

11 January 2024

Our ref: 72322

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

via email: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Attention: Jenny Elphinstone

Dear Jenny,

**Development application seeking a Development Permit for Material Change of Use (Multiple dwelling and Short-term accommodation) – 8 Davidson Street, Port Douglas– Lot 704 on PTD2092**

I am pleased to lodge this application for Material Change of Use (Multiple dwelling and Short term accommodation) at 8 Davidson Street, Port Douglas, described as Lot 704 on PTD2092.

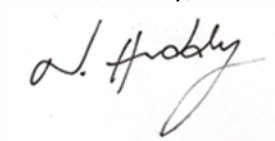
The relevant information for the application is:

**Applicant:** KTJ 3 PTY LTD (TTE)  
BTLT PORT DOUGLAS PTY LTD  
C/- Planz Town Planning  
**Mailing address:** PO Box 181  
Edge Hill Qld 4870

<b>Application fee*:</b>	1. Base Fee for 2 units	1,529.00
	2. Additional fee per unit (\$463.00 / unit – 1 unit)	463.00
	<b>TOTAL FEE PAYABLE</b>	<b>\$ 1,992.00</b>

If you require any further information, please call me.

Yours sincerely,



Nikki Huddy (FPIA)  
Registered Planner  
Planz Town Planning

Att:

1. DA Form 1
2. Planning report

# 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)	KTJ 3 PTY LTD (TTE) BTLT PORT DOUGLAS PTY LTD
Contact name (only applicable for companies)	c-/ Planz Town Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 181
Suburb	Edge Hill
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4041 0445
Email address (non-mandatory)	<a href="mailto:info@planztp.com">info@planztp.com</a>
Mobile number (non-mandatory)	0447 323 384
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	72322

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
		8	Davidson Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	704	PTD2092	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? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

Three units to be used for both permanent accommodation (Multiple dwelling) and tourist accommodation (Short term accommodation).

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

#### 6.3) Additional aspects of development

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



## 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 DA Form 2 – Building work details

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Three units for permanent occupation	<i>Multiple dwelling: Premises containing three or more dwellings for separate households.</i>	3	840
Three holiday units	<i>Short-term accommodation: Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self contained.</i>	3	840
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" 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?
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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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
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 <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b>
<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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<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
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul>
Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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

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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	



# APPLICATION FOR DEVELOPMENT PERMIT

**MATERIAL CHANGE OF USE (MULTIPLE DWELLING  
AND SHORT-TERM ACCOMMODATION)**

**8 Davidson Street, Port Douglas**

**11 JANUARY 2024**

**PREPARED BY**  
**PLANZ TOWN PLANNING PTY LTD**  
on behalf of  
KTJ 3 PTY LTD (TTE)  
BTLT PORT DOUGLAS PTY LTD

## CONTENTS

APPLICATION SUMMARY	2
1. PROPOSED DEVELOPMENT	3
1.1 Nature of the Proposal .....	3
2.0 THE SITE	5
2.1 Context and Location .....	5
2.3 Surrounding Land Uses.....	6
3.0 THE PROPOSAL	6
3.1 Overview .....	6
4.0 PLANNING CONSIDERATIONS.....	6
4.1 The Planning Act 2016.....	6
4.2 State Planning Policy .....	6
4.3 Far North Queensland Regional Plan.....	7
4.4 Statement Assessment and Referral .....	7
4.5 Douglas Shire Council Planning Scheme .....	7
4.6 Key Assessment Considerations.....	9
5.0 INFRASTRUCTURE	10
5.1 Stormwater.....	10
5.2 Water Supply .....	10
5.3 Wastewater connection .....	10
5.4 Electricity and Telecommunication .....	10
5.5 On-street works.....	10
6.0 CONCLUSION	11
ATTACHMENT 1: ASSESSMENT AGAINST APPLICABLE BENCHMARKS	12
ATTACHMENT 2: ASSESSMENT AGAINST STATE CODE 1: DEVELOPMENT IN A STATE-CONTROLLED ROAD ENVIRONMENT	13
ATTACHMENT 3: PLANS OF DEVELOPMENT	14

## APPLICATION SUMMARY

Application Details	
<b>Proposal</b>	Material Change of Use (Multiple dwelling and Short-term accommodation)
<b>Applicant</b>	KTJ 3 PTY LTD (TTE) BTLT PORT DOUGLAS PTY LTD
<b>Property Owner</b>	KTJ 3 PTY LTD (TTE) BTLT PORT DOUGLAS PTY LTD
<b>Address</b>	8 Davidson Street, Port Douglas –
<b>Real Property Description</b>	Lot 704 on PTD2092
<b>Tenure</b>	Freehold
<b>Lot Size</b>	1,012m <sup>2</sup>
<b>Zone</b>	Tourist accommodation zone
<b>Local Plan</b>	Port Douglas – Craiglie
<b>Defined Use</b>	Multiple dwelling and Short-term accommodation
<b>Current Use</b>	Vacant
<b>Category of Assessment</b>	Code assessment
<b>Approval sought</b>	Development permit
<b>Referral Triggers</b>	<i>Planning Regulation 2017</i> , Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of a premises near a State transport corridor or that is a future State transport corridor.

## 1. PROPOSED DEVELOPMENT

### 1.1 Nature of the Proposal

This application seeks a Development Permit for a Material Change of Use to establish a Multiple dwelling and Short-term accommodation development at land 8 Davidson Street, Port Douglas described as Lot 704 on PTD2092. The site is located in the Tourist accommodation zone and the proposed uses are identified as being Code assessable per Table 5.6.n – Tourist accommodation zone of the Douglas Shire Council planning scheme.

The proposed uses are defined as:

***multiple dwelling*** means a residential use of premises involving 3 or more dwellings, whether attached or detached.

***short-term accommodation –***

(a) means the use of premises for—

- (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or
- (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but

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

*Note: In accordance with s1.3.1 of the Douglas Shire Planning Scheme (the Planning Scheme) the definitions land use contained in Schedule 24 of the Planning Regulation 2017 prevail over the definitions contained in the Planning Scheme.*

The proposed development advances the purpose of the Port Douglas – Craiglie Local Plan as it will contribute to Port Douglas developing as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle. This is achieved through the development providing for both tourists (Short-term accommodation) and permanent residents (Multiple dwelling).

An assessment undertaken against the stated assessment benchmarks demonstrates compliance, with the rear boundary setback for the BBQ Gazebo requiring a performance assessment.

## 2.0 THE SITE

### 2.1 Context and Location

The proposed development is located at 8 Davidson Street, Port Douglas. The subject site is vacant and does not contain any vegetation of significance.

The existing development surrounding the site comprises a variety of accommodation uses including short-term in the form of hotel suites and self-contained units and permanent occupancy units.

The subject site has sufficient area to accommodate the proposed development and associated infrastructure.



**Figure 1: Locality plan**



## **2.3 Surrounding Land Uses**

The site is located within the established township of Port Douglas and is one of the few remaining undeveloped sites in the immediate area. The existing development surrounding the site comprises Multiple dwelling and Short-term accommodation uses.

## **3.0 THE PROPOSAL**

### **3.1 Overview**

The proposed development involves the establishment of three dwelling units for Multiple dwelling and Short-term accommodation uses. Each dwelling unit is within in a separate three storey building, each containing 4 bedrooms. Each dwelling unit is provided with a covered car parking space, secure storage facility, outdoor living areas and private open space that includes extensive landscaped areas and a swimming pool.

The proposed development is of high architectural merit and will provide a positive contribution to the accommodation offering within Port Douglas.

## **4.0 PLANNING CONSIDERATIONS**

### **4.1 The Planning Act 2016**

The *Planning Act 2016* (the Planning Act) provides the framework for coordinating local, regional and state planning. This development application is made in accordance with section 51 of the Planning Act.

As this development application is for Code assessable development, section 45(3) of the Planning Act states the matters that the assessment is to be carried out against.

### **4.2 State Planning Policy**

In accordance with section 2.1 – State Planning Policy of the Douglas Shire Council planning scheme, the Minister has identified that all relevant aspects of the State planning policy have been integrated into the planning scheme.



#### 4.3 Far North Queensland Regional Plan

The Douglas Shire Council planning scheme advances the Far North Queensland Regional Plan. The proposed development advances the Far North Queensland Regional Plan by ensuring that local character and identity are reinforced.

#### 4.4 Statement Assessment and Referral

The Planning Regulation and State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment. The proposed development requires referral to the Department of Transport and Main Roads, care of the State Assessment and Referral Agency (SARA), due to the following referral triggers:

- Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of a premises near a State transport corridor or that is a future State transport corridor.

An assessment of the application against State code 1: Development in a State-controlled road environment is provided as **Attachment 2**.

#### 4.5 Douglas Shire Council Planning Scheme

The proposed development is defined as Multiple dwelling and Short-term accommodation:

**multiple dwelling** means a residential use of premises involving 3 or more dwellings, whether attached or detached.

**short-term accommodation –**

(a) means the use of premises for—

- (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or
- (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but

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

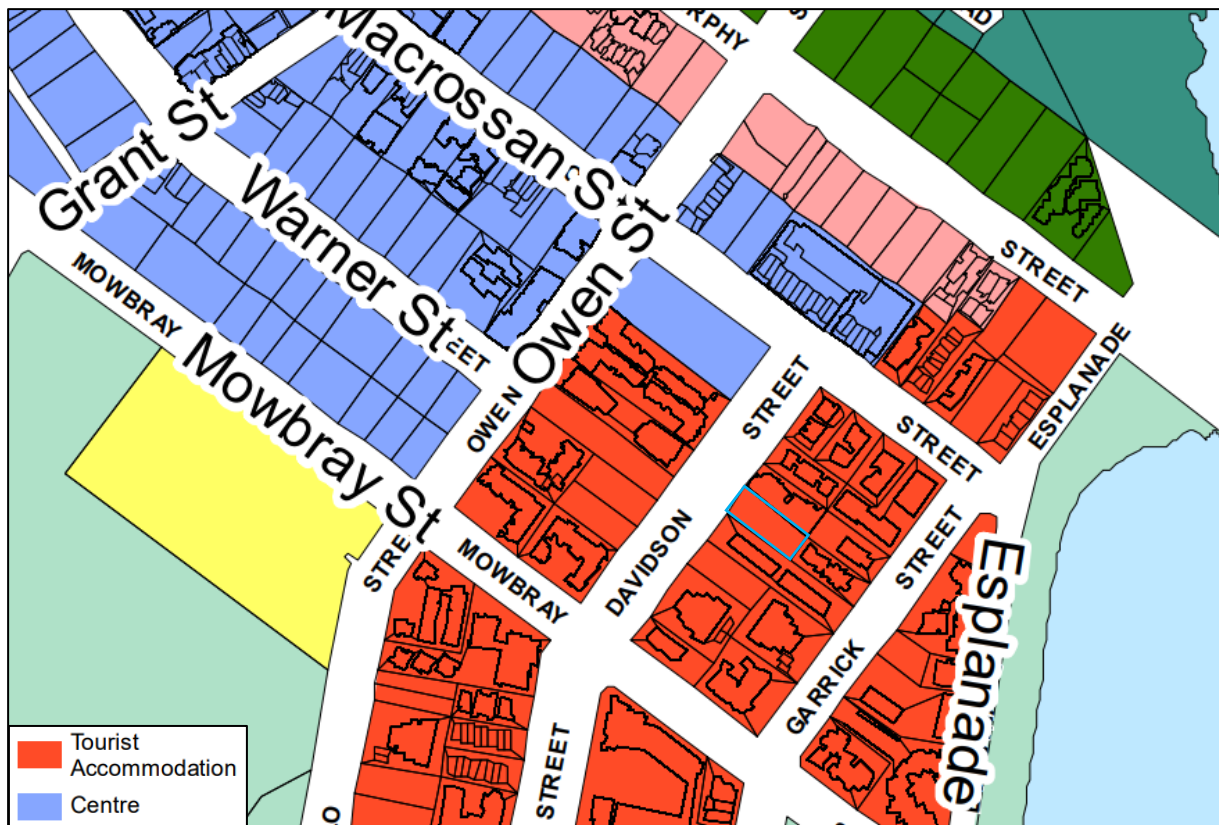
In accordance with Table 5.6.n – Tourist accommodation zone of the Douglas Shire Council Planning Scheme, the proposed development is for Code assessable development.

The site is affected by several Overlay codes. When assessing the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in Appendix 1. The relevant assessment benchmarks for this development application are:

Aspect	Code
Zone Code	6.2.14 – Tourist accommodation zone code
Local Plan Code	7.2.4 – Port Douglas – Craiglie Local Plan Code
Overlay Codes	8.2.1 – Acid Sulfate Soils Overlay Code
	8.2.6 – Landscape Values Overlay Code
	8.2.10 – Transport Network Overlay Code
Development Codes	9.3.13 – Multiple Dwelling, Short-Term Accommodation & Retirement Facility Code
	9.4.1 – Access, Parking & Service Code
	9.4.3 – Environmental Performance Code
	9.4.5 – Infrastructure Works Code
	9.4.6 – Landscaping Code



**Figure 5: Douglas Shire Council planning scheme zoning extract.**

#### 4.6 Key Assessment Considerations

The proposed development demonstrates compliance with the applicable assessment benchmarks and seeks a performance assessment in relation to the side and rear setback associated with the BBQ Gazebo structures for units 1 and 3. The BBQ Gazebo is proposed to be constructed of light weight and visually permeable materials to ensure reflective of the tropical design of the building. The proposed structures are not considered to impact on the amenity or privacy of the adjoining development, with an area of dense landscaping provided for the balance of the property boundary.

The BBQ Gazebo for unit 1 is located adjacent to the northern side boundary, with the building setback 2.5m for the first two storeys and 3.5m for the third storey as sought by the relevant assessment benchmark.

The BBQ Gazebo for unit 3 is located adjacent to the rear boundary, with the building setback 4m to the rear boundary as sought by the relevant assessment benchmark.

## **5.0 INFRASTRUCTURE**

### **5.1 Stormwater**

The proposed development involves internal building works and stormwater will continue to be directed to a lawful point of discharge.

### **5.2 Water Supply**

The site has an existing water supply that will be maintained.

### **5.3 Wastewater connection**

The site has an existing connection to Council's reticulated wastewater network within the 3m easement at the rear of the property. The light weight BBQ gazebo structure will cantilever from the fence structure to Unit 3 with no structure closer than 1200 to the sewer line in accordance with FNQROC Development Manual.

### **5.4 Electricity and Telecommunication**

The subject site has access to an underground electricity supply and underground telecommunication networks. A electrical service pillar is located at the property frontage.

### **5.5 On-street works**

It is proposed to undertake improvement works to the Davidson Street frontage of the site, consistent with the contemporary style of work north of the site.

## **6.0 CONCLUSION**

The proposed development demonstrates substantial compliance with the relevant assessment benchmarks. The provision of additional accommodation of the calibre proposed will provide a positive contribution to the Port Douglas locality and will support Port Douglas to continue to be one of Australia's premier tourism destinations.

It is requested that the application be approved subject to reasonable conditions.

## **ATTACHMENT 1: ASSESSMENT AGAINST APPLICABLE BENCHMARKS**

## 6.2.14 Tourist accommodation zone code

### 6.2.14.1 Application

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

### 6.2.14.2 Purpose

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 4 : Strong communities and identity, Element 3.7.4 – Sense of place, community and identity.
    - (ii) Theme 5 – Economy. Element 3.8.2 – Economic growth and diversification, Element 3.8.2 – Tourism.
  - (b) provide for tourist accommodation development to establish in areas close to commercial and recreational services and facilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) A range of accommodation activities, with an emphasis on short-term accommodation is established at a scale and density to service tourist needs.
  - (b) Tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
  - (c) Development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas.
  - (d) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
  - (e) Landscaping of tourist development is of a high quality and contributes to the visual dominance of tropical vegetation and the local streetscape.
  - (f) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

### 6.2.14.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of all buildings and structures must be in keeping with the residential character of the area.	<b>AO1</b> Buildings and structures are not more than 13.5 metres and 3 storeys in height.	<b>Complies with AO1.</b> <b>The proposed development is three storeys and 11.5m in height.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	Note – Height is inclusive of roof height.	
<b>Setbacks (other than for a dwelling house)</b>		
<b>PO1</b> Buildings are setback to: (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages.	<b>AO1</b> Buildings are setback: (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.	<p><b>Complies with Performance Outcome.</b></p> <p><b>The proposed building is setback 6m to the frontage with the gazebo over the entry and refuse storage area located forward of this setback.</b></p> <p><b>The BBQ Gazebo for unit 3 is located adjacent to the rear boundary, with the building setback 4m to the rear boundary.</b></p> <p><b>The BBQ Gazebo for unit 1 is located adjacent to the northern side boundary, with the building setback 2.5m for the first two storeys and 3.5m for the third storey.</b></p> <p><b>The design of the proposed development provides a built form that maintains the character and amenity of the area and provides separation from neighbouring buildings.</b></p>
<b>Site coverage (other than for a dwelling house)</b>		
<b>PO2</b> The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	<b>AO2</b> The site coverage of any building is limited to 50%	<p><b>Complies with Acceptable Outcome.</b></p> <p><b>The proposed development has a site cover of 39%.</b></p>
<b>Building proportions and scale (other than for a dwelling house)</b>		
<b>PO3</b> The proportions and scale of any development are in character with the area and local streetscape.	<b>AO3.1</b> The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres. <p><b>AO3.2</b>  Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p><b>AO3.3</b>  Balconies, patios and similar spaces are</p>	<p><b>Complies with Acceptable Outcome AO3.1</b></p> <p><b>The proposed development does not involve a length of a single building exceeding 30m.</b></p> <p><b>Complies with AO3.2.</b></p> <p><b>The proposed development does not include balconies or similar spaces that can be enclosed and used as a habitable room.</b></p> <p><b>Complies with AO3.3</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p> <p><b>AO3.4</b> Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including:</p> <ul style="list-style-type: none"> <li>(a) the roofs of buildings are light coloured and non-reflecting;</li> <li>(b) white and shining metallic finishes are avoided on external surfaces in prominent view.</li> </ul> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC 6.2 – Building design and architectural elements.</p>	<p>The balconies are open and not enclosed.</p> <p>Complies with AO3.4. The proposed development has a room form and is of materials that will enhance the locality, being light-coloured and non-reflective.</p>
<b>Landscaping (other than for a dwelling house)</b>		
<p><b>PO4</b> 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.</p>	<p><b>AO4.1</b> 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.</p> <p><b>AO4.2</b> Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p><b>AO4.3</b> Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p>Complies with AO4.1. More than 53% of the site is provided as landscaping and recreation area. This is comprised of 515m<sup>2</sup> of landscaping and recreation area and 30m<sup>2</sup> of landscape planters above ground floor</p> <p>Complies with AO4.2. An area is available for dense landscaping except for areas proposed for pedestrian and vehicular access to the site.</p> <p>Complies with AO4.3. Dense planting can be provided along the side and rear boundaries.</p>
<b>For assessable development</b>		
<p><b>PO5</b> The establishment of uses is consistent with the outcomes sought for the Tourist accommodation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>AO5</b> Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.</p>	<p>Complies with AO5. The proposed uses are not identified in Table 6.2.14.3.b.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6</b> No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO6.</b> <b>The proposed development has been designed to respond to the characteristics of the site and adjacent road reserve.</b></p>
<p><b>PO7</b> Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO7</b> No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO7.</b> <b>The proposed development has been designed to not affect the character and amenity of the adjoining areas.</b></p>
<p><b>PO8</b> Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.</p>	<p><b>AO8</b> Outdoor loading/unloading, servicing and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for sensitive uses.</p>	<p><b>Complies with AO8.</b> <b>The proposed development does not include dedicated loading or unloading, service or storage areas.</b></p>
<p><b>PO9</b> Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.</p>	<p><b>AO9.1</b> Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities: (a) swimming pools; (b) tennis courts; (c) barbecue areas; (d) outdoor lounging / recreation areas; (e) restaurants / bars; (f) tourist-focussed shopping; (g) tour booking office; (h) spa / health clubs.</p> <p><b>AO9.2</b> Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.</p>	<p><b>Complies with AO9.1.</b> <b>The proposed development incorporates facilities for recreational activities that are commensurate to the scale of the development.</b></p> <p><b>Complies with AO9.2.</b> <b>The development does not include commercial services or facilities.</b></p> <p><b>Complies with AO9.3.</b> <b>The development does not include commercial services or facilities</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO9.3</b> Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides on-site car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code.	
<b>PO10</b> New lots contain a minimum area of 1000m <sup>2</sup> .	<b>AO10</b> No acceptable outcomes are prescribed.	<b>Not applicable as no new lots are proposed.</b>
<b>PO11</b> New lots have a minimum road frontage of 20 metres.	<b>AO11</b> No acceptable outcomes are prescribed.	<b>Not applicable as no new lots are proposed.</b>
<b>PO12</b> New lots contain a 25 metre x 20 metre rectangle.	<b>AO12</b> No acceptable outcomes are prescribed.	<b>Not applicable as no new lots are proposed.</b>

**Table 6.2.14.3.b — Inconsistent uses within the Tourist accommodation zone**

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Extractive industry</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• High impact industry</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> </ul>	<ul style="list-style-type: none"> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Nightclub entertainment facility</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> <li>• Park</li> <li>• Parking stationPermanent plantation</li> </ul>	<ul style="list-style-type: none"> <li>• Port services</li> <li>• Renewable energy facility</li> <li>• Roadside stall</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Service station</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Theatre</li> <li>• Transport depot</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

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.

#### 7.2.4 Port Douglas – Craiglie local plan code

- (1) The purpose of the Port Douglas/Craiglie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craiglie local plan area, while providing a platform for investment and prosperity.
  - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
    - (b) To set out a vision for revitalisation of the waterfront;
    - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.

*The proposed development will contribute to the accommodation offering for permanent residents and tourists.*

- (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.

*Not applicable.*

- (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.

*Not applicable.*

- (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.

*The proposed development reinforces the tropical image of Port Douglas through the provision of tropical design with tropical urbanism integrated.*

- (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;

*Not applicable.*

- (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.

*Not applicable.*

- (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.

*Not applicable.*

- (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.

*Not applicable.*

- (i) Residential areas are designed as pleasant, functional and distinctive, in visually well defined areas.

*The proposed development provides a positive contribution to the area as a pleasant, functional and visually well defined area.*

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

- (a) Precinct 1 – Port Douglas precinct

- (i) Sub-precinct 1a – Town Centre sub-precinct

- (ii) Sub-precinct 1b – Waterfront North sub-precinct

- (iii) Sub-precinct 1c – Waterfront South sub-precinct

- (iv) Sub-precinct 1d – Limited Development sub-precinct

- (v) Sub-precinct 1e – Community and recreation sub-precinct

- (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct

- (b) Precinct 2 – Integrated Resort precinct
- (c) Precinct 3 – Craiglie Commercial and Light Industry precinct
- (d) Precinct 4 – Old Port Road / Mitre Street precinct.

### **Precinct 1 – Port Douglas precinct**

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
  - (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
    - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
      - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
      - (B) reducing reliance on the waterfront as a car parking resource.
    - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
      - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:
        - (a) • Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
        - (b) • Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
        - (c) • Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
        - (d) • Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
        - (e) • Port Douglas centre sub-precinct 1e – Community and recreation precinct;
        - (f) • Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
      - (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;

- (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
- (i) environment and sustainability is integrated into the township through:
  - (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
  - (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
  - (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
- (ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
  - (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;
  - (B) is compatible with the desired character and amenity of local places and neighbourhoods;
  - (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
  - (D) implements high quality landscaped environments around buildings and on streets;
  - (E) protects the recognisable character and locally significance sites throughout the precinct.
- (iii) public spaces and the streetscape are enhanced through:
  - (A) an increase in the quantity and quality of public land and places throughout the precinct;
  - (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
  - (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;
  - (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
  - (E) the creation of a sense of place through aesthetic streetscapes and built form character;

- (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (iv) advertising signage is small scale, low-key and complements the tropical character of the town.

#### **Sub-precinct 1a – Town Centre sub-precinct**

- (6) In addition to other overall development outcomes, development in the Town Centre subprecinct facilitates the following development outcomes:
  - (a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;
  - (b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;
  - (c) development contributes to a high quality public realm;
  - (d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
  - (e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;
  - (f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;
  - (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>Development in the Port Douglas / Craiglie local plan area generally</b>		
<b>PO1</b> Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes,	<b>AO1</b> A pedestrian and cycle movement network is integrated and delivered through development.	<b>Complies with AO1.</b> <b>The subject site has access to pedestrian and cycle networks.</b>



Performance Outcomes	Acceptable Outcomes	Applicant Response
identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.		
<b>PO2</b> Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas / Craiglie Townscape Plan map contained in Schedule 2).	<b>AO2.1</b> Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	<b>Complies with AO2.1.</b> <b>The subject site does not contain mature trees or character vegetation. The development has been designed to respond to mature vegetation within the road reserve.</b>
	<b>AO2.2</b> Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	<b>Complies with AO2.2.</b> <b>The proposed development does not intrude into important views or vistas.</b>
	<b>AO2.3</b>	<b>Complies with AO2.3.</b>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Important landmarks, memorials and monuments are retained.	No important landmarks, memorial or monuments exist on the sites.
<b>PO3</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	<b>AO3</b> Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Complies with AO3. <b>The development is not adjacent to the identified gateways or nodes.</b>
<b>PO4</b> Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	<b>AO4</b> Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	Complies with AO4. <b>The development will be landscaped in accordance with the requirements of Planning scheme policy SC6.7 – Landscaping.</b>
<b>PO5</b> Development does not compromise the safety and efficiency of the State-controlled road network.	<b>AO5</b> Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Complies with AO5. <b>The subject site has a single road frontage, being a State-controlled road.</b>
<b>For assessable development</b>		
<b>Additional requirements in Precinct 1 – Port Douglas precinct</b>		
<b>PO6</b> The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	<b>AO6.1</b> Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.	Complies with AO6.1. <b>The proposed development does not impede scenic vistas.</b>
	<b>AO6.2</b>	Complies with AO6.2.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	<b>The building is setback 6m to the street frontage.</b>
<b>PO7</b> Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.	<b>AO7.1</b> For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.	<b>Complies with AO7.1.</b> <b>The parking areas are located behind buildings and are screened from the street.</b>
	<b>AO7.2</b> Ground level parking incorporates clearly defined pedestrian routes.	<b>Complies with AO7.2.</b> <b>Pedestrian routes are within the shared internal driveway.</b>
	<b>AO7.3</b> Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.	<b>Complies with AO7.3.</b> <b>The proposed development does not include a porte-cochere.</b>
	<b>AO7.4</b> Where the development is an integrated mixed use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.	<b>Not applicable to the proposed development.</b>
	<b>AO7.5</b> On-site car parking available for public use is clearly signed at the site frontage.	<b>Not applicable to the proposed development.</b>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<b>A07.6</b> Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.	<b>Not applicable to the proposed development.</b>
<b>PO8</b> Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.	<b>A08</b> No acceptable outcomes are prescribed.	<b>Complies with Performance Outcome.</b> <b>No advertising devices are proposed.</b>
<b>Additional requirements for Sub-precinct 1a – Town Centre sub-precinct – PO9-PO25 Not applicable</b>		
<b>Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct – PO26 – PO51 Not applicable</b>		
<b>Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct - PO52 – PO60 Not applicable</b>		
<b>Additional requirements for Sub-precinct 1d – Limited Development sub-precinct – PO61 Not applicable</b>		
<b>Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct – PO62 Not applicable</b>		
<b>Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct – PO63 – PO64 Not applicable</b>		
<b>Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct – PO65 – PO66 Not applicable</b>		
<b>Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct – PO67 – PO68 Not applicable</b>		

### 8.2.1 Acid sulfate soils overlay code

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>PO1</b> The extent and location of potential or actual acid sulfate soils is accurately identified.	<b>AO1.1</b> No excavation or filling occurs on the site.  or <b>AO1.2</b> An acid sulfate soils investigation is undertaken.  Note - Planning scheme policy SC 6.12– Potential and actual	<b>Complies with AO1.2.</b> <b>Excavation and filling will be undertaken in accordance with relevant standards.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	
<p><b>PO2</b> 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><b>AO2.1</b> The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in:</li> <li>(d) actual acid sulfate soils being moved below the water table;</li> <li>(e) previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO2.2</b> The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> <li>(f) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(h) preventing the in situ oxidation of potential</li> </ul>	<p><b>Complies with AO2.1.</b> <b>Disturbance of potential acid sulfate or acid sulfate soils will be avoided.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>acid sulfate soils and actual acid sulfate soils through ground water level management;</p> <p>(i) appropriately treating acid sulfate soils before disposal occurs on or off site;</p> <p>(j) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p><b>PO3</b></p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p><b>A03</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with A03.</b></p> <p><b>Disturbance of potential acid sulfate or acid sulfate soils will be avoided.</b></p>

### 8.2.10 Transport network overlay code

The purpose of the Transport network overlay code is to:

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>PO1</b> Development supports the road hierarchy for the region.  Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	<b>Complies with AO1.1.</b> <b>The proposed development is compatible with the role and function of the transport network.</b>
	<b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.	<b>Complies with AO1.2.</b> <b>The proposed development does not compromise the safety and efficiency of the transport network.</b>



Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	<b>Complies with AO1.3.</b> <b>The subject site has a single road frontage.</b>
<b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.  Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	<b>Complies with AO2.</b> <b>External works will be undertaken in accordance with relevant standards.</b>
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	<b>AO3</b> No acceptable outcomes are prescribed.  Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	<b>Complies with AO3.</b> <b>The proposed development involves sensitive land uses that will be designed and maintained to mitigate the impacts of being within the major transport corridor buffer area.</b>
<b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.	<b>Complies with AO4.1.</b> <b>The proposed development is compatible with the role and function of the transport network.</b>
	<b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	<b>Complies with AO4.2.</b> <b>The subject site has a single road frontage.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.	<b>Complies with AO4.3.</b> <b>There is no identified access point for the subject site.</b>
	<b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	<b>Complies with AO4.4.</b> <b>The proposed development has been designed in accordance with the boundary of the major transport corridor.</b>
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	<b>AO5</b> No acceptable outcomes are prescribed.	<b>Complies with AO5.</b> <b>There is no existing vegetation that can provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</b>
<b>Pedestrian and cycle network</b>		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.	<b>Complies with AO6.1.</b> <b>There is a pedestrian pathway for the full frontage of the site.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.2</b></p> <p>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p><b>Complies with AO6.2.</b></p> <p><b>There is a pedestrian pathway for the full frontage of the site.</b></p>

### 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;  
*The proposed development is complementary to the surrounding development with regard to scale, bulk and streetscape pattern.*
  - (b) master planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;  
*Not applicable.*
  - (c) development does not adversely impact on the natural features on the site;  
*The subject site does not contain natural features.*
  - (d) the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;  
*The proposed development is an exemplar of tropical design.*
  - (e) the impacts of development on adjoining premises are managed.  
*The development has been designed to avoid impacts on adjoining premises.*

### 9.3.13.3 CRITERIA FOR ASSESSMENT

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
<b>PO1</b> The site has sufficient area and frontage to: <ul style="list-style-type: none"> <li>(a) accommodate the scale and form of buildings considering site features;</li> <li>(b) achieve communal open space areas and private outdoor spaces;</li> <li>(c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting;</li> <li>(d) achieve safe and convenient vehicle and pedestrian access;</li> <li>(e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers.</li> </ul>	<b>AO1.1</b> The site has a minimum area of 1000m <sup>2</sup> .  <b>AO1.2</b> The site has a minimum frontage of 25 metres.	<b>Complies with AO1.1.</b> <b>The subject site has an area of 1,012m<sup>2</sup>.</b>  <b>Complies with PO1 for frontage.</b> <b>The subject site has a frontage of 20m which is sufficient to accommodate the scale and form of development proposed.</b>
<b>PO2</b> Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through: <ul style="list-style-type: none"> <li>(a) the establishment and extension of public streets and pathways;</li> <li>(b) the provision of parks and other public spaces as appropriate to the scale of the development;</li> <li>(c) inclusion of a mix of dwelling types</li> </ul>	<b>AO2</b> Development on a site 5,000m <sup>2</sup> or greater is in accordance with a structure plan.  Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.	<b>Not applicable as the subject site is not 5,000m<sup>2</sup> or greater.</b>

Performance outcomes	Acceptable outcomes	Applicant response				
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.						
<b>PO3</b> 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.	<b>AO3.1</b> The site cover is not more than 40%.  <b>AO3.2</b> The development has a gross floor area of not more than: <table><tr><td>Zone</td><td>Maximum GFA</td></tr><tr><td>Medium density residential</td><td>1.2 x site area</td></tr></table>	Zone	Maximum GFA	Medium density residential	1.2 x site area	<b>Complies with AO3.1.</b>  <b>The proposed development has a site cover of 39% and a gross floor area of 0.82.</b>
Zone	Maximum GFA					
Medium density residential	1.2 x site area					
<b>PO4</b> Development is sited so that the setback from boundaries: (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.	<b>AO4.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.  <b>AO4.2</b> Buildings and structures are setback not less than 4 metres to the rear boundary.  <b>AO4.3</b> The side boundary setback for buildings and structures is: (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.	<b>Complies with AO1.</b>  <b>The proposed building is setback 6m to the frontage with the gazebo over the entry and refuse storage area located forward of this setback.</b>  <b>Complies with PO4 for side and rear boundary setbacks.</b>  <b>Although the side and rear setbacks to the building are consistent with the assessment benchmarks, the BBQ Gazebos for units 1 and 3 are located adjacent to property boundary.</b>  <b>The design and location of these structures is not considered to impact on the amenity or privacy of the neighbouring development. Refer to planning</b>				

Performance outcomes	Acceptable outcomes	Applicant response report.
<p><b>PO5</b> Building depth and form must be articulated to (a) ensure that the bulk of the development is in keeping with the form and character intent of the area; (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><b>AO5.1</b> (a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres. (b) The minimum distance between buildings on a site is not less than 6 metres;</p> <p><b>AO5.2</b> The length of any continuous eave line does not exceed 18 metres.</p>	<p><b>Complies with Performance Outcome.</b> <b>The proposed development does not involve a wall exceeding 30m in length.</b></p> <p><b>The proposed development involves three buildings that are located within 6m of each other. The proposed separation of buildings will provide a high level of amenity to residents and will provide for enhanced natural light and ventilation.</b></p> <p><b>Complies with AO5.2.</b> <b>The proposed development does not involve an eave line exceeding 18 metres in length.</b></p>
<p><b>PO6</b> Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.</p>	<p><b>AO6.1</b> Development incorporates a number of the following design elements: (a) balconies; (b) verandahs; (c) terraces; (d) recesses.</p> <p><b>AO6.2</b> Development reduces building bulk by: (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such</p>	<p><b>Complies with AO6.1.</b> <b>The proposed development incorporates balconies, terraces and recesses.</b></p> <p><b>Complies with AO6.2.</b> <b>The proposed development reduces the perception of building bulk through the variation in building projection, including recesses to provide contrast to the building façade.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>as cascading roof levels, gables, skillions or variations in pitch;</p> <p>(d) use of sun-shading devices and other façade features;</p> <p>(e) use of elements at a finer scale than the main structural framing of the building.</p>	
<p><b>PO7</b></p> <p>Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through:</p> <p>(a) orientation to the street;</p> <p>(b) front boundary setback;</p> <p>(c) balconies and windows to provide overlooking and casual surveillance;</p> <p>(d) building entrances.</p>	<p><b>A07.1</b></p> <p>Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p><b>A07.2</b></p> <p>Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p><b>Complies with A07.1.</b></p> <p><b>The proposed development is not setback more than 2m beyond the minimum setback of 6m.</b></p> <p><b>Complies with A07.2.</b></p> <p><b>The proposed development includes windows and outdoor living areas that provide opportunity to overlook the street.</b></p>
<p><b>PO8</b></p> <p>Buildings exhibit tropical design elements to support Douglas Shire's tropical climate, character and lifestyle.</p>	<p><b>A08.1</b></p> <p>Development has floor to ceiling heights of 2.7 metres;</p> <p><b>A08.2</b></p> <p>Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p> <p><b>A08.3</b></p> <p>Development incorporates deep recesses, eaves and sun-shading devices</p> <p><b>A08.4</b></p> <p>Western orientated facades are shaded using building and landscape elements, such as</p>	<p><b>Complies with A08.1.</b></p> <p><b>The floor to ceiling height of 2.8m is not less than 2.7m.</b></p> <p><b>Complies with A08.2.</b></p> <p><b>The proposed development includes weather protection to windows and external doors.</b></p> <p><b>Complies with A08.3.</b></p> <p><b>The proposed development incorporates deep recesses, eaves and sun-shading devices.</b></p> <p><b>Complies with A08.4.</b></p> <p><b>The western façade incorporates adjustable</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>adjustable screens, awnings or pergolas or dense tropical planting.</p> <p><b>AO8.5</b> Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p><b>screens and landscape planting to the second floor.</b></p> <p><b>Complies with AO8.5.</b> <b>The units are not located on both sides of a central corridor.</b></p>
<p><b>PO9</b> Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p><b>AO9.1</b> Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> <li>(a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</li> <li>(b) sill heights a minimum of 1.5m above floor level; or</li> <li>(c) fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>(d) fixed external screens; or</li> <li>(e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.</li> </ul>	<p><b>Complies with AO9.1.</b> <b>Although the adjacent sites do not contain dwelling houses, the design seeks to ensure that direct overlooking is minimised through the offset of windows and building design.</b></p>
	<p><b>AO9.2</b> 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</p>	<p><b>Complies with AO9.2.</b> <b>The design seeks to ensure that direct overlooking is minimised.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>1.5m above floor level.</p> <p><b>AO9.3</b> Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	<p><b>Complies with AO9.3.</b></p> <p><b>The proposed development does not require fixed screens due to the building design and placement of windows.</b></p>
<p><b>PO10</b> Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p><b>AO10</b> A minimum of 35% of the site is allocated as landscaping and recreation area.</p>	<p><b>Complies with AO10.</b></p> <p><b>More than 53% of the site is provided as landscaping and recreation area. This is comprised of 515m<sup>2</sup> of landscaping and recreation area and 30m<sup>2</sup> of landscape planters above ground floor.</b></p>
<p><b>PO11</b> Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p><b>AO11</b> Development provides landscaping as follows:</p> <ul style="list-style-type: none"> <li>(a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages;</li> <li>(b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</li> </ul>	<p><b>Complies with AO11.</b></p> <p><b>An area is available for dense landscaping except for areas proposed for pedestrian and vehicular access to the site.</b></p>
<p><b>PO12</b> The landscaping and recreation area provides for</p>	<p><b>AO12.1</b> Communal open space is provided at:</p>	<p><b>Complies with PO12.</b></p> <p><b>The proposed development does not trigger the</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
functional communal open space for all developments exceeding five dwellings on one site.	<p>(a) a minimum of 5% of site area of 50m<sup>2</sup> whichever is the greater; and</p> <p>(b) a minimum dimension of 5 metres.</p> <p><b>AO12.2</b> Development provides communal open space that:</p> <p>(a) is consolidated into one useable space;</p> <p>(b) where communal open space exceeds 100m<sup>2</sup>, the communal open space may be split into two, and so forth incrementally.</p> <p><b>AO12.3</b> Communal open space:</p> <p>(a) is a minimum of 50% open to the sky;</p> <p>(b) achieves 25% shading by trees in 5 years;</p> <p>(c) does not include vehicle driveways and manoeuvring;</p> <p>(d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p> <p><b>AO12.4</b> Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:</p> <p>(a) seating;</p> <p>(b) barbecue;</p> <p>(c) play equipment;</p> <p>(d) swimming pool;</p> <p>(e) communal clothes drying;</p> <p>(f) vegetable garden.</p>	<p><b>requirement for provision of an area of communal open space.</b></p> <p><b>Notwithstanding this, the proposed development incorporates substantial areas of private open space for each dwelling unit, including three private swimming pools.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO12.5</b> 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><b>PO13</b> Development must provide attractive and functional private open space for residents and guests.</p>	<p><b>AO13.1</b> Development provides private open space which: (a) for ground storey dwellings, comprises of a minimum area of 35m<sup>2</sup> with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m<sup>2</sup> and a minimum dimension of 3 metres.</p> <p><b>AO13.2</b> Development provides private open space areas that are: (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m<sup>2</sup> minimum dimension capable of screening air conditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p><b>AO13.3</b> Development provides balconies that are located to the front or rear of the building</p>	<p><b>Complies with AO13.1.</b> <b>Each dwelling unit has access to a private open space of more than 100m<sup>2</sup> and a minimum dimension of not less than 4m.</b></p> <p><b>Complies with AO13.2.</b> <b>Private open space for each dwelling unit is directly accessible from internal living areas.</b></p> <p><b>Complies with AO13.3.</b> <b>The proposed development incorporates</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>except where adequate building separation can be achieved to maintain privacy.</p> <p><b>AO13.4</b> Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p><b>AO13.5</b> Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>	<p><b>balconies that are at the front and rear of the development.</b></p> <p><b>Complies with AO13.4.</b> <b>Secondary balconies for services are not proposed.</b></p> <p><b>Complies with AO13.5.</b> <b>Private open space does not include driveway or service areas.</b></p>
<p><b>PO14</b> Development provides front fencing and retaining walls that must:</p> <ul style="list-style-type: none"> <li>(a) facilitate casual surveillance of the street and public space;</li> <li>(b) enable use of private open space;</li> <li>(c) assist in highlighting entrances to the property;</li> <li>(d) provide a positive interface to the streetscape.</li> </ul>	<p><b>AO14.1</b> 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:</p> <ul style="list-style-type: none"> <li>(a) 1.2m, where fence construction is solid or less than 50% transparent;</li> <li>(b) 1.5m, where fence construction is at least 50% transparent;</li> <li>(c) 1.8m and solid only where the site is on an arterial road or higher order road.</li> </ul> <p><b>AO14.2</b> Development incorporating solid front fences or</p>	<p><b>Complies with AO14.1(c).</b> <b>The subject site is located on a State controlled road which may require acoustic treatment to the site in the form of an acoustic fence.</b></p> <p><b>Complies with AO14.2.</b> <b>The front fence where solid will not exceed 10m in</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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</p> <p><b>AO14.3</b> Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</p>	<p><b>length without material variation or change in plane.</b></p> <p><b>AO14.3.</b> <b>Any retaining wall to the street frontage will be integrated into the landscape and fence design.</b></p>
<p><b>PO15</b> Development minimises light nuisances.</p>	<p><b>AO15</b> Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Complies with AO15.</b> <b>Outdoor lighting will be of a domestic scale and form and will be in accordance with relevant standards.</b></p>
<p><b>PO16</b> Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.</p>	<p><b>AO16</b> Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage; (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>	<p><b>Complies with AO16.</b> <b>Refuse storage areas are screened from view and are of sufficient size to accommodate the required refuse receptacles.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	Note - The Environmental performance code contains requirements for waste and recyclable material storage.	
<b>PO17</b> Development provides a secure storage area for each dwelling.	<b>AO17</b> A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m <sup>2</sup> per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event.  Note – A cupboard within a unit will not satisfy this requirement.	<b>Complies with AO17.</b> <b>A storage area is located adjacent to the parking space for each dwelling unit.</b>
<b>Additional requirements for a Retirement facility</b>		
<b>PO18</b> Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.	<b>AO18</b> Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.	<b>Not applicable for the proposed development.</b>
<b>PO19</b> Retirement facilities are designed to provide for the amenity and security of residents.	<b>AO19.1</b> 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.  <b>AO19.2</b> Internal pathways have firm, well drained and non-slip surfaces.	<b>Not applicable for the proposed development.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO19.2</b> Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.</p> <p><b>AO19.3</b> An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.</p>	
<p><b>PO20</b> 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.</p>	<p><b>AO20.1</b> 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.</p> <p><b>AO20.2</b> The site of a Retirement facility is not prone to inundation.</p> <p><b>AO20.3</b> The location of the Retirement facility is readily accessible to emergency vehicles.</p>	<b>Not applicable for the proposed development.</b>
<p><b>PO21</b> The development is designed for the needs of the age group, and to allow 'aging in place' to occur.</p>	<p><b>AO21.1</b> Development applies adaptable housing principles.</p>	<b>Not applicable for the proposed development.</b>
	<p><b>AO21.2</b> A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>	<b>Not applicable for the proposed development.</b>





### 9.4.1 Access, parking and servicing code

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> 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:	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.	<b>Complies with AO1.1.</b> <b>The proposed development for three dwellings units generates the requirement for 4.5 (5) spaces. Five spaces are provided, three of which are covered.</b>

Performance outcomes	Acceptable outcomes	Applicant response
(a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (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.	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.	
	<b>AO1.2</b> 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.	<b>Complies with AO1.2.</b> <b>The car parking spaces are not proposed to be used for storage as a dedicated storage facility is provided for each dwelling unit.</b>
	<b>AO1.3</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	<b>Complies with AO1.3.</b> <b>It is not proposed to substitute ordinary parking spaces for motorcycle parking.</b>
	<b>AO1.4</b> For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	<b>Not applicable.</b>
<b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.	<b>AO2</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	<b>Complies with AO2.</b> <b>Onsite vehicle parking areas have been designed in accordance with the relevant Australian Standards.</b>
<b>PO3</b> Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and	<b>AO3.1</b> Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:	<b>Complies with AO3.1.</b> <b>The proposed development will be serviced by a single vehicle access crossover.</b>

Performance outcomes	Acceptable outcomes	Applicant response
<p>volume of vehicles</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <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) Australian Standard AS2890.1;</p> <p>(b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p>	
	<p><b>A03.2</b> Access, including driveways or access crossovers:</p> <p>(a) are not placed over an existing:</p> <ul style="list-style-type: none"> <li>(i) telecommunications pit;</li> <li>(ii) stormwater kerb inlet;</li> <li>(iii) sewer utility hole;</li> <li>(iv) water valve or hydrant.</li> </ul> <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><b>Complies with A03.2.</b> <b>The access crossover will be designed and constructed in accordance with the relevant Australian Standards.</b></p>
	<p><b>A03.3</b> Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a 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</p>	<p><b>Complies with A03.3.</b> <b>The internal driveway will be designed and constructed in accordance with the relevant standards.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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><b>AO3.4</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p><b>Complies with AO3.3.</b> <b>The surface construction of the internal driveway includes a mix of treatments to enhance the landscape character.</b></p>
<p><b>PO4</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p><b>AO4</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p><b>Complies with AO4.</b> <b>The relevant Australian Standard does not require the provision of accessible car parking spaces for the proposed development.</b></p>
<p><b>PO5</b> Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p><b>AO5</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p><b>Complies with AO5.</b> <b>The relevant Australian Standard does not require the provision of accessible car parking spaces for the proposed development.</b></p>
<p><b>PO6</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by</p>	<p><b>AO6</b> The number of on-site bicycle parking spaces complies with the rates specified in Table</p>	<p><b>Complies with AO6.</b> <b>The proposed development for three dwellings units generates the requirement for one bicycle</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
the development.	9.4.1.3.b.	space. Each unit is provided with a storage facility that is of sufficient size to accommodate a bicycle.
<b>PO7</b> Development provides secure and convenient bicycle parking which: <ul style="list-style-type: none"> <li>(a) for visitors is obvious and located close to the building's main entrance;</li> <li>(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;</li> <li>(c) is easily and safely accessible from outside the site.</li> </ul>	<b>AO7.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); <b>AO7.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. <b>AO7.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	<b>Complies with AO7.1 – AO7.3.</b> <b>The proposed development is not of a scale that generates the requirement for visitor bicycle parking spaces.</b>
<b>PO8</b> Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> <li>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</li> <li>(b) encourage walking and cycling;</li> <li>(c) ensure pedestrian and cyclist safety.</li> </ul>	<b>AO8</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> <li>(a) create a walking or cycle route along the full frontage of the site;</li> <li>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</li> </ul>	<b>Complies with AO8.</b> <b>There is a pedestrian pathway for the full frontage of the site.</b>
<b>PO9</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> <li>(a) in accordance with relevant standards;</li> </ul>	<b>AO9.1</b> Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and	<b>Complies with AO9.1.</b> <b>The access driveway and onsite parking will be designed and constructed in accordance with the relevant Australian Standards.</b>

Performance outcomes	Acceptable outcomes	Applicant response
(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.	AS2890.2.	
	<b>AO9.2</b> Service and loading areas are contained fully within the site.	<b>Complies with AO9.2.</b> <b>The proposed development is not of a scale that requires service or loading areas.</b>
	<b>AO9.3</b> The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	<b>Complies with AO9.3.</b> <b>The proposed development is not of a scale that requires service or loading areas.</b>
<b>PO10</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	<b>AO10.1</b> Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	<b>Complies with AO10.1.</b> <b>The proposed development is not of a nature that requires set down-areas.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO10.2</b> Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	<b>Complies with AO10.2.</b> <b>The proposed development is not of a nature that requires set-down areas.</b>



### 9.4.3 Environmental performance code

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

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

- (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
- (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
- (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
- (d) development contributes to the removal and ongoing management of weed species.

**Table 9.4.3.3.a – Environmental performance code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>Lighting</b>		
<b>PO1</b> Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	<b>AO1.1</b> Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	<b>Complies with AO1.1.</b> <b>The design and operation of onsite lighting will comply with the requirements of the relevant Australian Standard.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.2</b> Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	<b>Complies with AO1.1.</b> <b>The proposed development is not of a nature that involves flood lighting.</b>
	<b>AO1.3</b> Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	<b>Complies with AO1.3.</b> <b>The internal driveway is located adjacent the driveway of the adjoining premises to mitigate potential impacts from vehicle headlights.</b>
<b>Noise</b>		
<b>PO2</b> Potential noise generated from the development is avoided through design, location and operation of the activity.  Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	<b>AO2.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;	<b>Complies with AO2.1.</b> <b>The proposed development is not of a nature that would cause noise related environmental harm or nuisance.</b>
	or <b>AO2.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	
	<b>AO2.3</b> The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building;	<b>Complies with AO2.3.</b> <b>The internal driveway is located adjacent the driveway of the adjoining premises to mitigate potential impacts from vehicle noise.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</p> <p>(d) buffered with dense landscaping.</p> <p>Editor's note - <i>The Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Airborne particles and other emissions</b>		
<p><b>PO3</b> Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO3.1</b> Development does not involve activities that will result in airborne particles or emissions being generated; or <b>AO3.2</b> The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p><i>The Environmental Protection (Air) Policy 2008</i>, Schedule 1</p>	<p><b>Complies with AO3.1.</b> <b>The proposed development is not of a nature that would cause airborne particles or emissions being generated.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	
<b>Odours</b>		
<p><b>PO4</b> Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO4.1</b> The development does not involve activities that create odorous emissions; or <b>AO4.2</b> The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p><b>Complies with AO4.1.</b> <b>The proposed development is not of a nature that would cause odorous emissions.</b></p>
<b>Waste and recyclable material storage</b>		
<p><b>PO5</b> Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO5.1</b> The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p>	<p><b>Complies with AO5.1.</b> <b>Waste storage will be undertaken in accordance with relevant standards.</b></p>
	<p><b>AO5.2</b> Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</p>	<p><b>Complies with AO5.2.</b> <b>Waste storage facilities have been designed and sited to not cause an adverse impact on adjacent uses.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor's note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Sensitive land use activities</b>		
<p><b>PO6</b> Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p><b>AO6.1</b> Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p><b>AO6.2</b> Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p><b>Complies with AO6.1.</b> <b>The proposed development is consistent with the established uses surrounding the site.</b></p>
<b>Stormwater quality</b>		
<p><b>PO7</b> The quality of stormwater flowing over, through</p>	<p><b>AO7.1</b> Development activities are designed to ensure</p>	<p><b>Complies with AO7.1.</b> <b>Stormwater will be discharged to a lawful point</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <p>(a) the amount and type of pollutants borne from the activity;</p> <p>(b) maintaining natural stream flows;</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p>stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p><b>of discharge.</b></p>
	<p><b>A07.2</b></p> <p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p><b>Complies with A07.2.</b></p> <p><b>The proposed development does not involve potentially polluting activities.</b></p>
	<p><b>A07.3</b></p> <p>Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p><b>Complies with A07.3.</b></p> <p><b>Stormwater will be captured and conveyed to a lawful point of discharge avoiding sediment and erosion from entering the stormwater network.</b></p>
<b>Pest plants (for material change of use on vacant land over 1,000m2 )</b>		
<p><b>PO8</b></p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land</p>	<p><b>A08.1</b></p> <p>The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p><b>A08.2</b></p> <p>Pest plants detected on a development site are</p>	<p><b>Complies with A08.1.</b></p> <p><b>Prior to works occurring, any identified declared pest plants will be removed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> .	<p>removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	

### 9.4.5 Infrastructure works code

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

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

- (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
- (b) development maintains high environmental standards;
- (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

**Table 9.4.5.3.a – Infrastructure works code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Works on a local government road</b>		
<b>PO1</b> Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<b>AO1.1</b> Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with AO1.1.</b> <b>There is a pedestrian pathway for the full frontage of the site.</b>



Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	<b>Complies with AO1.2.</b> <b>No kerb ramp crossovers are proposed.</b>
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: <ul style="list-style-type: none"> <li>(a) are installed via trenchless methods; or</li> <li>(b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</li> </ul>	<b>Complies with AO1.3.</b> <b>Works will be undertaken in accordance with relevant standards.</b>
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: <ul style="list-style-type: none"> <li>(a) similar surface finishes are used;</li> <li>(b) there is no change in level at joins of new and existing sections;</li> <li>(c) new sections are matched to existing in terms of dimension and reinforcement.</li> </ul> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p>	<b>Complies with AO1.4.</b> <b>Any footpaths damaged through the construction stage will be reinstated.</b>
	<b>AO1.5</b> Decks, verandahs, stairs, posts and other structures located in the road reserve do not	<b>Complies with AO1.5.</b> <b>No structures are proposed within the road reserve.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
<b>Accessibility structures</b>		
<b>PO2</b> Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.  Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	<b>AO2.1</b> Accessibility structures are not located within the road reserve.	<b>Complies with AO2.1.</b> <b>No structures are proposed within the road reserve.</b>
	<b>AO2.2</b> Accessibility structures are designed in accordance with AS1428.3.	<b>Complies with AO2.2.</b> <b>No accessibility structures are proposed.</b>
	<b>AO2.3</b> When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	<b>Complies with AO2.3.</b> <b>No accessibility structures are proposed.</b>
<b>Water supply</b>		
<b>PO3</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	<b>AO3.1</b> The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;  or  <b>AO3.2</b> Where a reticulated water supply system is not available to the premises, on site water storage	<b>Complies with AO3.1.</b> <b>The proposed development will be connected to Council’s reticulated water supply system.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
<b>Treatment and disposal of effluent</b>		
<p><b>PO4</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p><b>AO4.1</b> The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO4.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of <i>the Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	<p><b>Complies with AO4.1.</b> <b>The proposed development will be connected to Council's reticulated sewerage system.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Stormwater quality</b>		
<b>PO5</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<b>A05.1</b> A connection is provided from the premises to Council's drainage system;  or  <b>A05.2</b> An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with A05.1.</b> <b>The proposed development will be connected to Council's drainage system at the lawful point of discharge.</b>
	<b>A05.3</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> <li>(d) rainfall erosivity.</li> </ul>	<b>Complies with A05.3.</b> <b>Stormwater management design objectives for the construction phase and post-construction phase will be demonstrated to the extent relevant for the proposed development.</b>
	<b>A05.4</b> Erosion and sediment control practices are designed, installed, constructed, monitored,	<b>Complies with A05.4.</b> <b>Erosion and sediment control measures will be actioned during the construction phase in</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p><b>AO5.5</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p><b>accordance with relevant standards.</b></p> <p><b>Complies with AO5.5.</b> <b>Stormwater management design objectives for the construction phase and post-construction phase will be demonstrated to the extent relevant for the proposed development.</b></p>
<b>Non-tidal artificial waterways</b>		
<p><b>PO6</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> </ul>	<p><b>AO6.1</b> Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> <li>(a) environmental values in downstream waterways are protected;</li> <li>(b) any ground water recharge areas are not affected;</li> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</li> </ul>	<p><b>Not applicable</b> <b>The proposed development does not involve non-tidal artificial waterways.</b></p>

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

Performance outcomes	Acceptable outcomes	Applicant response
	(d) aquatic habitat.	
	<b>AO6.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	<b>Not applicable</b>
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b>
	<b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	<b>Not applicable</b>
<b>Wastewater discharge</b>		
<b>P07</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian	<b>A07.1</b> A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	<b>Not applicable</b>
	<b>A07.2</b> The waste water management plan is managed in accordance with a waste management hierarchy that:	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	(a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	
	<b>A07.3</b> Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable
	<b>A07.4</b> Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge;	Not applicable



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> <li>(iv) precipitated iron floc is contained and disposed of;</li> <li>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</li> </ul>	
<b>Electricity supply</b>		
<b>PO8</b> Development is provided with a source of power that will meet its energy needs.	<b>A08.1</b> A connection is provided from the premises to the electricity distribution network;  or  <b>A08.2</b> The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.  Note - Areas north of the Daintree River have a different standard.	<b>Complies</b>
<b>PO9</b> Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	<b>A09.1</b> Pad-mount electricity infrastructure is: <ul style="list-style-type: none"> <li>(a) not located in land for open space or sport and recreation purposes;</li> <li>(b) screened from view by landscaping or fencing;</li> </ul>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
	(c) accessible for maintenance.	
	<b>AO9.2</b> Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.  Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	<b>Not applicable</b>
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Complies with AO10.</b> <b>The proposed development will be connected to telecommunications infrastructure.</b>
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with AO11.</b> <b>The proposed development is not of a nature identified as requiring conduits.</b>
<b>Road construction</b>		
<b>PO12</b> The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site;	<b>AO12.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	<b>Complies with AO12.1.</b> <b>Works will be undertaken to the road frontage in accordance with relevant standards.</b>

Performance outcomes	Acceptable outcomes	Applicant response
(d) vehicles to and from the site; (e) emergency vehicles.	<b>AO12.2</b> There is existing road, kerb and channel for the full road frontage of the site.	<b>Complies with AO12.2.</b> <b>There is existing road to the full frontage of the site. Works will be undertaken to the road frontage in accordance with relevant standards.</b>
	<b>AO12.3</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	<b>Complies with AO12.3.</b> <b>There is existing road to the full frontage of the site.</b>
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b> Infrastructure is integrated with, and efficiently extends, existing networks.	<b>AO13</b> Development is designed to allow for efficient connection to existing infrastructure networks.	<b>Complies with AO13.</b> <b>The proposed development does not propose any alteration to public utility services.</b>
<b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development;  or  <b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with AO14.1.</b> <b>The proposed development does not propose any alteration to public utility services.</b>
<b>Construction management</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO15</b> Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	<b>AO15</b> Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	<b>Complies with AO15.</b> <b>A construction management plan will be prepared prior to works commencing.</b>
<b>PO16</b> Existing infrastructure is not damaged by construction activities.	<b>AO16</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.  Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> .	<b>Complies with AO16.</b> <b>Works will be undertaken in accordance with relevant standards.</b>
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Complies with PO17.</b> <b>Telecommunications infrastructure will be provided in accordance with NBN Co requirements.</b>
<b>Trade waste</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: <ul style="list-style-type: none"> <li>(a) off-site releases of contaminants do not occur;</li> <li>(b) the health and safety of people and the environment are protected;</li> <li>(c) the performance of the wastewater system is not put at risk.</li> </ul>	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable to the proposed development.</b>
<b>Fire services in developments accessed by common private title</b>		
<b>PO19</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO19.1</b> Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	<b>Not applicable to the proposed development.</b>
	<b>AO19.2</b> Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	<b>Not applicable to the proposed development.</b>
<b>PO20</b> Hydrants are suitably identified so that fire	<b>AO20</b> No acceptable outcomes are prescribed.	<b>Not applicable to the proposed development.</b>

Performance outcomes	Acceptable outcomes	Applicant response
<p>services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>		

#### 9.4.6 Landscaping code

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

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

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

**Table 9.4.6.3.a – Landscaping code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Landscape design</b>		
<p><b>PO1</b> Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> <li>(a) promoting the Shire’s character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> <li>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</li> <li>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</li> </ul>	<p><b>AO1</b> Development provides landscaping:</p> <ul style="list-style-type: none"> <li>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p><b>Complies with AO1.</b> <b>The proposed development provides landscaped areas exceeding the requirements of the Multiple Dwelling, Short-Term Accommodation &amp; Retirement Facility Code. Species will be selected, planted and maintained in accordance with Planning scheme policy SC6.7 – Landscaping.</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
(g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
<b>For assessable development</b>		
<b>PO2</b> Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	<b>AO2.1</b> No acceptable outcomes are specified.  Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	<b>Complies with PO2.1.</b> <b>The proposed development incorporates landscaping on all levels of the building to enhance the visual appearance of the development.</b>
	<b>AO2.2</b> Tropical urbanism is incorporated into building design.  Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	<b>Complies with PO2.2.</b> <b>The proposed development incorporates landscaping on all levels of the building to enhance the visual appearance of the development.</b>
<b>PO3</b> Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	<b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	<b>Complies with AO3.1.</b> <b>The existing vegetation is not of a desirable landscape character. New species will be selected to enhance the landscape character of the area.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>A03.2</b> Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	<b>Complies with A03.2.</b> <b>Advanced landscaping species will be provided where available.</b>
	<b>A03.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	<b>Complies with A03.3.</b> <b>Species will be chosen to enhance the landscape character of the area.</b>
	<b>A03.4</b> Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	<b>Complies with A03.4.</b> <b>Species will be chosen from the Planning scheme policy SC6.7 – Landscaping.</b>
<b>PO4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>A04</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with A04.</b> <b>Species will be selected from the Planning scheme policy SC6.7 – Landscaping.</b>
<b>PO5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	<b>A05</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with A05.</b> <b>Species will be selected from the Planning scheme policy SC6.7 – Landscaping.</b>
<b>PO6</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>A06.1</b> A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with A06.1.</b> <b>Landscape maintenance will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.2</b> Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).</p> <p>Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.</p>	<p><b>Complies with AO6.2.</b> <b>Tree maintenance will be undertaken with regard to SULE.</b></p>
<p><b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p><b>AO7.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>	<p><b>Complies with AO7.1.</b> <b>Planting beds will be provided with irrigation and stormwater infrastructure.</b></p>
	<p><b>AO7.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<p><b>Complies with AO7.2.</b> <b>Species will be selected to ensure long term performance and to allow for efficient landscape maintenance.</b></p>
<p><b>PO8</b> Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p><b>AO8</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	<p><b>Complies with AO8.</b> <b>Any identified weed and invasive species will be removed from the site.</b></p>
<p><b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p><b>AO9</b> No acceptable outcomes are specified.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p><b>Complies with AO9.</b> <b>Landscape design will have consideration to enhancing personal safety.</b></p>
<b>PO10</b>	<b>AO10</b>	<b>Complies with AO10.</b>

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

**ATTACHMENT 2: ASSESSMENT AGAINST STATE CODE 1: DEVELOPMENT IN A STATE-CONTROLLED ROAD ENVIRONMENT**

# State code 1: Development in a state-controlled road environment

**Table 1.1 Development in general**

Performance outcomes	Acceptable outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<b>PO1</b> The location of the development does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>AO1.1</b> Development is not located in a <b>state-controlled road</b> .  AND  <b>AO1.2</b> Development can be maintained without requiring access to a <b>state-controlled road</b> .	Complies with Performance Outcome. The proposed development will be accessed via a crossover to the State-controlled road, consistent with the existing development on Davidson Street.
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The structural integrity of Davidson Street will not be adversely impacted by the proposed development.
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not obstruct road transport infrastructure or the operating performance of the state-controlled road.
<b>PO4</b> The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. No advertising devices are proposed.
<b>PO5</b> The design and construction of buildings and <b>structures</b> does not create a safety hazard by distracting users of the <b>state-controlled road</b> .	<b>AO5.1</b> Facades of buildings and <b>structures</b> fronting the <b>state-controlled road</b> are made of non-reflective materials.  AND	Complies with Acceptable Outcomes. The design is not considered to create a safety hazard.

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO5.2</b> Facades of buildings and <b>structures</b> do not direct or reflect point light sources into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.3</b> External lighting of buildings and <b>structures</b> is not directed into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.4</b> External lighting of buildings and <b>structures</b> does not involve flashing or laser lights.</p>	
<b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b> .	<b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not applicable.
<b>Landscaping</b>		
<b>PO7</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b> .	<p><b>AO7.1</b> Landscaping is not located in a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO7.2</b> Landscaping can be maintained without requiring access to a <b>state-controlled road</b>.</p> <p>AND</p>	Complies with Acceptable Outcomes. Landscaping will be located within the site which can be maintained from within the property. Landscaping will be designed and maintained to ensure sight lines are maintained.

Performance outcomes	Acceptable outcomes	Response
	<b>AO7.3</b> Landscaping does not block or obscure the sight lines for vehicular access to a <b>state-controlled road</b> .	
<b>Stormwater and overland flow</b>		
<b>PO8</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. Stormwater discharge will be designed to ensure it does not create or exacerbate a safety hazard for road users.
<b>PO9</b> Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. Stormwater discharge will be designed to ensure it does not create or exacerbate a safety hazard for road users.
<b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. Stormwater discharge will be designed to ensure it does not create or exacerbate a safety hazard for road users.
<b>PO11</b> Development ensures that stormwater is lawfully discharged.	<b>AO11.1</b> Development does not create any new points of discharge to a <b>state-controlled road</b> .  AND  <b>AO11.2</b> Development does not concentrate flows to a <b>state-controlled road</b> .  AND  <b>AO11.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b> .  AND	Complies with Acceptable Outcomes. The site has historically discharged stormwater to the State-controlled road which will be maintained.



Performance outcomes	Acceptable outcomes	Response
	<b>AO11.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b> .	
<b>Flooding</b>		
<b>PO12</b> Development does not result in a material worsening of flooding impacts within a <b>state-controlled road</b> .	<p><b>AO12.1</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (within +/- 10mm) to existing flood levels within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.2</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.3</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a <b>state-controlled road</b>.</p>	Complies with Acceptable Outcomes. The subject site is not located within the 1% AEP event overlay mapping.
<b>Drainage Infrastructure</b>		
<b>PO13</b> Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b> .	<p><b>AO13.1</b> Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO13.2</b> Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b>.</p>	Complies with Acceptable Outcomes. Drainage infrastructure will be provided within the subject site that will discharge to the State-controlled road.

Performance outcomes	Acceptable outcomes	Response
<b>PO14</b> Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Complies with Performance Outcome. The drainage infrastructure will be designed to ensure structural integrity is maintained.

**Table 1.2 Vehicular access, road layout and local roads**

Performance outcomes	Acceptable outcomes	Response
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>		
<b>PO15</b> The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO18</b> <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b> : 1. <b>LAR 1</b> where direct access is prohibited; or 2. <b>LAR 2</b> where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO19</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO20</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-</b>	No acceptable outcome is prescribed.	Complies with Performance Outcome.

Performance outcomes	Acceptable outcomes	Response
<b>controlled road</b> does not adversely impact on the operating performance of the intersection.		The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>Public passenger transport and active transport</b>		
<b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO22</b> Development maintains the ability for people to access <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.

**Table 1.3 Network impacts**

Performance outcomes	Acceptable outcomes	Response
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.

Performance outcomes	Acceptable outcomes	Response
<b>PO27</b> Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road</b> network.	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO28</b> Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades</b> of <b>state-controlled roads</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development is accessed via a crossover to the State-controlled road, consistent with the development along Davidson Street.

**Table 1.4 Filling, excavation, building foundations and retaining structures**

Performance outcomes	Acceptable outcomes	Response
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not create a safety hazard.
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not impact the operating performance of the state-controlled road.
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not undermine or damage the state-controlled road.

Performance outcomes	Acceptable outcomes	Response
<b>PO34</b> Development does not cause ground water disturbance in a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not cause ground water disturbance.
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or <b>structural integrity</b> of a <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not impact on the physical integrity of the state-controlled road.
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with Performance Outcome. The proposed development will not compromise the operation or capacity of drainage infrastructure in the state-controlled road.

## Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
<b>Reconfiguring a lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO37</b> Development minimises free field noise intrusion from a <b>state-controlled road</b> .	<b>AO37.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed: <ol style="list-style-type: none"> <li>to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>in accordance with: <ol style="list-style-type: none"> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ol> </li> </ol>	Not applicable as the development does not involve the creation of residential lots.

Performance outcomes	Acceptable outcomes	Response
	<p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p><b>AO37.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p><b>AO37.3</b> Development provides a <b>solid gap-free fence</b> or other <b>solid gap-free structure</b> along the full extent of the boundary closest to the <b>state-controlled road</b>.</p>	
<b>Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO38</b> Reconfiguring a lot minimises free field noise intrusion from a <b>state-controlled road</b> .	<p><b>AO38.1</b> Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol>	Not applicable as the development does not involve the creation of residential lots.

Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p><b>AO38.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>Material change of use (accommodation activity)</b>		
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO39</b> Development minimises noise intrusion from a <b>state-controlled road</b> in <b>private open space</b> .	<p><b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for <b>private open space</b> at the ground floor level;</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO39.2</b> Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise</b></p>	<p>Complies with Performance Outcome. The proposed development will include the required acoustic mitigation measures.</p>

Performance outcomes	Acceptable outcomes	Response
	<b>attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.	
<b>PO40</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) minimises noise intrusion from a <b>state-controlled road</b> in <b>habitable rooms</b> at the facade.	<p><b>AO40.1</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b>;</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO40.2</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	Complies with Performance Outcome. The proposed development will include the required acoustic mitigation measures.
<b>PO41</b> Habitable rooms (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Complies with Performance Outcome. The proposed development will include the required acoustic mitigation measures.



Performance outcomes	Acceptable outcomes	Response
<b>Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO42</b> Balconies, podiums, and roof decks include: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.</li> </ol>	No acceptable outcome is provided.	Complies with Performance Outcome. The proposed development will include the required acoustic mitigation measures.
<b>PO43 Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Complies with Performance Outcome. The proposed development will include the required acoustic mitigation measures.
<b>Material change of use (other uses)</b>		
<b>Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO44</b> Development: <ol style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed:               <ol style="list-style-type: none"> <li>a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> <li>b. in accordance with:                   <ol style="list-style-type: none"> <li>i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ol> </li> </ol> </li> </ol>	No acceptable outcome is provided.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> <li>iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> <li>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</li> </ul>		
<p><b>PO45</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b>:</p> <ul style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed:</li> <li>2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);</li> <li>3. in accordance with: <ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> </ul> </li> <li>4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</li> </ul>	No acceptable outcome is provided.	Not applicable.
<b>PO46</b> Development involving:	No acceptable outcome is provided.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>		
<b>Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO47</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b> which have balconies, podiums or elevated <b>outdoor play areas</b> predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a <b>state-controlled road</b> are provided with: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>	No acceptable outcome is provided.	Not applicable.
<b>PO48</b> Development including: <ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b> in a <b>childcare centre</b> or <b>educational establishment</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	Not applicable.
<b>Air, light and vibration</b>		

Performance outcomes	Acceptable outcomes	Response
<b>PO49 Private open space, outdoor education areas and outdoor play areas</b> are protected from air quality impacts from a <b>state-controlled road</b> .	<p><b>AO49.1</b> Each dwelling or unit has access to a <b>private open space</b> which is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b>, or other <b>solid gap-free structure</b>.</p> <p>OR</p> <p><b>AO49.2</b> Each <b>outdoor education area</b> and <b>outdoor play area</b> is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b>, or other <b>solid gap-free structure</b>.</p>	Complies with Acceptable Outcome. Fencing will be provided.
<b>PO50 Patient care areas</b> within <b>hospitals</b> are protected from vibration impacts from a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> .	<p><b>AO50.1 Hospitals</b> are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of <math>0.1\text{m/s}^{1.75}</math>.</p> <p>AND</p> <p><b>AO50.2 Hospitals</b> are designed and constructed to ensure vibration in the ward of a <b>patient care area</b> does not exceed a vibration dose value of <math>0.4\text{m/s}^{1.75}</math>.</p>	Not applicable.
<p><b>PO51</b> Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b>, does not:</p> <ol style="list-style-type: none"> <li>1. intrude into buildings during night hours (10pm to 6am);</li> <li>2. create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	No acceptable outcomes are prescribed.	Not applicable.

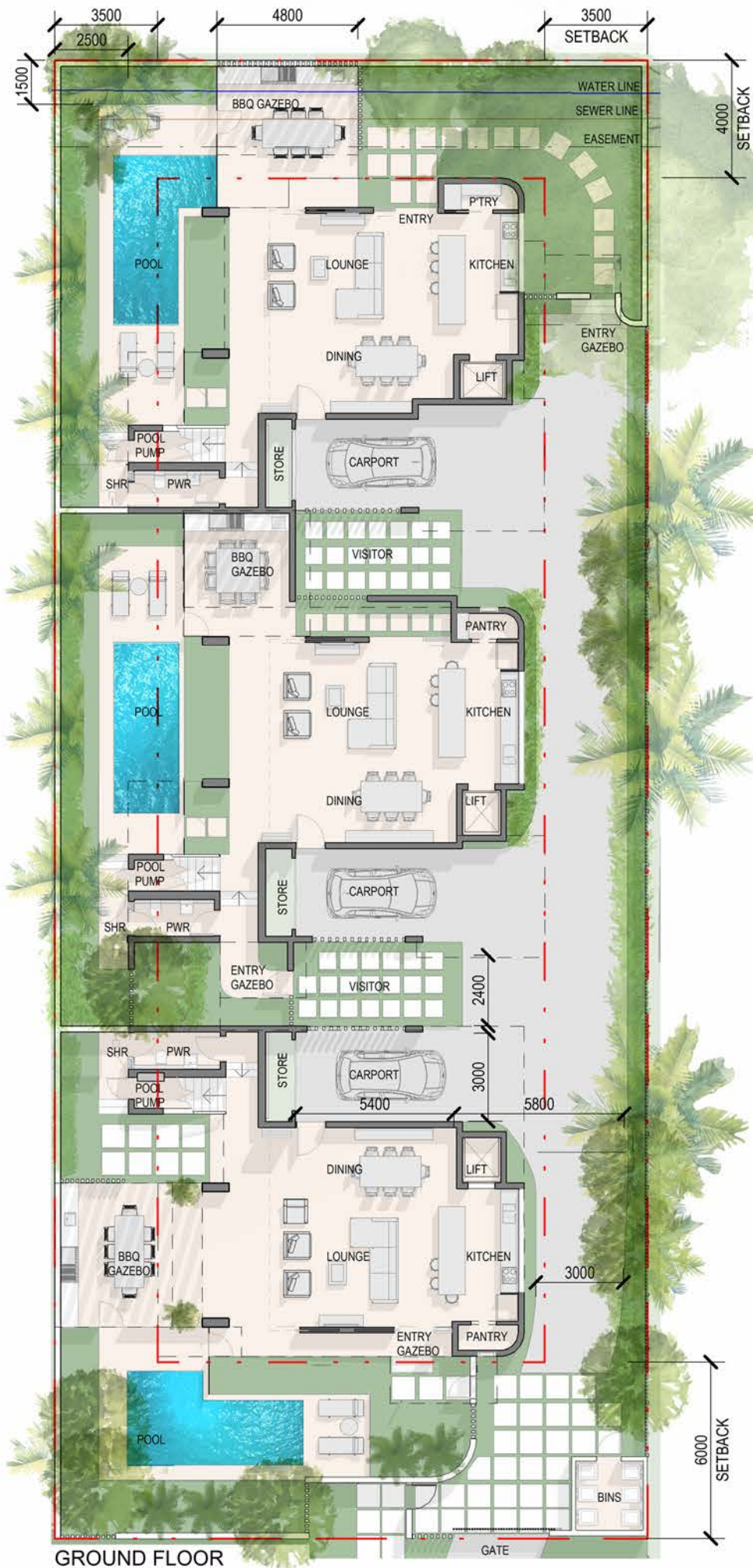
**Table 1.6: Development in a future state-controlled road environment**

Performance outcomes	Acceptable outcomes	Response
<b>PO52</b> Development does not impede delivery of a <b>future state-controlled road</b> .	<p><b>AO52.1</b> Development is not located in a <b>future state-controlled road</b>.</p> <p>OR ALL OF THE FOLLOWING APPLY:</p> <p><b>AO52.2</b> Development does not involve filling and excavation of, or material changes to, a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.3</b> The intensification of lots does not occur within a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.4</b> Development does not result in the landlocking of parcels once a <b>future state-controlled road</b> is delivered.</p>	Not applicable as the site is not adjacent a future State-controlled road.
<b>PO53</b> The location and design of <b>new or changed access</b> does not create a safety hazard for users of a <b>future state-controlled road</b> .	<b>AO53.1</b> Development does not include <b>new or changed access</b> to a <b>future state-controlled road</b> .	Not applicable as the site is not adjacent a future State-controlled road.
<b>PO54</b> Filling, excavation, building foundations and <b>retaining structures</b> do not undermine, damage or cause subsidence of a <b>future state-controlled road</b> .	No acceptable outcome is prescribed.	Not applicable as the site is not adjacent a future State-controlled road.
<b>PO55</b> Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a <b>future state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Not applicable as the site is not adjacent a future State-controlled road.
<b>PO56</b> Development ensures that stormwater is lawfully discharged.	<b>AO56.1</b> Development does not create any new points of discharge to a <b>future state-controlled road</b> .	Not applicable as the site is not adjacent a future State-controlled road.

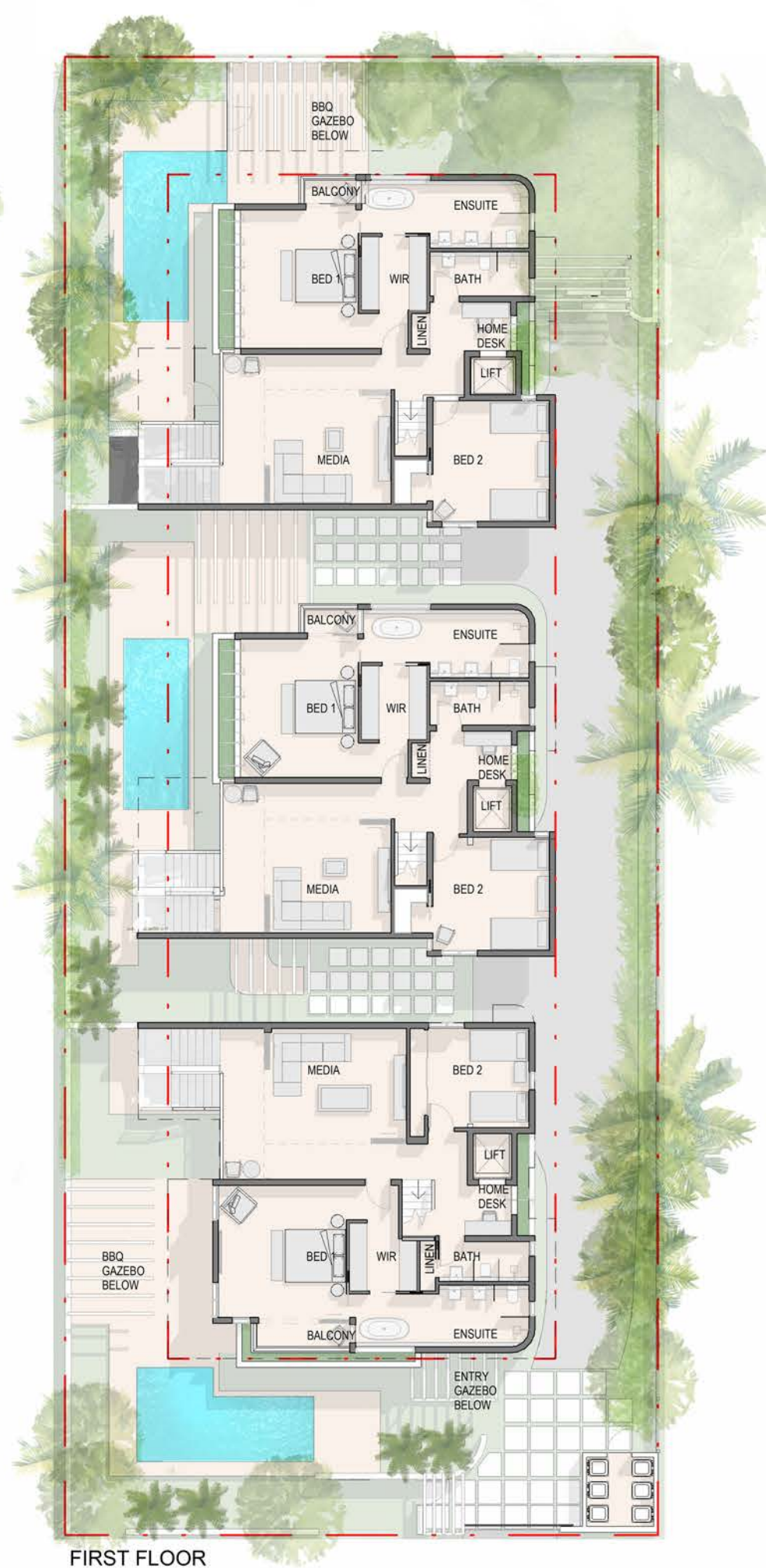
Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO56.2</b> Development does not concentrate flows to a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO56.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO56.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>future state-controlled road</b>.</p>	

## **ATTACHMENT 3: PLANS OF DEVELOPMENT**





GROUND FLOOR



FIRST FLOOR

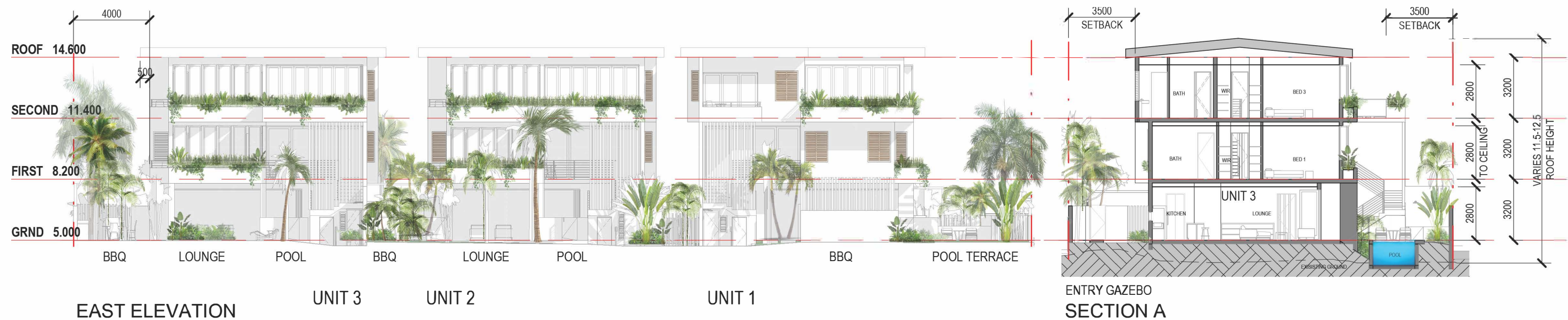
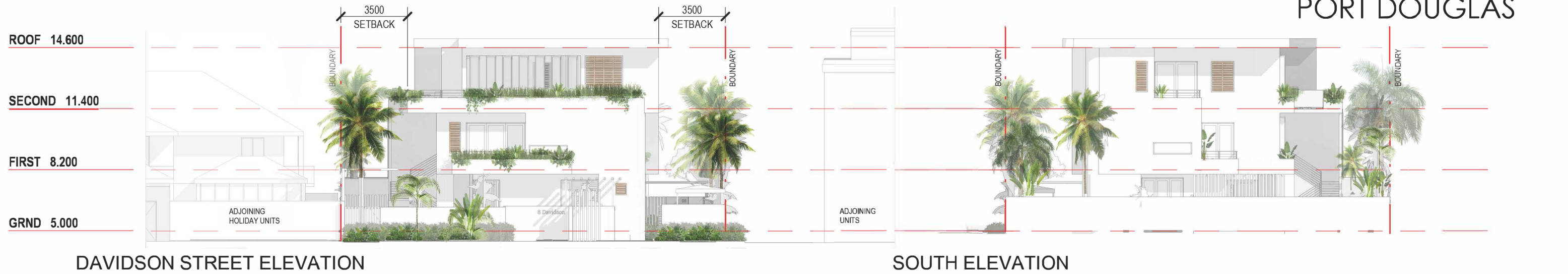


SECOND FLOOR

# 8 DAVIDSON ST. PORT DOUGLAS



# 8 DAVIDSON ST. PORT DOUGLAS



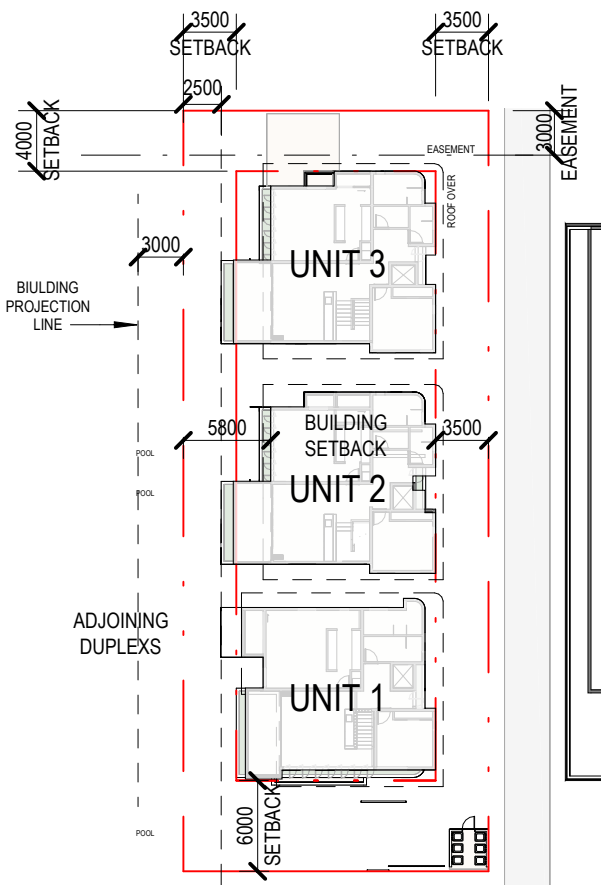


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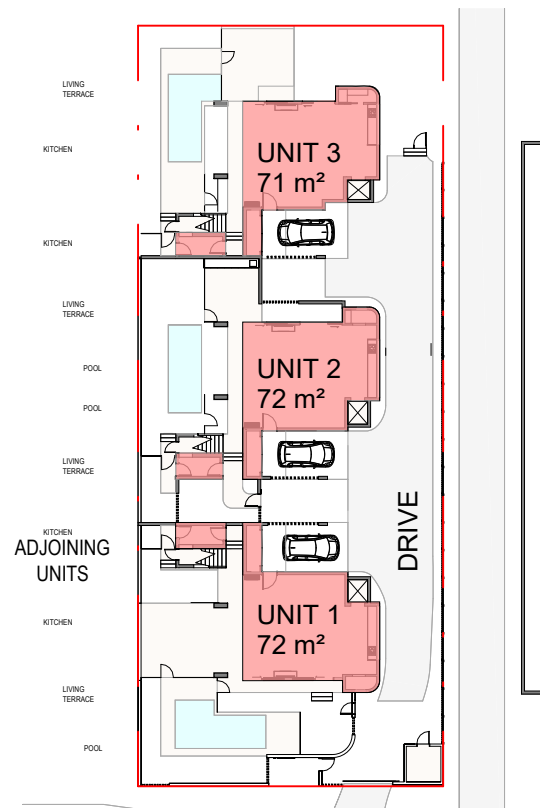




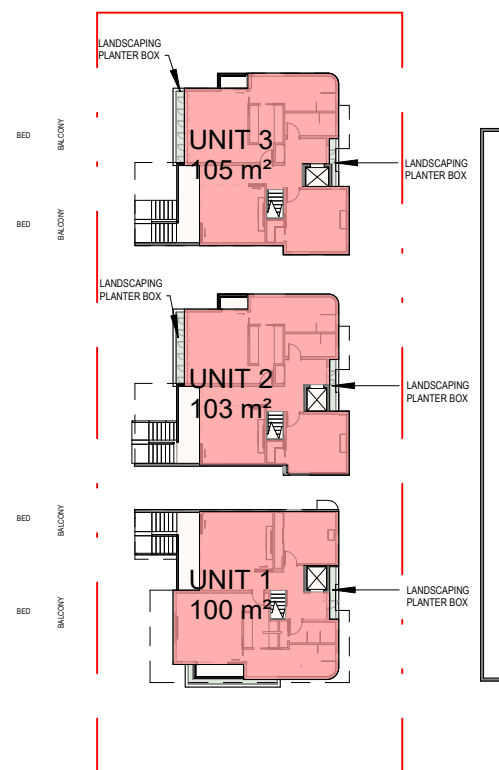
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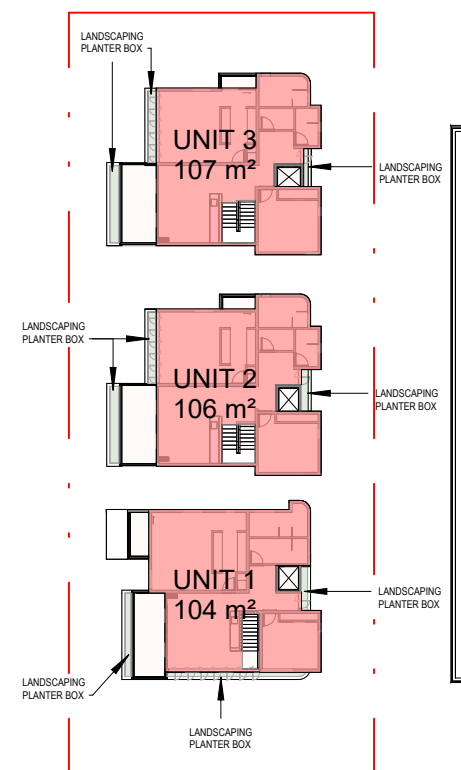
SETBACKS



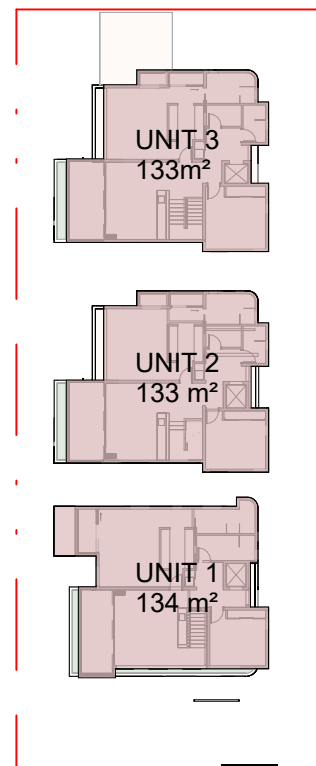
GROUND FLOOR GFA



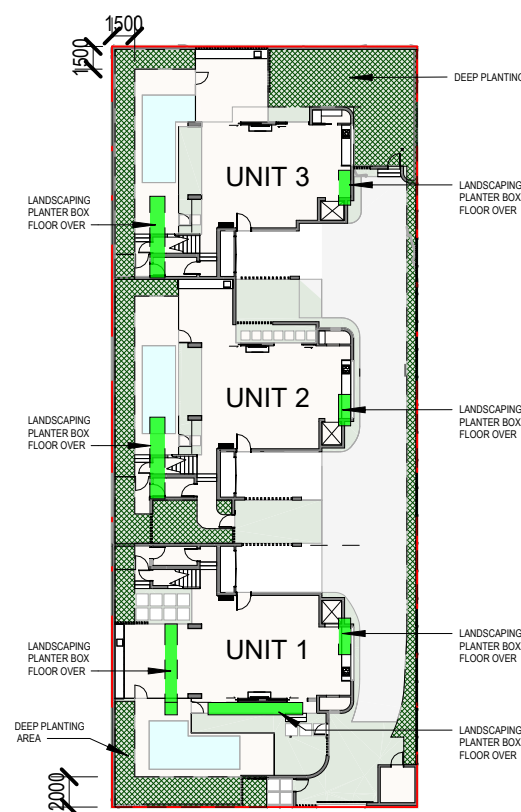
1st FLOOR GFA



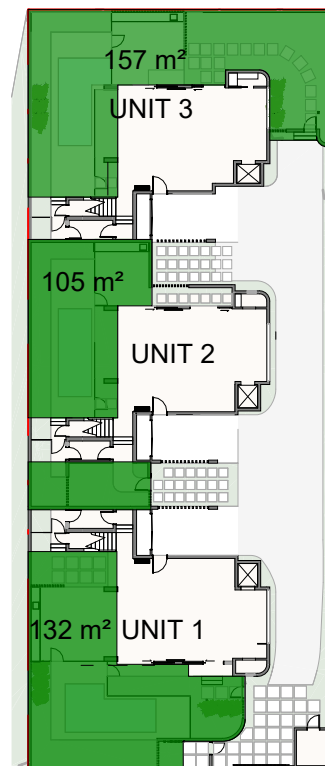
2nd FLOOR GFA



SITE COVER

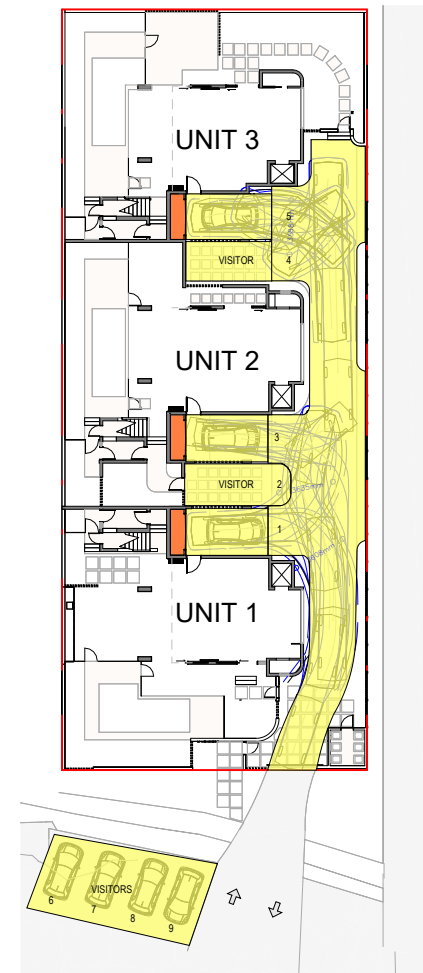


LANDSCAPING & DEEP PLANTING AREA

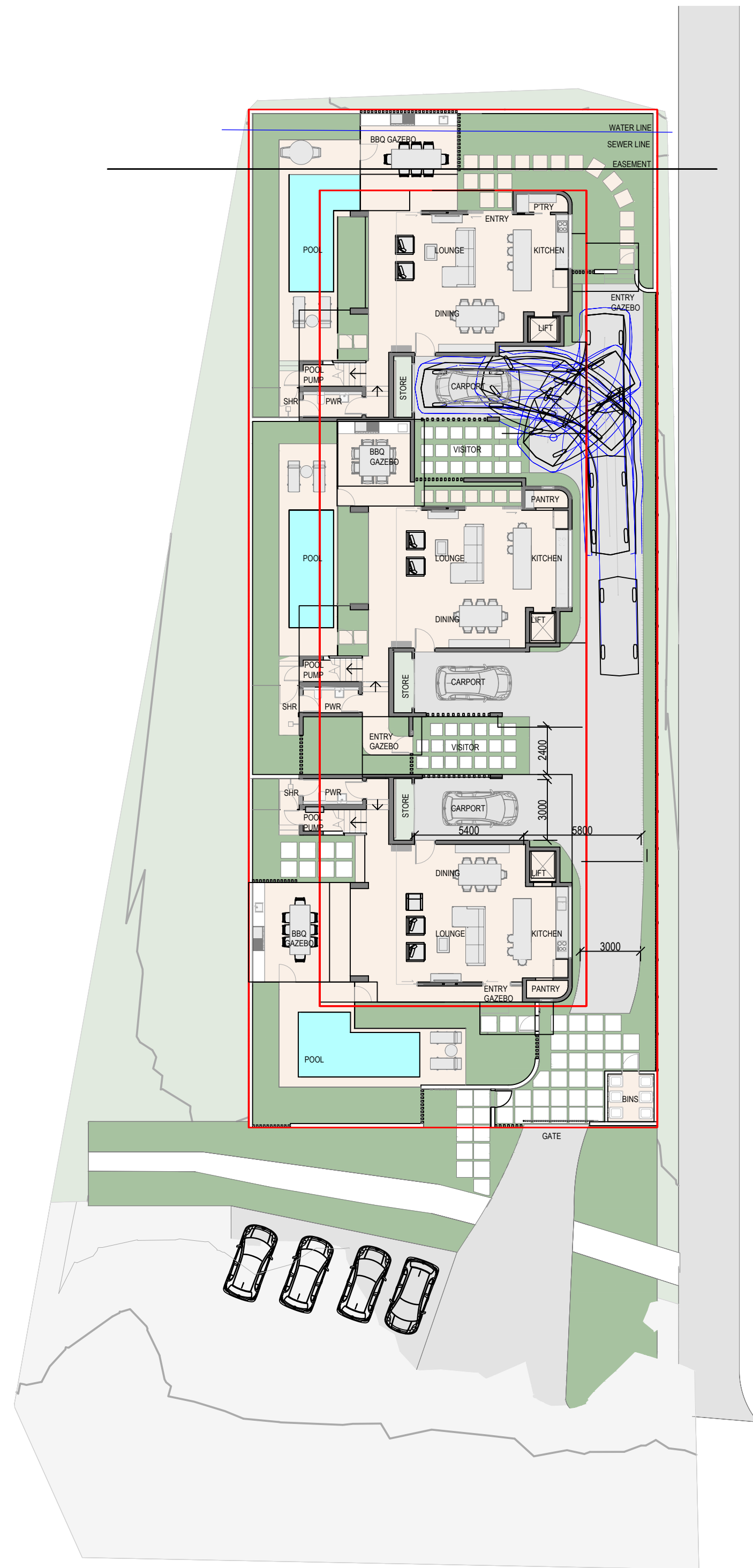


LANDSCAPING & RECREATIONAL AREA

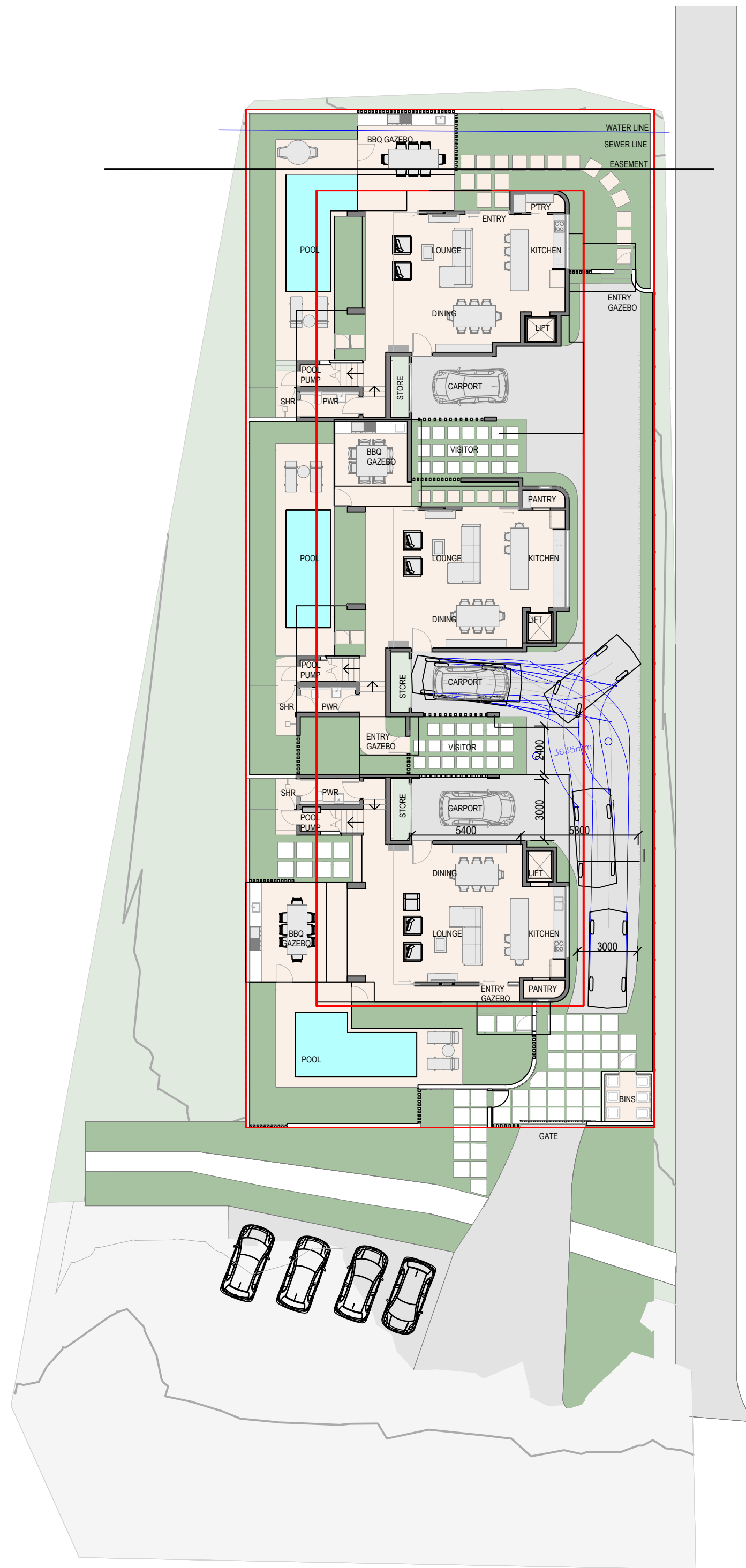
CAR PARKING  
CIRCULATION



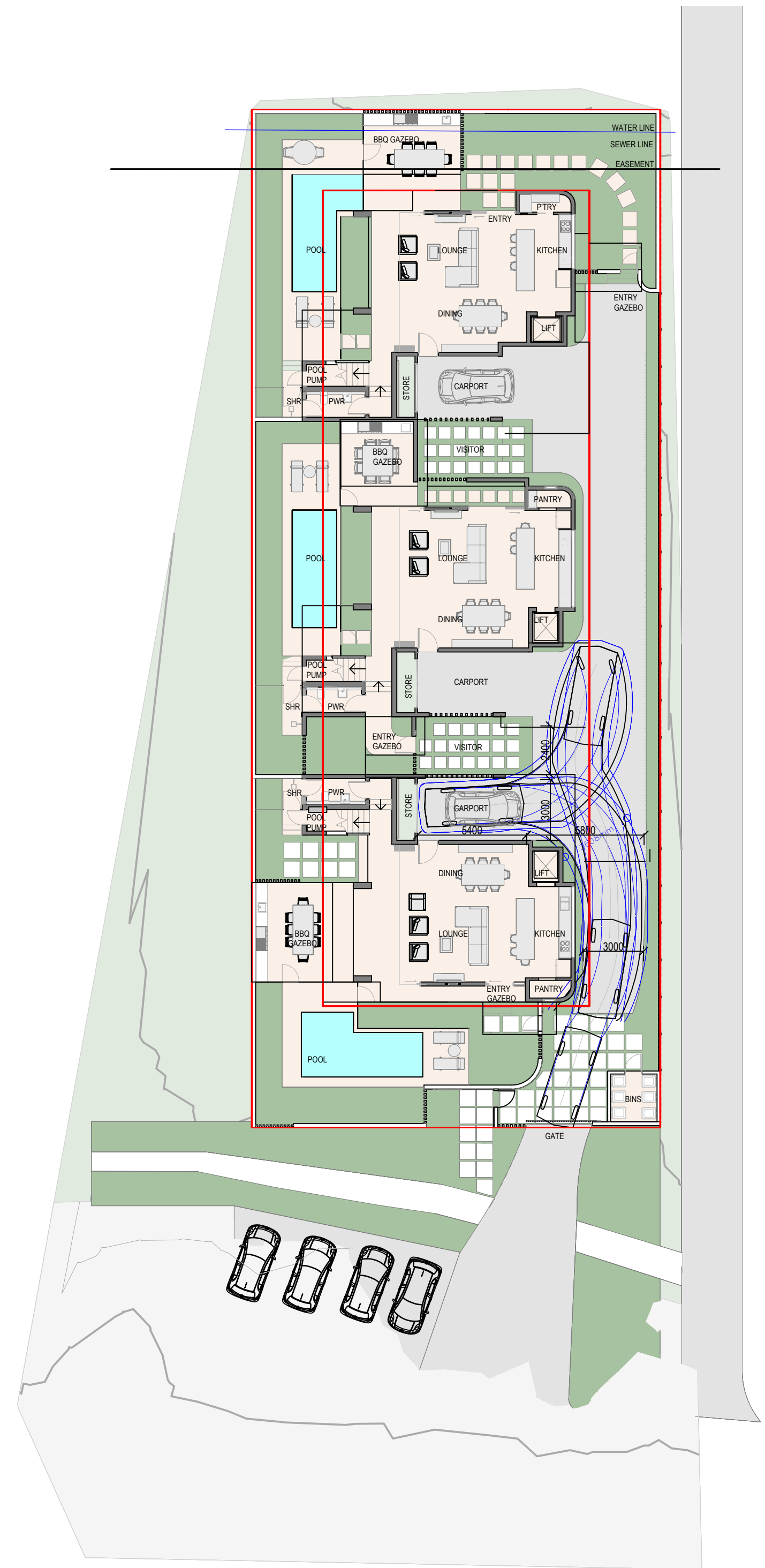
ZONE	USE	PROVIDED
TOURISM ACCOMMODATION	MULTI DWELLING SHORT TERM ACCOMMODATION	
Site Area	min. 1000 m <sup>2</sup>	1015 m <sup>2</sup>
Site Cover	max. 40% 406 m <sup>2</sup>	39% 400 m <sup>2</sup>
Plot Ratio GFA	max. 1.2 x Site Area =1218 m <sup>2</sup>	840 m <sup>2</sup> = 0.82
Height Ceiling Height	max. 13.5 m 3 storey min. 2.7 m	11.5-12.5 m 3 storey min. 2.8 m
SETBACKS		
Front	6 m	6 m
Sides - 2nd STOREY	2.5 m	2.5 m
Sides - 3rd STOREY	3.5 m	3.5 m
Rear	4 m	4 m
LANDSCAPING AREA		
Setback	Front: 2 m Side & Rear: 1.5 m	2m - 6m 0.6m - 4m
Area	min. 35 % = 355 m <sup>2</sup>	515 m <sup>2</sup> = 51% PLANTERS: 30 m <sup>2</sup> <b>Total: 545 m<sup>2</sup></b>
RECREATIONAL LANDSCAPING		
	min. 35 m <sup>2</sup> /unit min. 3 m Wide	<b>Unit 1:</b> 132 m <sup>2</sup> <b>Unit 2:</b> 105 m <sup>2</sup> <b>Unit 3:</b> 157 m <sup>2</sup>
CARPARKING		
Multi Dwelling Houses	1.5 Spaces/Unit (3x1.5) = 4.5 spaces min. 60% Covered	<b>On Site:</b> 3 Covered 2 Uncovered <b>Off Site:</b> 4 Uncovered



UNIT 3  
SCALE - 1:200



UNIT 2  
SCALE - 1:200



UNIT 1  
SCALE - 1:200

issue			amendments			associated consultants			LEVI TURNER			SCALE	AS SHOWN	DRAWN	AGM
A	ORIGINAL ISSUE	12.12.23							PROPOSED UNIT DEVELOPMENT			DATE	DEC 23	CHECKED	C.M.G.
									AT 8 DAVIDSON STREET, PORT DOUGLAS			APPROVED			
									TITLE: VEHICLE SWEEP PATH			DWG NUMBER	47256 -C01	AMDT	A



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