

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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)	Darren and Lindy Skipper
Contact name (only applicable for companies)	c/- GMA Certification Group, Hannah Dayes
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 40410111
Email address (non-mandatory)	Hannah.d@gmacert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20212662

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
	18	24-70	Nautilus Street	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	18	SP108636	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):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Multiple Dwelling (Tourist) to Multiple Dwelling Unit
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Multiple Dwelling Unit	Multiple Dwelling Unit	1	N/A
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
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?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> 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
- ☐ 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*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the 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 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala 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.des.qld.gov.au for further information.

Water resources

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

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

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

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

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

Waterway barrier works

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

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

☒ No

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

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

23.16) 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.dsdmip.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	



GMA Certification
Group

*Leaders in
Building Certification Services*

PLANNING STATEMENT

For: Darren and Lindy Skipper
Development: Material Change of Use (Multiple Dwelling Unit)
At: Unit 18 24-70 Nautilus Street, Craiglie (Lot 18 SP108636)
Prepared by: GMA Certification Group
File Ref: 20212662
Revision: A

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1.0 Introduction

This report has been prepared on behalf of Darren and Lindy Skipper in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use on premises located at Unit 18 24-70 Nautilus Street, Craiglie, and described as Lot 18 on SP108636, from Multiple Dwelling (Tourist) Unit to Multiple Dwelling to provide for permanent residential accommodation.

The application premises is an existing self-contained two storey villa that was developed as part of a tourist accommodation development comprising 38 villas and 28 Dual Key units. Associated with the premises is an integrated private garage accommodating a single car parking space.

The site is located in an area characterised by a mix of permanent and tourist accommodation uses and recreational facilities. To the south the site adjoins the links Golf Course whilst to the north east and west are residential developments.

The application is identified as being Code Assessable and consideration can only be given to the assessment benchmarks contained within the Planning Scheme. The proposed development is considered to be a suitable use of the premises and consistent with the relevant Assessment Benchmarks.

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

2.0 Development Summary

Address:	Unit 18, 24-70 Nautilus Street, Craiglie
Real Property Description:	Lot 18 of SP108636
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 206m ² Frontage: N/A
Registered Owner:	Darren and Lindy Skipper
Proposal:	Material Change of use from Multiple Dwelling (Tourist) to Multiple Dwelling Unit
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none"> Safety and Resilience to Hazards – Flood Hazard Area – Level 1 – Queensland floodplain assessment overlay
State Interests – SARA Mapping:	<ul style="list-style-type: none"> Native Vegetation Clearing – Category X on the regulated vegetation management map
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Medium Density Residential Zone
Local Plan Designation:	Port Douglas/Craiglie Local Plan
Overlays:	Acid Sulfate Soils (<5m AHD)

3.0 Site and Locality

The application premises is an existing two storey villa within an existing multiple dwelling development. The application site has an area of 206m² and is accessed by common property from Nautilus Street.

The premises comprises the following:

Ground Floor

- Single garage, with secure storage;
- Private entry;
- Lounge, Kitchen and Dining Area;
- Utility Rooms; and,
- Patio

First Floor

- Three bedrooms; and
- Balconies

The current planning approval for the site only provides for the use of the premises for short-term tourist accommodation and does not provide for permanent accommodation.

The site is in an area characterised by a mix of permanent and tourist accommodation uses and recreational facilities. To the south the site adjoins the links Golf Course whilst to the north east and west are residential developments.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

The application proposes a Material Change of Use of Multiple Dwelling (Tourist) to Multiple Dwelling Unit. There would be no physical change to the premises and it would simply provide for the lawful occupation of the premises on a permanent basis.

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

Development Feature	Proposal
Area:	206m ²
Car Parking Spaces:	1 garage space
Existing Use	Multiple Dwelling (Tourist)
Proposed Use	Multiple Dwelling Unit

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

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

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

The application involves the development of a Dwelling Unit/Multiple Dwelling Unit. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Multiple Dwelling Unit	Table 5.6.h Medium Density Residential Zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

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

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

5.1.5 State Planning Policy

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

- Safety and Resilience to Hazards – Flood Hazard Area – Level 1 – Queensland floodplain assessment overlay

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

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (Version 1.0), the site is identified within the Medium Density Residential Zone and within the Port Douglas/Craiglie Local Plan and is affected by the Acid Sulfate Soils Overlay.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Medium Density Residential Zone Code	Applies	Complies with applicable Acceptable Outcomes.
Port Douglas/Craiglie Local Plan Code	Not applicable	No applicable Assessment Benchmarks.
Acid Sulfate Soils Overlay Code	Applies	Complies with applicable Acceptable Outcomes.
Multiple Dwelling and Short Term Accommodation Code	Applies	Complies with applicable Acceptable Outcomes.
Access Parking and Servicing Code	Applies	Complies with applicable Acceptable Outcomes.
Filling and Excavation Code	Not Applicable	No applicable Assessment Benchmarks.
Infrastructure Works Code	Not Applicable	The application premises is an existing residential use with all services connected. There are no applicable assessment benchmarks of the assessment of this application.
Landscaping Code	Not applicable	No applicable Assessment Benchmarks.

Refer to **Appendix 2** for a detailed assessment of the proposed development against the applicable Assessment Benchmarks.

7.0 Summary and Conclusion

This report has been prepared on behalf of Darren and Lindy Skipper in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use on premises located at 18/24-70 Nautilus Street, Craiglie, and described as Lot 18 on SP108636, from Multiple Dwelling (Tourist) Unit to Multiple Dwelling Unit that provides for permanent occupation.

The application premises is an existing self-contained two storey villa that was developed as part of a tourist accommodation development comprising 38 villas and 28 Dual Key units. Associated with the premises is an integrated private garage accommodating a single car parking space.

The site is located in an area characterised by a mix of permanent and tourist accommodation uses and recreational facilities. To the south the site adjoins the links Golf Course whilst to the north east and west are residential developments.

The application is identified as being Code Assessable and consideration can only be given to the assessment benchmarks contained within the Planning Scheme. The proposed development is considered to be consistent with the relevant Acceptable Outcomes of the applicable Assessment Benchmarks and is considered to be a suitable use of the premises.

Appendix 1.

CERTIFICATE OF TITLE

Department of Resources
ABN 59 020 847 551

Title Reference:	50335166	Search Date:	09/06/2021 12:17
Date Title Created:	14/11/2000	Request No:	37489883
Previous Title:	50306070		

ESTATE AND LAND

Estate in Fee Simple

LOT 18 SURVEY PLAN 108636
Local Government: DOUGLAS
COMMUNITY MANAGEMENT STATEMENT 26894

REGISTERED OWNER

Dealing No: 715969918 22/08/2014

DARREN ROBERT SKIPPER
LINDY ANN SKIPPER

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21069096 (POR 20)
2. MORTGAGE No 715969920 22/08/2014 at 14:17
BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 2.

PLANNING BENCHMARK ASSESSMENT



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6.2.8 Medium density residential zone code

6.2.8.1 Application

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

6.2.8.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.3 Element – Activity centres, Element 3.4.5 – Residential areas and activities.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.5 Housing choice and affordability.
 - (b) establish a medium density residential character consisting predominantly of low to medium-rise dwelling houses, dual occupancies and multiple dwellings (up to 3 storeys in height).
- (3) The purpose of the code will be achieved through the following overall outcomes:



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- (a) Development provides a wider choice of predominantly permanent-living housing in terms of form, size and affordability to meet the needs of residents.
- (b) Development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
- (c) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
- (d) Landscaping enhances the visual appearance of development and the streetscape, provides attractive outdoor spaces and privacy between adjoining development.
- (e) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

6.2.8.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 13.5 metres and three storeys in height. Note – Height is inclusive of the roof height.	Not applicable No additional building work proposed.



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Performance outcomes	Acceptable outcomes	Compliance
Setbacks (other than for a dwelling house)		
PO2 Buildings are setback to: <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	AO2 Buildings are setback: <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater 	Not applicable No additional building work proposed.
Site Coverage		
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO3 The site coverage of any building is limited to 50%.	Not applicable No additional building work proposed.
Building proportions and scale (other than for a dwelling house)		



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Performance outcomes	Acceptable outcomes	Compliance
PO4 The proportions and scale of any development are in character with the area and local streetscape.	AO4.1 The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.	Not applicable No additional building work proposed.
	AO4.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.	Not applicable No additional building work proposed.
	AO4.3 Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.	Not applicable No additional building work proposed.
	AO4.4 Roof forms, materials and colours of buildings enhance the amenity of the street and locality,	Not applicable No additional building work proposed.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>including:</p> <ul style="list-style-type: none"> (a) the roof of buildings are light coloured and non-reflecting; (b) white and shining metallic finishes are avoided on external surfaces in prominent view. <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC6.2 – Building design and architectural elements</p>	
Landscaping (other than for a dwelling house)		
PO5 Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.	AO5.1 A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total area provided for landscape planting.	Not applicable No additional dwelling units or building work proposed.
	AO5.2	Not applicable It is not proposed to undertake any physical change to the existing built form.



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Performance outcomes	Acceptable outcomes	Compliance
	Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.	
	AO5.3 Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.	Not applicable It is not proposed to undertake any physical change to the existing built form.
For assessable development		
P06 The establishment of uses is consistent with the outcomes sought for the Medium density residential zone and protects the zone from the intrusion of inconsistent uses.	AO6 Uses identified in Table 6.2.8.3.b are not established in the Medium density residential zone.	Complies with AO6 The use of the premises as a Multiple Dwelling unit is not identified in Table 6.2.8.3.b.
P07 PO7 Development is located, designed, operated and managed to respond to the natural	AO7 No acceptable outcomes are prescribed.	Not applicable It is not proposed to undertake any physical change to the existing built form.



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Performance outcomes	Acceptable outcomes	Compliance
<p>characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>		
<p>PO8</p> <p>Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO8</p> <p>There would be no change in impact on the amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical impacts as a result of the change of use from Multiple Dwelling (tourist) Unit to Multiple Dwelling Unit.</p>
<p>PO9</p> <p>New lots contain a minimum area of 1000m².</p>	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>No new lots would be created.</p>
<p>PO10</p> <p>New lots have a minimum road frontage of 20 metres.</p>	<p>A10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>No new lots would be created.</p>
<p>PO11</p>	<p>A11</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
New lots contain a 20 metre x 25 metre rectangle.	No acceptable outcomes are prescribed.	No new lots would be created.

Table 6.2.8.3.b — Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop



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<ul style="list-style-type: none"> • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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



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

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

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing	Complies with AO1.1 No excavation or filling would occur as a result of this application.



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



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Performance outcomes	Acceptable outcomes	Compliance
	<p>actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	Complies with AO3 No excavation or filling would occur as a result of this application.



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9.3.13 Multiple Dwelling, short term accommodation and retirement facility code

9.3.13.1 Application

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

9.3.13.2 Purpose

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

9.3.13.3 Criteria for assessment



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

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
Design		
PO1 The site has sufficient area and frontage to: <ul style="list-style-type: none"> (a) accommodate the scale and form of buildings considering site features; (b) achieve communal open space areas and private outdoor spaces; (c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; (d) achieve safe and convenient vehicle and pedestrian access; (e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers 	AO1.1 The site has a minimum area of 1000m ²	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	AO1.2 The site has a minimum frontage of 25 metres	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ul style="list-style-type: none">(a) the establishment and extension of public streets and pathways;(b) the provision of parks and other public spaces as appropriate to the scale of the development;(c) inclusion of a mix of dwelling types and tenures and forms;(d) buildings that address the street;(e) building height and setback transitions to adjoining development of a lower density or scale	<p>AO2</p> <p>Development on a site 5,000m² or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
PO3	AO3.1	Not Applicable



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Performance outcomes	Acceptable outcomes	Compliance									
Development ensures that the proportion of buildings to open space is: (a) in keeping with the intended form and character of the local area and immediate streetscape; (b) contributes to the modulation of built form; (c) supports residential amenity including access to breezes, natural light and sunlight; (d) supports outdoor tropical living; (e) provides areas for deep tropical planting and / or for the retention of mature vegetation.	The site cover is not more than 40%	The proposed development would be wholly contained within an existing lawfully established building.									
	AO3.2 The development has a gross floor area of not more than: <table><tr><th>Zone</th><th>Maximum GFA</th></tr><tr><td>Low-medium density residential</td><td>0.8 x site area</td></tr><tr><td>Medium density residential</td><td>1.2 x site area</td></tr><tr><td>Tourist accommodation</td><td>1.2 x site area</td></tr><tr><td>All other zones</td><td>No acceptable outcome specified.</td></tr></table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified.
Zone	Maximum GFA										
Low-medium density residential	0.8 x site area										
Medium density residential	1.2 x site area										
Tourist accommodation	1.2 x site area										
All other zones	No acceptable outcome specified.										
PO4	AO4.1	Not Applicable									



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> (a) provides for natural light, sunlight and breezes; (b) minimises the impact of the development on the amenity and privacy of neighbouring residents; (c) provides for adequate landscaping. 	<p>Buildings and structures are set back not less than 6 metres from a road frontage.</p>	<p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO4.2</p> <p>Buildings and structures are setback not less than 4 metres to the rear boundary</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO4.3</p> <p>The side boundary setback for buildings and structures is:</p> <ul style="list-style-type: none"> (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building. 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO5</p> <p>Building depth and form must be articulated to</p>	<p>AO5.1</p> <ul style="list-style-type: none"> (a) The maximum length of a wall in any direction is 30 metres with substantial 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p> <p>(b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.</p>	<p>articulation provided every 15 metres.</p> <p>(b) The minimum distance between buildings on a site is not less than 6 metres;</p>	<p>building.</p>
	<p>AO5.2</p> <p>The length of any continuous eave line does not exceed 18 metres.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO6</p> <p>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</p> <p>Development incorporates a number of the following design elements:</p> <p>(a) balconies;</p> <p>(b) verandahs;</p> <p>(c) terraces;</p> <p>(d) recesses</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO6.2</p> <p>Development reduces building bulk by:</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established</p>



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	<ul style="list-style-type: none"> (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (e) use of elements at a finer scale than the main structural framing of the building. 	building.
P07 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through: <ul style="list-style-type: none"> (a) orientation to the street; (b) front boundary setback; 	A07.1 Development provides a building that is not set back further than 2m beyond the minimum required street front setback.	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	A07.2 Development provides balconies and windows	Not Applicable The application related to a single unit within an



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(c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances.	from the primary living area that face and overlook the street or public space.	overall complex. The subject unit does not have frontage to the public realm.
PO8 Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.	AO8.1 Development has floor to ceiling heights of 2.7 metres;	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	AO8.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	AO8.3 Development incorporates deep recesses, eaves and sun-shading devices.	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	AO8.4	Not Applicable



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	Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.	The proposed development would be wholly contained within an existing lawfully established building.
	AO8.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	AO9.1 Development where the dwelling is located 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: <ul style="list-style-type: none"> (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or 	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.



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	(b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.	
	AO9.2 Development where a direct view is available from balconies, terraces, decks or roof decks 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.	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	AO9.3 Development provides screening devices that are solid translucent screens, perforated or slatted	Not Applicable The proposed development would be wholly contained within an existing lawfully established



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	<p>panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	building.
<p>PO10</p> <p>Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests</p>	<p>AO10</p> <p>A minimum of 35% of the site is allocated as landscaping and recreation area</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO11</p> <p>Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11</p> <p>Development provides landscaping as follows:</p> <ul style="list-style-type: none"> (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 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>



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	1.5 metres width suitable for deep planting is provided along all side and rear boundaries	
PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site	AO12.1 Communal open space is provided at: (a) a minimum of 5% of site area or 50m ² whichever is the greater; and (b) a minimum dimension of 5 metres.	Complies with AO12.1 The existing development is provided with an area of communal open space that satisfies the requirements of the code and is available for use by the residents of the application site.
	AO12.2 Development provides communal open space that: (a) is consolidated into one useable space; (b) where communal open space exceeds 100m ² , the communal open space may be split into two, and so forth incrementally.	Complies with AO12.2 The existing development is provided with an area of communal open space that satisfies the requirements of the code and is available for use by the residents of the application site.
	AO12.3 Communal open space:	Complies with AO12.3 The existing development is provided with an area of communal open space that satisfies the



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	<ul style="list-style-type: none"> (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters. 	requirements of the code and is available for use by the residents of the application site.
	<p>AO12.4</p> <p>Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:</p> <ul style="list-style-type: none"> (a) seating; (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden.. 	<p>Complies with AO12.4</p> <p>The existing development is provided with an area of communal open space, containing a swimming pool and other facilities and which satisfies the requirements of the code and is available for use by the residents of the application site.</p>



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	<p>12.5</p> <p>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>Not Applicable</p> <p>The proposed development is a single unit in an established development containing greater than 5 dwellings.</p>
<p>PO13</p> <p>Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1</p> <p>Development provides private open space which:</p> <ul style="list-style-type: none"> (a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres 	<p>Complies with AO13.1</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area requirements.</p>
	<p>AO13.2</p> <p>Development provides private open space areas that are:</p> <ul style="list-style-type: none"> (a) directly accessible from internal primary 	<p>Complies with AO13.2</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and</p>



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	<p>living area of the dwelling (not bedrooms);</p> <p>(b) provided with a screened area of 2m2 minimum dimension capable of screening air conditioning plant, private clothes drying etc...</p> <p>(c) provided with adjustable, moveable or operable privacy screening where appropriate</p>	locational requirements.
	<p>AO13.3</p> <p>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>Complies with AO13.3</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational requirements.</p>
	<p>AO13.4</p> <p>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,</p>	<p>Complies with AO13.4</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational requirements.</p>



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	but these areas are not included in the calculation of private open space requirements.	
	AO13.5 Private open space: <ul style="list-style-type: none"> (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters 	Complies with AO13.5 The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational requirements.
PO14 Development provides front fencing and retaining walls that must: <ul style="list-style-type: none"> (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; 	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: <ul style="list-style-type: none"> (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; 	Not Applicable No fencing is proposed adjacent a public space.



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(d) provide a positive interface to the streetscape.	(c) 1.8m and solid only where the site is on an arterial road or higher order road.	
	AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact.	Not Applicable No fencing is proposed adjacent a public space
	AO14.3 Development for a retaining wall is: <ul style="list-style-type: none"> (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge 	Not Applicable No retaining walls are proposed.
PO15 Development minimises light nuisances.	AO15 Outdoor lighting is in accordance with AS 4282-	Not Applicable No outdoor lighting is proposed.



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	1997 Control of the obtrusive effects of outdoor lighting.	
<p>PO16</p> <p>Waste and recyclable material storage areas are:</p> <ul style="list-style-type: none"> (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: <ul style="list-style-type: none"> (i) within the site; (ii) on adjoining properties; (iii) to the street. 	<p>AO16</p> <p>Waste and recyclable material storage areas:</p> <ul style="list-style-type: none"> (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage; (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services <p>Note - The Environmental performance code contains requirements for waste and recyclable material storage</p>	<p>Complies with AO16</p> <p>The existing premises is provided with waste and recyclable material storage that satisfies the requirements.</p>



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Performance outcomes	Acceptable outcomes	Compliance
PO17 Development provides a secure storage area for each dwelling.	AO17 A secure storage area for each dwelling: <ul style="list-style-type: none"> (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event. <p>Note – A cupboard within a unit will not satisfy this requirement</p>	Complies with AO17 The application premises is an existing self-contained multiple dwelling unit that has adequate access to secure storage facilities.
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	AO18 Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.	Not Applicable The proposal is not for a retirement facility.



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area in which they are located.		
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.	Not Applicable The proposal is not for a retirement facility
	AO19.2 Internal pathways have firm, well drained and non-slip surfaces.	Not Applicable The proposal is not for a retirement facility
	AO19.2 Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.	Not Applicable The proposal is not for a retirement facility
	AO19.3 An illuminated sign and site map of the layout of the development is located near the main entrance	Not Applicable The proposal is not for a retirement facility



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	to the facility.	
PO20 The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently 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.	Not Applicable The proposal is not for a retirement facility
	AO20.2 The site of a Retirement facility is not prone to inundation.	Not Applicable The proposal is not for a retirement facility
	AO20.3 The location of the Retirement facility is readily accessible to emergency vehicles.	Not Applicable The proposal is not for a retirement facility
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.	Not Applicable The proposal is not for a retirement facility
	AO21.2 A range of housing designs and sizes are provided	Not Applicable The proposal is not for a retirement facility



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	in the development to cater for different individual and household needs.	



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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- (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site;	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	Complies with AO1.1 The overall complex of 38 villa units provide 58 car parking spaces with 20 units having double car parking spaces, or providing 40 car parking spaces, and 18 units having single car parking spaces. The total number of car parking spaces provided exceeds the 57 car parking spaces required by the Acceptable Outcome.
	AO1.2	Complies with AO1.2



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Performance outcomes	Acceptable outcomes	Compliance
(d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	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.	The car parking spaces are incorporated garage spaces and are maintained for the parking of motor vehicles.
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not Applicable No motorcycle parking is proposed.
	AO1.4 For parking areas exceeding 50 spaces parking, parking is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not Applicable No recreational vehicle parking is proposed.
PO2	AO2	Complies with AO2 The existing car parking areas are constructed to the Australian Standard.



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Vehicle parking areas are designed and constructed in accordance with relevant standards.	Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	Not Applicable No change to the access arrangements is proposed.
	AO3.2 Access, including driveways or access crossovers:	Not Applicable No change to the access arrangements is proposed.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(a) are not placed over an existing:</p> <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p>AO3.3</p> <p>Driveways are:</p> <ul style="list-style-type: none"> (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a 	<p>Not Applicable</p> <p>No change to the access arrangements is proposed.</p>



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



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	character of the area and contrast with the surface construction materials of any adjacent footpath.	
P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Complies with A04 The existing car parking satisfies the relevant Australian Standards.
P05 Access for people with disabilities is provided to the building from the parking area and from the street.	A05 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Complies with A05 The existing development satisfies the relevant Australian Standard.
P06 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	A06 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not Applicable No bicycle parking is required.
P07	A07.1	Not Applicable No bicycle parking is required.



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<p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	
	<p>AO7.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Not Applicable</p> <p>No bicycle parking is required.</p>
	<p>AO7.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not Applicable</p> <p>No bicycle parking is required.</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity</p>	<p>AO8</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p>	<p>Not Applicable</p> <p>No cycle routes are required as a result of this application and proposed development.</p>



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centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Complies with AO9.1 The existing development satisfies the relevant Australian Standard.
	AO9.2 Service and loading areas are contained fully within the site.	Complies with AO9.2 All loading and unloading is accommodated within the site.
	AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces;	Complies with AO9.3 All vehicles can enter and leave the site in a forward gear.



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	(b) do not impede vehicle or pedestrian traffic movement.	
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	Not Applicable No drive through facilities are proposed.



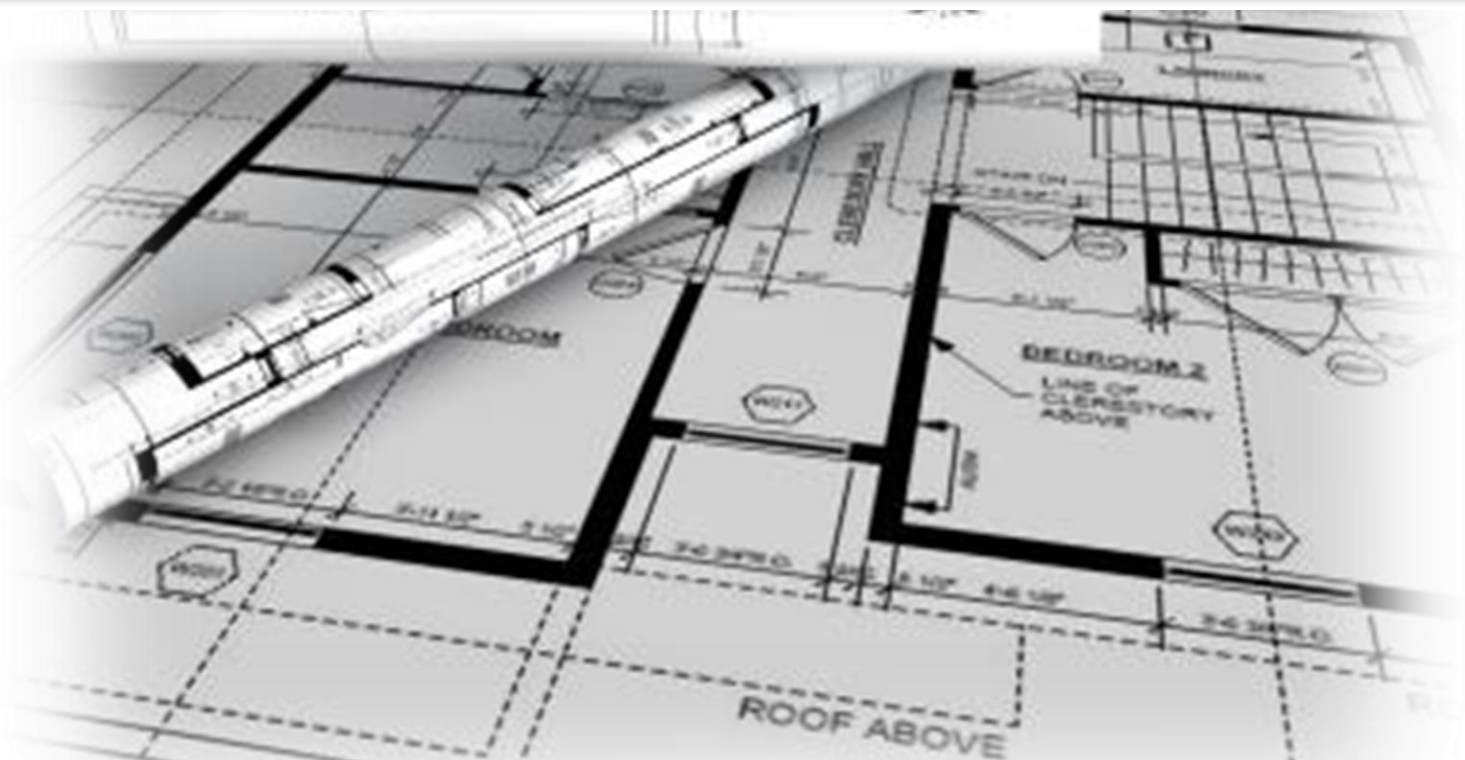
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	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not Applicable The proposed development does not generate a requirement for a set down area.



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