathroom areas achieving a 0m setback from the side and rear boundaries. The proposed setbacks are considered consistent with that of the existing development and surrounding locality.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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>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 AO3</p> <p>Site coverage is less than 80%.</p>
For assessable development		
<p>PO4</p> <p>The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4</p> <p>Inconsistent uses as identified in table 6.2.1.3.b are not established in the Centre zone.</p>	<p>Complies AO4</p> <p>Short-term accommodation is not an inconsistent use.</p>
<p>PO5</p> <p>Development provides a range of convenient goods and services for the daily needs of discrete residential communities.</p>	<p>AO5</p> <p>Development complies with the requirements specified in a local plan.</p>	<p>Complies AO5</p> <p>Short-term accommodation is consistent within the Local Plan (Precinct 1 – 1a Town Centre of the Port Douglas Craglie Local Plan)</p>
<p>PO6</p> <p>Development does not lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p> <p>(a) the Accommodation activity group, located outside the Centre zone;</p> <p>(b) the Sensitive land use activity group, located outside the Centre zone.</p>	<p>AO6</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies PO6</p> <p>The intensification of the existing Short-term accommodation use will not impact on the nominated groups.</p>

Port Douglas/Craigie local plan code

Performance outcomes	Acceptable outcomes	Applicant response
For self assessable and assessable development		
Development in the Port Douglas / Craigie local plan area generally		
PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craigie local plan maps contained in Schedule 2.	AO1 A pedestrian and cycle movement network is integrated and delivered through development.	Not applicable The proposal is for the intensification of the existing Short-term accommodation resulting no change in the existing pedestrian network.
PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craigie (as identified on the Port Douglas/ Craigie Townscape Plan map contained in Schedule 2).	AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront. AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley. 	Not applicable The proposal is for the intensification of the existing Short-term accommodation resulting no change to the existing melaleucas onsite or street trees.

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.3 Important landmarks, memorials and monuments are retained.	
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not applicable
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	Complies PO4 Existing landscaping is retained onsite.
PO5 Development does not compromise the safety and efficiency of the State-controlled road network.	AO5 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Not applicable
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	AO6.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area. AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	Not applicable
PO7 Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape;	AO7.1 For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) are designed to minimise pedestrian vehicle conflict;</p> <p>(c) are clearly identified and maintain ease of access at all times.</p>	<p>(c) wrapped by the building façade, and not visible from the street.</p> <p>A07.2 Ground level parking incorporates clearly defined pedestrian routes.</p> <p>A07.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.</p> <p>A07.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p> <p>A07.5 On-site car parking available for public use is clearly signed at the site frontage.</p> <p>A07.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>	
<p>P08 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>A08 No acceptable outcomes are prescribed.</p>	Not applicable
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
<p>P09 Building heights:</p> <p>(a) do not overwhelm or dominate the town centre;</p> <p>(b) respect the desired streetscape;</p> <p>(c) ensure a high quality appearance when viewed from both within the town centre sub-</p>	<p>A09 Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres.</p> <p>Note – Height is inclusive of the roof height.</p>	<p>Complies A01 The development is contained within an existing building with a height of three (3) storeys. The height of the buildings will not be increased</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>precinct and external to the town centre sub-precinct;</p> <p>(d) remain subservient to the natural environment and the backdrop of Flagstaff Hill.</p> <p>(e) do not exceed 3 storeys.</p>		
<p>PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>	<p>Complies PO10 The existing streetscape will remain unaltered.</p>
<p>PO11 Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces;</p> <p>(c) do not focus principally on internal spaces or parking areas.</p>	<p>AO11 No acceptable outcomes are prescribed.</p>	<p>Complies PO11 The existing streetscape will remain unaltered.</p>
<p>PO12 Setbacks at ground level provide for:</p> <p>(a) connection between pedestrian paths and public places;</p> <p>(b) areas for convenient movement of pedestrians;</p> <p>(c) changes in gradient of the street.</p>	<p>AO12 Setbacks at ground level:</p> <p>(a) are clear of columns and other obstructions;</p> <p>(b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites;</p> <p>(c) connect without any lip or step to adjoining footpaths.</p>	<p>Complies PO12 The existing streetscape will remain unaltered.</p>
<p>AO13 Buildings do not result in a reduction of views and vistas from public places to:</p> <p>(a) Flagstaff Hill;</p> <p>(b) Dickson Inlet;</p> <p>(c) public open space;</p> <p>(d) places of significance.</p>	<p>AO13 No acceptable outcomes are prescribed.</p>	<p>Complies AO13 The extension to the existing buildings will not impact on the vistas.</p>
<p>PO14 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.</p>	<p>AO14 Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s;</p> <p>or</p> <p>If a development includes an outdoor dining area at</p>	<p>Complies PO14 The existing streetscape will remain unaltered.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s.</p> <p>Note – PO24 provides more detail on awning design.</p>	
<p>PO15</p> <p>Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>AO15.1</p> <p>Centre activities establish: at street level on active street frontages; a maximum of one level above street level.</p> <p>AO15.2</p> <p>Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.</p>	<p>Complies PO15</p> <p>The existing streetscape will remain unaltered. The existing building has an active frontage.</p>
<p>PO16</p> <p>Detailed building design:</p> <ul style="list-style-type: none"> (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained. 	<p>AO16</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies PO16</p> <p>The existing streetscape will remain unaltered.</p>
<p>PO17</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <ul style="list-style-type: none"> (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and 	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies PO16</p> <p>The existing streetscape provides visual interest and will remain unaltered.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>other visible structural elements.</p> <p>d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>		
<p>PO18 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	<p>Complies PO16 Roofs are not cluttered by plant or equipment.</p>
<p>PO19 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p> <p>(c) assist in maintaining comfortable indoor temperatures;</p> <p>(d) minimising heat loads;</p> <p>(e) enrich the North Queensland tropical character of the Town Centre sub-precinct;</p> <p>(f) provide architectural interest to building façades.</p>	<p>AO19 No acceptable outcomes are prescribed.</p>	<p>Complies PO19 The main residential building will remain unaltered.</p>
<p>PO20 Buildings are finished with high quality materials, selected for:</p> <p>(a) their ability to contribute the character of Town Centre sub-precinct;</p>	<p>AO20 No acceptable outcomes are prescribed</p>	<p>Complies PO20 The main residential building will remain unaltered.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.		
PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	AO21 No acceptable outcomes are prescribed.	Complies PO21 The existing building does not incorporate large glass surfaces that create reflections.
PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.	AO22.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres. AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation. AO22.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	Complies PO22 The existing building has articulating street facades.
PO23 Building facades that face public spaces at ground level: (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place;	AO23 Building facades at the ground floor of development that face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of	Complies PO23 The existing streetscape will remain unaltered.

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) include a variety of human scale architectural elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>the public space from the development;</p> <p>(b) a visually prominent main entrance that faces the principal public place;</p> <p>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p>PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and:</p> <p>(a) extend and cover the footpath to provide protection from the sun and rain;</p> <p>(b) include lighting under the awning;</p> <p>(c) are continuous across the frontage of the site;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>	<p>AO24 No acceptable outcomes are prescribed.</p>	<p>Complies PO24 The existing streetscape provides an awning and will remain unaltered.</p>
<p>PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p>AO25 Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.</p>	<p>Complies PO25 Street frontage will remain unaltered.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.	AO26 Uses identified as inconsistent uses in Table 7.2.4.b – Inconsistent uses in sub-precinct 1b Waterfront North sub precinct are not established in sub-precinct 1b - Waterfront North.	Not applicable
PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.	AO27 Buildings and structures are not more than: (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. Note – Height is inclusive of roof height.	Not applicable
PO28 Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct	AO28 No acceptable outcomes are prescribed.	Not applicable
PO29 Public pedestrian access along the water's edge is maximised.	AO29.1 Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use. AO29.2 A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'. AO29.3 Built envelopes are setback a minimum of 3.0 metres from the board walk, with a	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.	
PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.	AO30 No acceptable outcomes are prescribed.	Not applicable
PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient.	AO31 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	Not applicable
PO32 Buildings do not result in a reduction of views and vistas from public places to: (a) Dickson Inlet; (b) public open space; (c) places of significance.	AO32 No acceptable outcomes are prescribed.	Not applicable
PO33 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.	AO33 No acceptable outcomes are prescribed.	Not applicable
PO34 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	AO34.1 Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level. AO34.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.	Not applicable
PO35	AO35	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<p>Detailed building design:</p> <ul style="list-style-type: none"> (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained. 	<p>No acceptable outcomes are prescribed.</p>	
<p>PO36 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <ul style="list-style-type: none"> (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys. 	<p>AO36 No acceptable outcomes are prescribed.</p>	<p>Not applicable</p>
<p>PO37 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <ul style="list-style-type: none"> (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or 	<p>AO37 No acceptable outcomes are prescribed.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
are screened from public view; (c) rooftops are not used for advertising.		
PO38 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades.	AO38 No acceptable outcomes are prescribed.	Not applicable
PO39 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	AO39 No acceptable outcomes are prescribed.	Not applicable
PO40 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	AO40 No acceptable outcomes are prescribed.	Not applicable
PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.	AO41.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres. AO41.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO41.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development 	
<p>PO42 Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>AO42 Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	Not applicable
<p>PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across pedestrian circulation areas; 	<p>AO43 No acceptable outcomes are prescribed.</p>	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p>PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.</p>	<p>AO44.1 Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality.</p> <p>AO44.2 Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.</p>	Not applicable
<p>PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of:</p> <p>(a) noise;</p> <p>(b) odour;</p> <p>(c) hazardous materials;</p> <p>(d) waste and recyclable material storage.</p>	<p>AO45 No acceptable outcomes are prescribed.</p>	Not applicable
<p>PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.</p>	<p>AO46 No acceptable outcomes are prescribed.</p>	Not applicable
<p>PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by:</p>	<p>AO47 No acceptable outcomes are prescribed.</p>	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) appropriate landscape design and planting;</p> <p>(b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront;</p> <p>(c) lighting and well-considered discrete signage that complements building and landscape design;</p> <p>(d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront.</p>		
<p>PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.</p>	<p>AO48 No acceptable outcomes are prescribed.</p>	Not applicable
<p>PO49 Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.</p>	<p>AO49 No acceptable outcomes are prescribed.</p>	Not applicable
<p>PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.</p>	<p>AO50 No acceptable outcomes are prescribed.</p>	Not applicable
<p>PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.</p>	<p>AO51 Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	Not applicable
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
<p>PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.</p>	<p>AO52 Uses identified as inconsistent uses in Table 7.2.4.4.c are not established in Precinct 1c – Waterfront South.</p>	Not applicable

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

Performance outcomes	Acceptable outcomes	Applicant response
on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.		
PO57 Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to: <ul style="list-style-type: none"> (a) be accommodated on-site; (b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas. 	AO57.1 Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear. AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded. AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to: <ul style="list-style-type: none"> (a) minimise erosion from storm water runoff; (b) retain all existing vegetation. 	Not applicable
PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	AO58 No acceptable outcomes are prescribed.	Not applicable
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	AO59 Areas used for loading and unloading, storage, utilities and car parking are screened from public view: <ul style="list-style-type: none"> (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres. 	Not applicable
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	AO60 For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	Not applicable
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the	AO61	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
desired form and outcomes for the sub-precinct and are limited to a single storey.	Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	AO62 No acceptable outcomes are prescribed.	Not applicable
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	AO63 No acceptable outcomes are prescribed	Not applicable
PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through: (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; (c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and viewshed; (d) protection of the views from public viewing points in the Port Douglas precinct.	AO64 No acceptable outcomes are prescribed.	Not applicable
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		
PO65 Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and	AO65 Development consists of service and light industries and associated small scale commercial activities.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.		
<p>PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.</p>	<p>AO66.1 Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.</p> <p>AO66.2 The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p> <p>AO66.3 Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area.</p> <p>AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.</p>	Not applicable
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
<p>PO67 No additional lots are created within the precinct.</p>	<p>AO67 No acceptable outcomes are prescribed.</p>	Not applicable
<p>PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the</p>	<p>AO68 No acceptable outcomes are prescribed.</p>	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
need to fill existing lots to accommodate dwelling houses.		

Multiple dwelling, short term accommodation and retirement facility code

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The site has sufficient area and frontage to: (e) accommodate the scale and form of buildings considering site features; achieve communal open space areas and private outdoor spaces; deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; achieve safe and convenient vehicle and pedestrian access; accommodate on-site car parking and manoeuvring for residents, visitors and service providers.	AO1.1 The site has a minimum area of 1000m ² . AO1.2 The site has a minimum frontage of 25 metres.	AO1.1 – Complies. The site has an area of 1,434m ² . AO1.2 – Complies. The site has a frontage greater than 25m.
PO2 Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through: (f) the establishment and extension of public streets and pathways; the provision of parks and other public spaces as appropriate to the scale of the development; inclusion of a mix of dwelling types and tenures and forms; buildings that address the street; building height and setback transitions to adjoining development of a lower density or scale.	AO2 Development on a site 5,000m ² or greater is in accordance with a structure plan. Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response										
<p>PO3</p> <p>Development ensures that the proportion of buildings to open space is:</p> <p>(g) in keeping with the intended form and character of the local area and immediate streetscape;</p> <p>contributes to the modulation of built form;</p> <p>supports residential amenity including access to breezes, natural light and sunlight;</p> <p>supports outdoor tropical living;</p> <p>provides areas for deep tropical planting and / or for the retention of mature vegetation.</p>	<p>AO3.1</p> <p>The site cover is not more than 40%.</p> <p>AO3.2</p> <p>The development has a gross floor area of not more than:</p> <table><tr><th>Zone</th><th>Maximum GFA</th></tr><tr><td>Low-medium density residential</td><td>0.8 x site area</td></tr><tr><td>Medium density residential</td><td>1.2 x site area</td></tr><tr><td>Tourist accommodation</td><td>1.2 x site area</td></tr><tr><td>All other zones</td><td>No acceptable outcome specified</td></tr></table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified	<p>Complies PO3</p> <p>The proposed development will have a site cover of approximately 50% which is considered appropriate for the Centre Zone.</p>
Zone	Maximum GFA											
Low-medium density residential	0.8 x site area											
Medium density residential	1.2 x site area											
Tourist accommodation	1.2 x site area											
All other zones	No acceptable outcome specified											
<p>PO4</p> <p>Development is sited so that the setback from boundaries:</p> <p>(h) provides for natural light, sunlight and breezes;</p> <p>minimises the impact of the development on the amenity and privacy of neighbouring residents;</p> <p>provides for adequate landscaping.</p>	<p>AO4.1</p> <p>Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p>AO4.2</p> <p>Buildings and structures are setback not less than 4 metres to the rear boundary.</p> <p>AO4.3</p> <p>The side boundary setback for buildings and structures is:</p> <p>(i) for buildings up to 2 storeys not less than 2.5 metres for the entire building;</p> <p>for buildings up to 3 storeys not less than 3.5 metres for the entire building.</p>	<p>Complies PO4.</p> <p>The proposal is for the intensification of existing building onsite.</p> <p>The new building works onsite consist of the new laundry/bathroom areas achieving a 0m setback from the side and rear boundaries.</p> <p>The proposed setbacks are considered consistent with that of the existing development and surrounding locality.</p>										
<p>PO5</p> <p>Building depth and form must be articulated to</p> <p>(j) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p> <p>provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.</p>	<p>AO5.1</p> <p>(k) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres.</p> <p>The minimum distance between buildings on a site is not less than 6 metres;</p> <p>AO5.2</p> <p>The length of any continuous eave line does not exceed 18 metres.</p>	<p>AO5.1 – Complies. The length of any wall does not exceed 30m.</p> <p>AO5.2 – Complies. The length of any continuous eave line does not exceed 18m</p>										

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.</p>	<p>AO6.1 Development incorporates a number of the following design elements: (l) balconies; verandahs; terraces; recesses.</p> <p>AO6.2 Development reduces building bulk by: (m) variation in building colours, materials and textures; the use of curves, recesses, projections or variations in plan and elevation; recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; use of sun-shading devices and other façade features; use of elements at a finer scale than the main structural framing of the building.</p>	<p>Complies PO6 The proposal is for the intensification of existing building onsite. The design of the existing building and proposed extension reduces bulk.</p>
<p>PO7 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through: (n) orientation to the street; front boundary setback; balconies and windows to provide overlooking and casual surveillance; building entrances.</p>	<p>AO7.1 Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p>AO7.2 Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>Complies PO7 The existing streetscape will remain unaltered.</p>
<p>PO8 Buildings exhibit tropical design elements to support Douglas Shire's tropical climate, character and lifestyle.</p>	<p>AO8.1 Development has floor to ceiling heights of 2.7 metres;</p> <p>AO8.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p> <p>AO8.3 Development incorporates deep recesses, eaves and sun-shading devices</p>	<p>The existing residential building remains unaltered as a result of the of the proposal.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A08.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p> <p>A08.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	
<p>PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>A09.1 Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <p>(o) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or sill heights a minimum of 1.5m above floor level; or fixed obscure glazing in any part of the window below 1.5m above floor level; or fixed external screens; or in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.</p> <p>A09.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>A09.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed</p>	<p>The existing residential building remains unaltered as a result of the of the proposal.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	
<p>PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p>AO10 A minimum of 35% of the site is allocated as landscaping and recreation area.</p>	<p>Complies PO10 The site has existing recreation facilities (pool and outdoor areas) that will continue to service the development.</p>
<p>PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11 Development provides landscaping as follows: (a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages; (b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</p>	<p>Complies PO11 The site has existing landscaping that will continue to service the development. The proposed landscaping contributes to the tropical living of the site.</p>
<p>PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.</p>	<p>AO12.1 Communal open space is provided at: (p) a minimum of 5% of site area of 50m² whichever is the greater; and a minimum dimension of 5 metres.</p> <p>AO12.2 Development provides communal open space that: (q) is consolidated into one useable space; where communal open space exceeds 100m², the communal open space may be split into two, and so forth incrementally.</p> <p>AO12.3 Communal open space: (r) is a minimum of 50% open to the sky;</p>	<p>Complies PO12 The site has existing recreation facilities (pool; outdoor and indoor communal areas) that will continue to service the development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>achieves 25% shading by trees in 5 years; does not include vehicle driveways and manoeuvring; does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p> <p>AO12.4 Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements: (s) seating; barbecue; play equipment; swimming pool; communal clothes drying; vegetable garden.</p> <p>AO12.5 Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>	
<p>PO13 Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1 Development provides private open space which: (t) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres.</p> <p>AO13.2 Development provides private open space areas that are: (u) directly accessible from internal primary living area of the dwelling (not bedrooms); provided with a screened area of 2m² minimum dimension capable of screening air conditioning plant, private clothes drying etc...</p>	<p>Complies PO13 The site has existing recreation facilities (pool; outdoor and indoor communal areas) that will continue to service the development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p>AO13.3 Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p> <p>AO13.4 Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p>AO13.5 Private open space: (v) does not include vehicle driveways and manoeuvring; does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>	
<p>PO14 Development provides front fencing and retaining walls that must: (w) facilitate casual surveillance of the street and public space; enable use of private open space; assist in highlighting entrances to the property; provide a positive interface to the streetscape.</p>	<p>AO14.1 Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of: (x) 1.2m, where fence construction is solid or less than 50% transparent; 1.5m, where fence construction is at least 50% transparent; 1.8m and solid only where the site is on an arterial road or higher order road.</p> <p>AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is</p>	<p>Complies PO14 The open communal area within the frontage of the site provides for casual surveillance.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>provided to add visual interest and soften the visual impact</p> <p>AO14.3 Development for a retaining wall is: (y) stepped to minimise impact on the streetscape and pedestrian environment; a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</p>	
<p>PO15 Development minimises light nuisances.</p>	<p>AO15 Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>AO15.1 – Can be conditioned to comply.</p>
<p>PO16 Waste and recyclable material storage areas are: (z) convenient and accessible to residents and waste and recyclable material collection services; located and designed to mitigate adverse impacts: (i) within the site; on adjoining properties; to the street.</p>	<p>AO16 Waste and recyclable material storage areas: (aa) are located on site; are sited and designed to be unobtrusive and screened from view from the street frontage; are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network; are of a sufficient size to accommodate bulk (skip) bins; have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</p> <p>Note - The Environmental performance code contains requirements for waste and recyclable material storage.</p>	<p>Complies PO16 The site has existing facilities in place.</p>
<p>PO17 Development provides a secure storage area for each dwelling.</p>	<p>AO17 A secure storage area for each dwelling: (bb) is located to enable access by a motor vehicle or be near to vehicle parking; has a minimum space of 3.5m² per dwelling; has a minimum height of 2 metres; is weather proof; is lockable; has immunity to the 1% AEP inundation event.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Note – A cupboard within a unit will not satisfy this requirement.	
Additional requirements for a Retirement facility		
PO18 Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.	AO18 Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.	Not applicable
PO19 Retirement facilities are designed to provide for the amenity and security of residents.	AO19.1 The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex. AO19.2 Internal pathways have firm, well drained and non-slip surfaces. AO19.2 Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents. AO19.3 An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.	Not applicable
PO20 The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently access the site.	AO20.1 The design of the Retirement facility ensures that external circulation and access and egress points on the site facilitate the evacuation of the site in an efficient manner. AO20.2 The site of a Retirement facility is not prone to inundation. AO20.3	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	The location of the Retirement facility is readily accessible to emergency vehicles.	
PO21 The development is designed for the needs of the age group, and to allow 'aging in place' to occur.	AO21.1 Development applies adaptable housing principles. AO21.2 A range of housing designs and sizes are provided in the development to cater for different individual and household needs.	Not applicable

Access, parking and servicing code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (cc) the desired character of the area; the nature of the particular use and its specific characteristics and scale; the number of employees and the likely number of visitors to the site; the level of local accessibility; the nature and frequency of any public transport serving the area; whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building whether or not the use involves a heritage building or place of local significance; whether or not the proposed use involves the retention of significant vegetation.	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. 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. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. 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.	Complies PO1 The revised configuration of the carparking onsite allows for 22 parking spaces. Based on a rate of 1 parking space/10 beds it is considered that the site has sufficient parking available within the site. In further support of the proposal, the anticipated parking demand for the premises is further reduced given the subject site's convenient location within the Port Douglas town centre and favourable proximity to commercial and community services. Furthermore, the transient nature of the 'backpacker' demographic and the utilisation of emerging modes of transport, including e-scooters and the like, have further reduced the demand of private motor vehicle use.
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: (dd) AS2890.1; AS2890.3; AS2890.6.	Alternative Solutions While the crossover has a width of 4.06m the balance of the carpark isles maintains a width of 5.8m or greater which is accordance with the relevant Australian Standard.
PO3 Access points are designed and constructed: (ee) to operate safely and efficiently; to accommodate the anticipated type and volume of vehicles	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (ff) Australian Standard AS2890.1;	The site is accessed by an existing crossover with a width of 4.06m that will continue to service the development.

Performance outcomes	Acceptable outcomes	Applicant response
<p>to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <p>so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>so that they do not adversely impact current and future on-street parking arrangements;</p> <p>so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2 Access, including driveways or access crossovers: (gg)are not placed over an existing: (ii) telecommunications pit; stormwater kerb inlet; sewer utility hole; water valve or hydrant. are designed to accommodate any adjacent footpath; adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3 Driveways are: (hh)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; constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; 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; 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; designed to include all necessary associated drainage that intercepts and directs storm water</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>runoff to the storm water drainage system.</p> <p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	
<p>P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>PO4 The development can be conditioned to comply.</p>
<p>P05 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>PO5 The development can be conditioned to comply.</p>
<p>P06 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found..</p>	<p>PO6 The development can be conditioned to comply.</p>
<p>P07 Development provides secure and convenient bicycle parking which: (ii) for visitors is obvious and located close to the building's main entrance; 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; is easily and safely accessible from outside the site.</p>	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Complies PO7 The development provides for bicycle parking.</p>
<p>P08 Development provides walking and cycle routes through the site which: (jj) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops</p>	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (kk) create a walking or cycle route along the full frontage of the site; connect to public transport and existing cycle and walking</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
and local activity centres along the safest, most direct and convenient routes; encourage walking and cycling; ensure pedestrian and cyclist safety.	routes at the frontage or boundary of the site.	
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (ii) in accordance with relevant standards; so that they do not interfere with the amenity of the surrounding area; so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. AO9.2 Service and loading areas are contained fully within the site. AO9.3 The movement of service vehicles and service operations are designed so they: (mm) do not impede access to parking spaces; do not impede vehicle or pedestrian traffic movement.	Complies PO9 Access and driveways are existing. Other than the reduced crossover, the isle widths of the parking area are compliant with that of the relevant Australian Standards.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (nn)car wash; child care centre; educational establishment where for a school; food and drink outlet, where including a drive-through facility; hardware and trade supplies, where including a drive-through facility; hotel, where including a drive-through facility; service station. AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable

Landscaping code

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> (oo)promoting the Shire's character as a tropical environment; (pp)softening the built form of development; (qq)enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (rr) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (ss)where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (tt) 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; (uu)ensuring private outdoor recreation space is useable; (vv)providing long term soil erosion protection; (ww) providing a safe environment; (xx)integrating existing vegetation and other natural features of the premises into the development; 	<p>AO1 Development provides landscaping:</p> <ul style="list-style-type: none"> (zz)in accordance with the minimum area, dimensions and other requirements of applicable development codes; (aaa) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (bbb) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p>Complies PO1. Existing landscaping will be retained within the frontage of the site. Landscaping within the road reserve will not be impacted as a result of the proposal.</p> <p>No further landscaping is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
(yy) 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. 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.	PO2 – Complies. Refer to comment PO1.
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. AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species. 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. AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	PO3 – Complies. Refer to comment PO1.
PO4 Plant species are selected with consideration to the scale and form of development,	AO4 Species are selected in accordance with Planning	No further landscaping is proposed

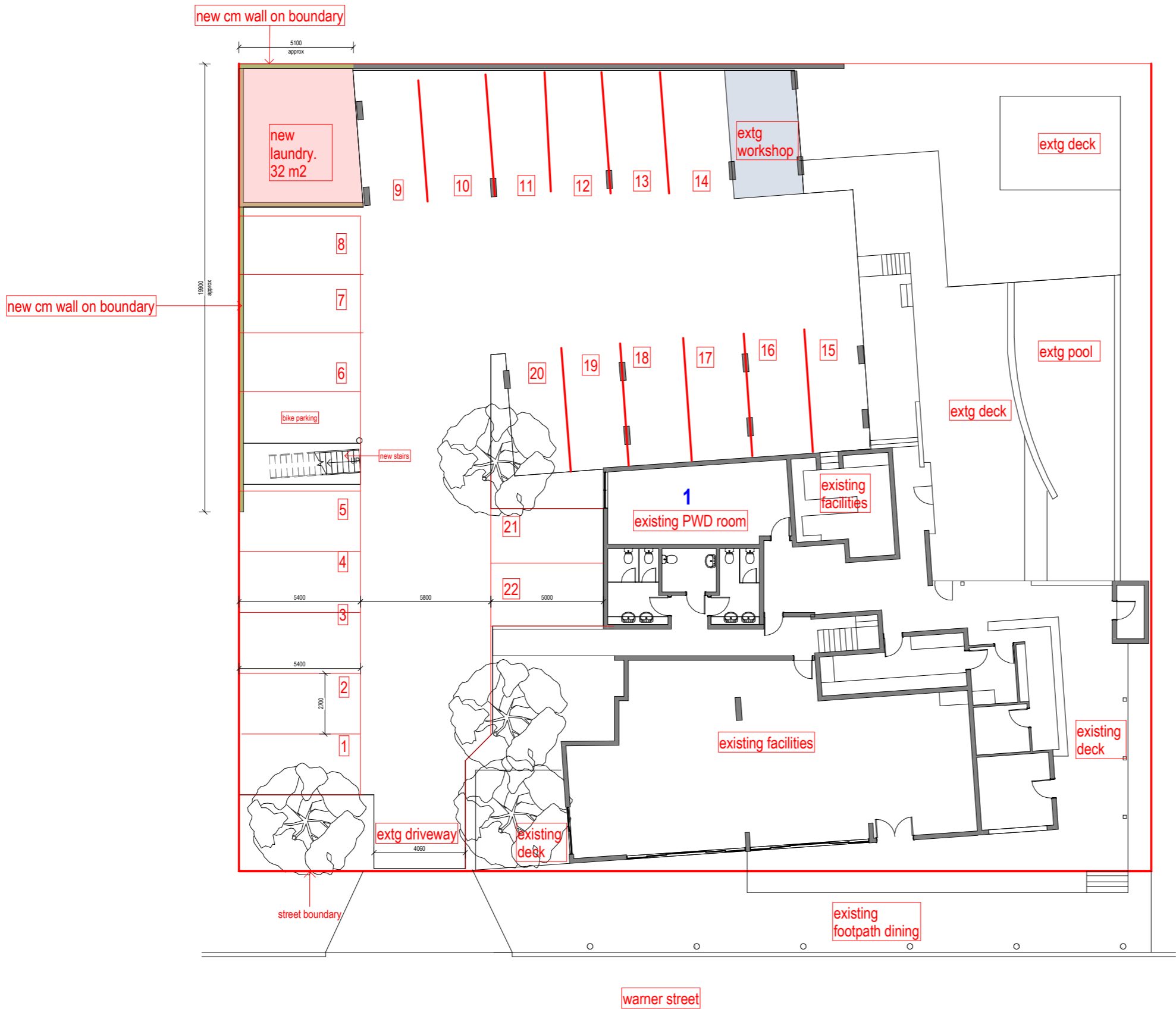
Performance outcomes	Acceptable outcomes	Applicant Response
screening, buffering, streetscape, shading and the locality of the area.	scheme policy SC6.7 – Landscaping.	
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	PO5 – Complies. Existing shade tree will be retained in the vicinity of the carpark at the frontage of the site.
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. AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	PO6 – Can be conditioned to comply.
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. 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.	PO7 – Can be conditioned to comply.
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.	PO8 – Can be conditioned to comply.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	PO9 – Can be conditioned to comply.
PO10	AO10	PO10 – Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Applicant Response
The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	

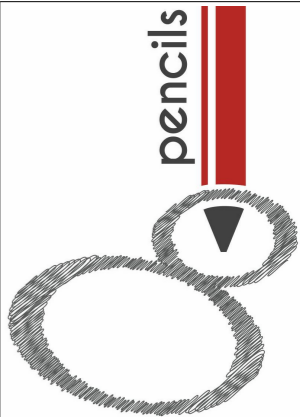
APPENDIX D

brazier motti





1 Site Plan
1:100 @ A1



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P6	Revision 6	28/11/24
P5	Revision 5	Date 5
P4	Revision 4	18/11/24

REV	DESCRIPTION	DATE
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CLIENT
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PROJECT
PORT DOUGLAS backpackers

Warner st. Port Douglas

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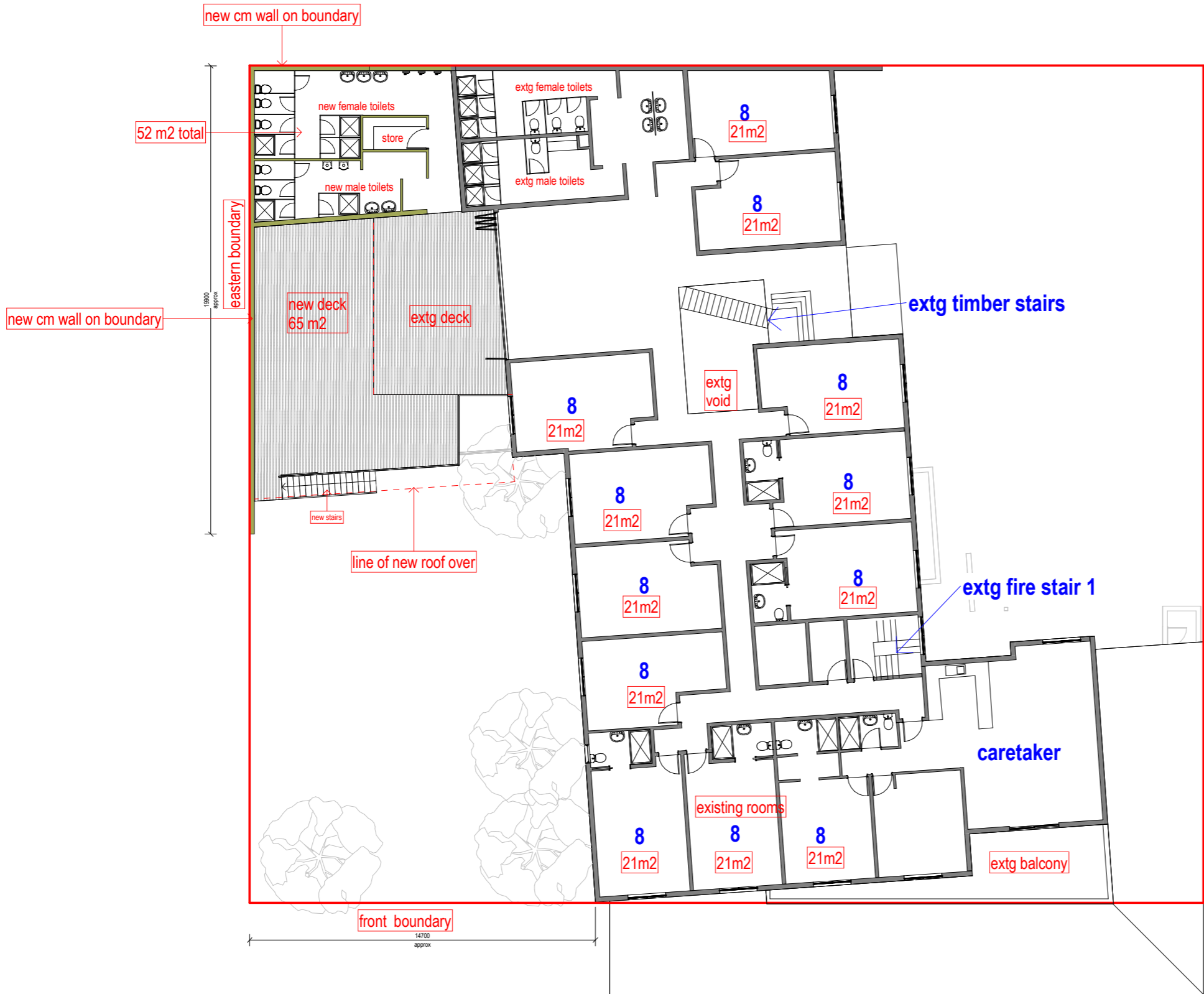
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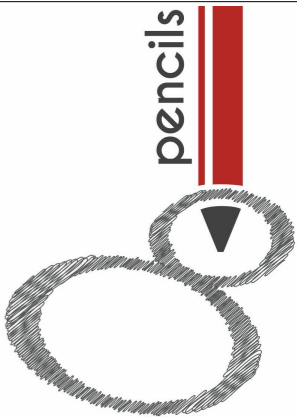
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1 : 100 @ A1



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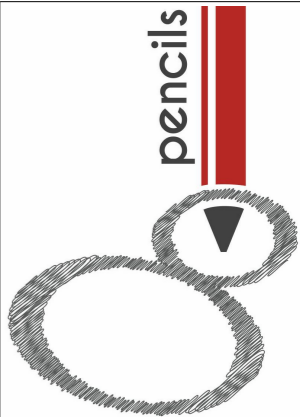
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1 Second Floor
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PORT DOUGLAS backpackers
Warner st. Port Douglas

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SECOND FLOOR PLAN

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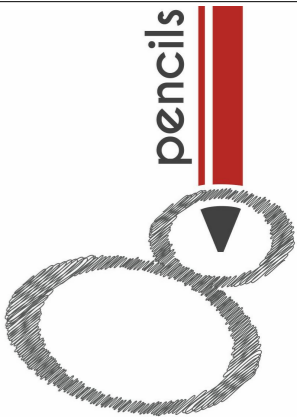




1 3D - STREET VIEW
@ A3



2 3D -VIEW 1
@ A3



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Warner st. Port Douglas

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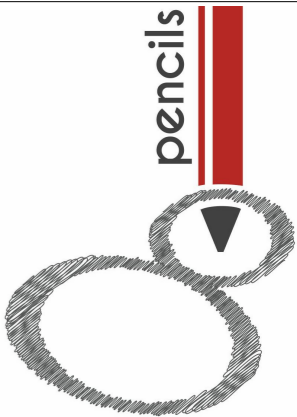
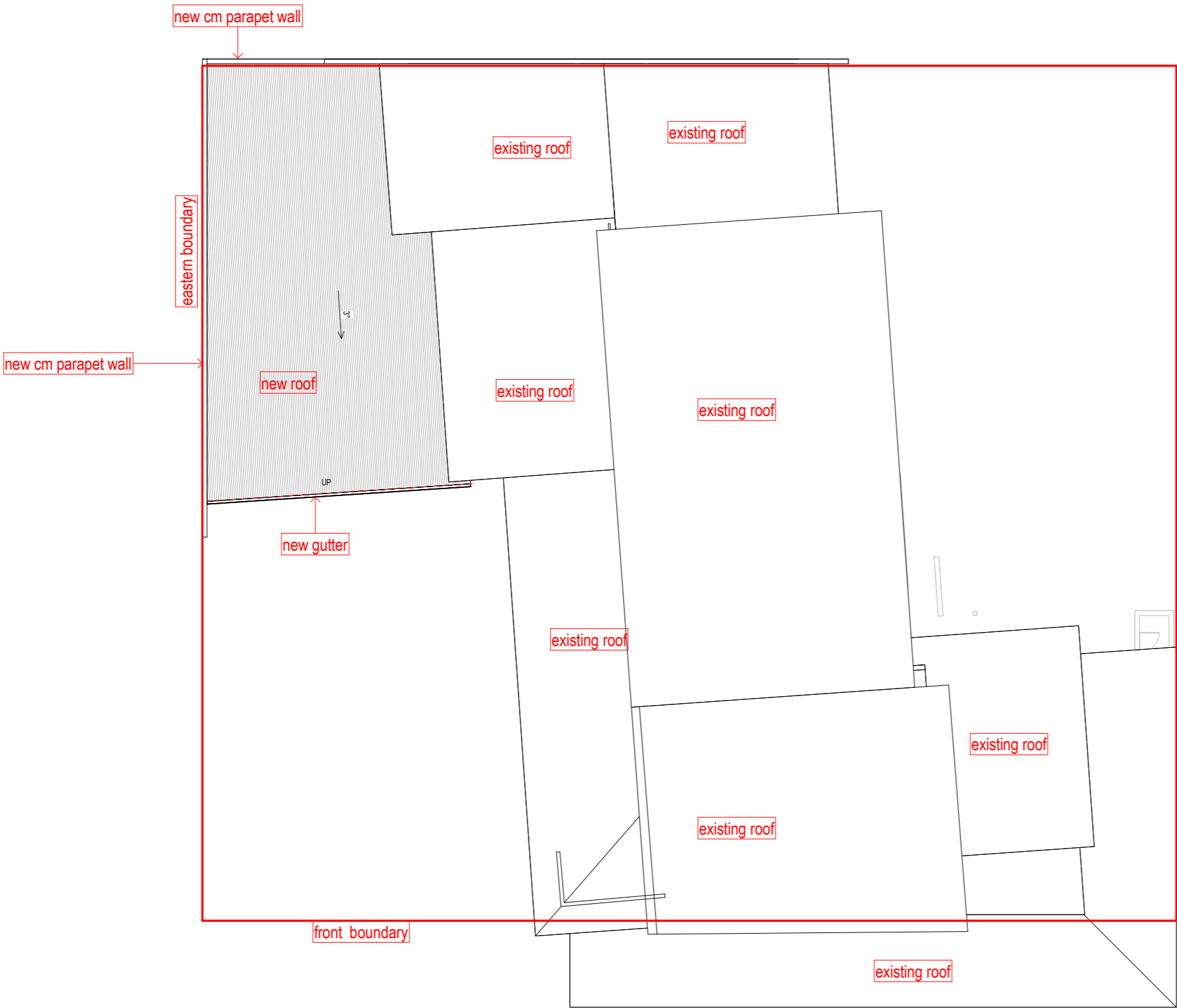
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PROJECT
PORT DOUGLAS backpackers
Warner st. Port Douglas

DRAWING
Roof Plan

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