

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



### CAIRNS OFFICE

PHONE: (07) 4041 0111  
FAX: (07) 4041 0188

Suite 2  
310 Gatton Street  
MANUNDA QLD 4877

E-Mail: [admin@gmcert.com.au](mailto:admin@gmcert.com.au)  
Web: [www.gmacert.com.au](http://www.gmacert.com.au)

5 February 2020

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

Via Email – [Enquiries@douglas.qld.gov.au](mailto:Enquiries@douglas.qld.gov.au)

Attention: Daniel Lamond

Dear Sir/Madam,

**Re: APPLICATION FOR BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME (MINOR ADDITIONS TO EXISTING TOURIST ACCOMMODATION, 3903 CAPE TRIBULATION ROAD, CAPE TRIBULATION (LOT 4 RP733181))**

GMA Certification Group are instructed by Clackies Pty Ltd to prepare and submit an application for building work assessable against the planning scheme in respect of minor additions to existing tourist accommodation located at 3903 Cape Tribulation Road, Cape Tribulation and described as Lot 4 on Ro 733181.

The proposal is for the provision of ensuite extensions to existing cabins on site. The extensions are minor in size and would not increase the scale or intensity of the current use or increase the number of persons able to be accommodated on the site.

The application is identified in the Conservation Zone and within Precinct 6 of the Cape Tribulation and Daintree Coast Local Plan of the Douglas Shire Planning Scheme 2018 Version 1.0. In accordance with the tables of assessment the application is code assessable and the assessment of the proposed development is limited to the following codes:

- Conservation Zone Code;
- Cape Tribulation and Daintree Coast Local Plan Codes

The proposed development has been assessed against these Codes and is considered to be able to satisfy all the relevant Assessment Benchmarks. Accordingly, the application is submitted for approval subject to reasonable and relevant conditions.

In support of the application please find attached the following:

#### BUILDING APPROVALS & INSPECTIONS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

#### BUILDING CERTIFICATION

Chinchilla  
(07) 4669 1166

#### FIRE SAFETY AUDITS

Childers  
(07) 4126 3069

- DA Form 2;
- Proposal Plans; and,
- An assessment of the proposed development against the relevant Assessment Benchmarks.

In accordance with Councils adopted fees and charges, the application attracts an application fee of \$333.00 and it would be appreciated if you could provide an invoice to the email below for prompt payment.

Should you require any further information or wish to discuss the application, please contact me on 4041 0111 or by email [admin@macert.com.au](mailto:admin@macert.com.au)

Kind Regards



Kyall Evans

GMA Certification Group Pty Ltd

Encl.

## DA Form 2 – Building work details

**Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.**

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

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)	Clackies Pty Ltd
Contact name (only applicable for companies)	Peter Claxton
Postal address (PO Box or street address)	C/- Kyall Evans, GMA Certification 310 Gatton Street
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	0448 340 417
Email address (non-mandatory)	Kyall.e@gmacer.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20194731

### PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)	
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Form Guide: Relevant plans</a> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
	3903	Cape Tribulation Road	Cape Tribulation
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	4	RP733181	Douglas Shire Council

## 2.2) 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

## 3) 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 the [DA Forms Guide](#)

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

# PART 3 – FURTHER DETAILS

## 4) Is the application only for building work assessable against the building assessment provisions?

☐ Yes – proceed to 8)

☒ No

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

*Douglas Shire Council*

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

☐ Yes – a copy of the decision notice is attached to this development application

☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

## 7) Information request under Part 3 of the DA Rules

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

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

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

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

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

## 8) Are there any associated development applications or current approvals?

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

☐ No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUI 2243/2017	26/3/19	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

**9) Has the portable long service leave levy been paid?**

- ☐ Yes – the yellow local government/private certifier's 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

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

**10) 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

**11) Identify any of the following further legislative requirements that apply to any aspect of this development application**

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

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

## PART 4 – REFERRAL DETAILS

**12) Does this development application include any building work aspects that have any referral requirements?**

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

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

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

Referral requirement	Referral agency	Date referral response

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

## PART 5 – BUILDING WORK DETAILS

**14) Owner's details**

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) ( <i>individual or company full name</i> )	
Contact name ( <i>applicable for companies</i> )	

Postal address ( <i>P.O. Box or street address</i> )	
Suburb	
State	
Postcode	
Contact number	
Email address ( <i>non-mandatory</i> )	
Mobile number ( <i>non-mandatory</i> )	
Fax number ( <i>non-mandatory</i> )	

#### 15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) ( <i>individual or company full name</i> )	
Contact name ( <i>applicable for companies</i> )	
QBCC licence or owner – builder number	
Postal address ( <i>P.O. Box or street address</i> )	
Suburb	
State	
Postcode	
Contact number	
Email address ( <i>non-mandatory</i> )	
Mobile number ( <i>non-mandatory</i> )	
Fax number ( <i>non-mandatory</i> )	

#### 16) Provide details about the proposed building work

a) What type of approval is being sought?

- ☒ Development permit  
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- |   |   |
|---|---|
| <input type="checkbox"/> New building or structure  | <input checked="" type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification ( <i>involving building work</i> ) | <input type="checkbox"/> Swimming pool and/or pool fence              |
| <input type="checkbox"/> Demolition   | <input type="checkbox"/> Relocation or removal                        |

d) Provide a description of the work below or in an attached schedule.

Building Work Assessable against the Planning Scheme - Construction of new ensuites to existing cabins 5, 6, 7 and 8

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		

Floor	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
1b			
g) New building use/classification? (if applicable)			
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

17) What is the monetary value of the proposed building work?	<b>\$40,000</b>
---	-----------------

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p><b>Privacy</b> –Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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.</p> <p>All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or</li> </ul>

- 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 7 –FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

### For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

### Notification of engagement of alternate chosen 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	

### Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

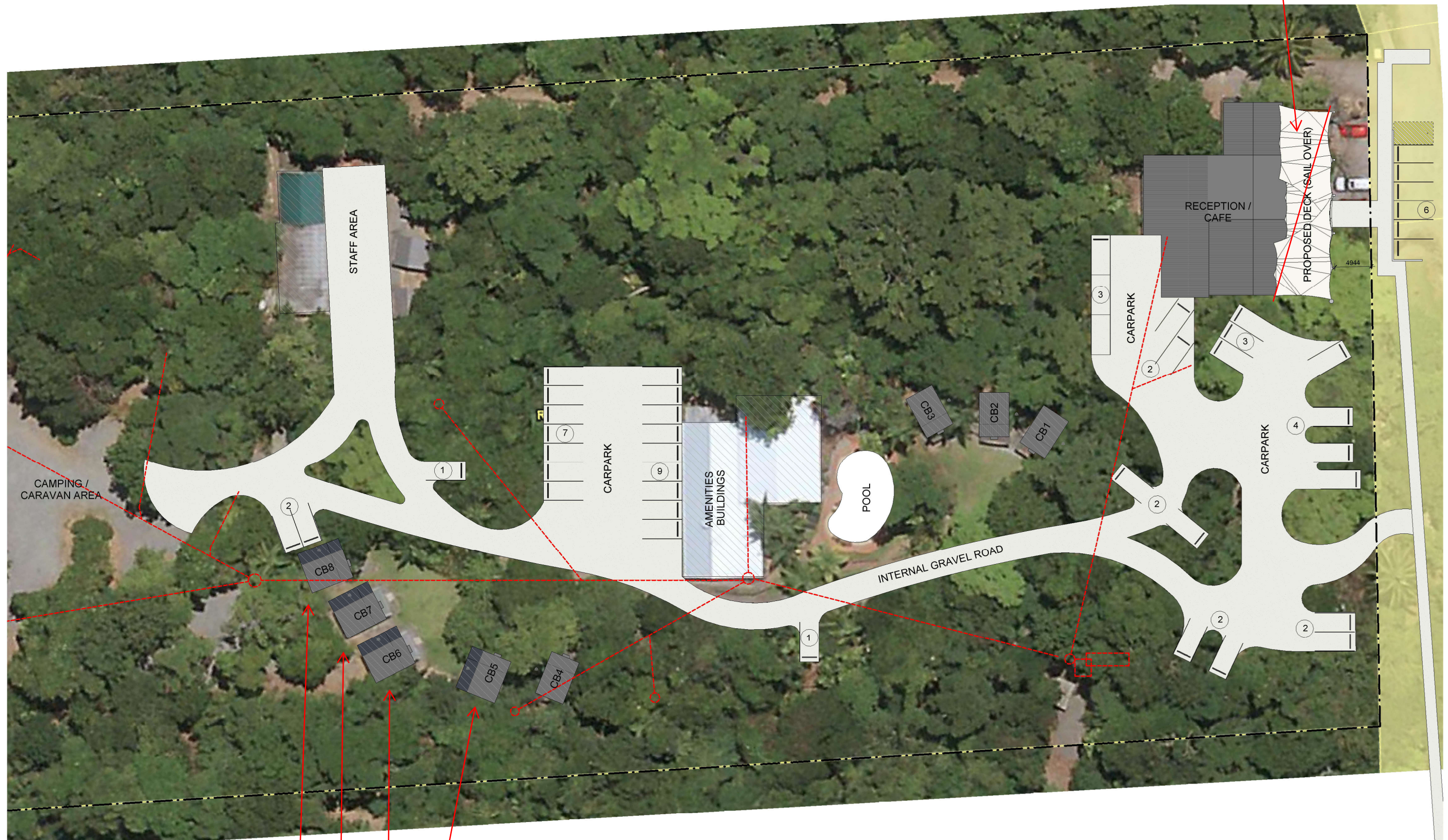
### Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)	
New building use/classification?	
Site area (m <sup>2</sup> )	Floor area (m <sup>2</sup> )



THIS DRAWING IS COPYRIGHT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF J B DESIGN CAIRNS PTY LTD. DO NOT SCALE FROM THE DRAWING. THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES WHICH HE MAY FIND CONTAINED IN THIS DRAWING PRIOR TO COMMENCING WORK.

Not part of this approval



1 Site  
SK01 1:250

Proposed ensuite  
extension to existing  
cabins

Proposed Deck

3903 Cape Tribulation Road

Claxton Property Trust / Clakies PTY LTD

J B DESIGN CAIRNS PTY LTD  
ABN 056 308 153 - QBSA 67805

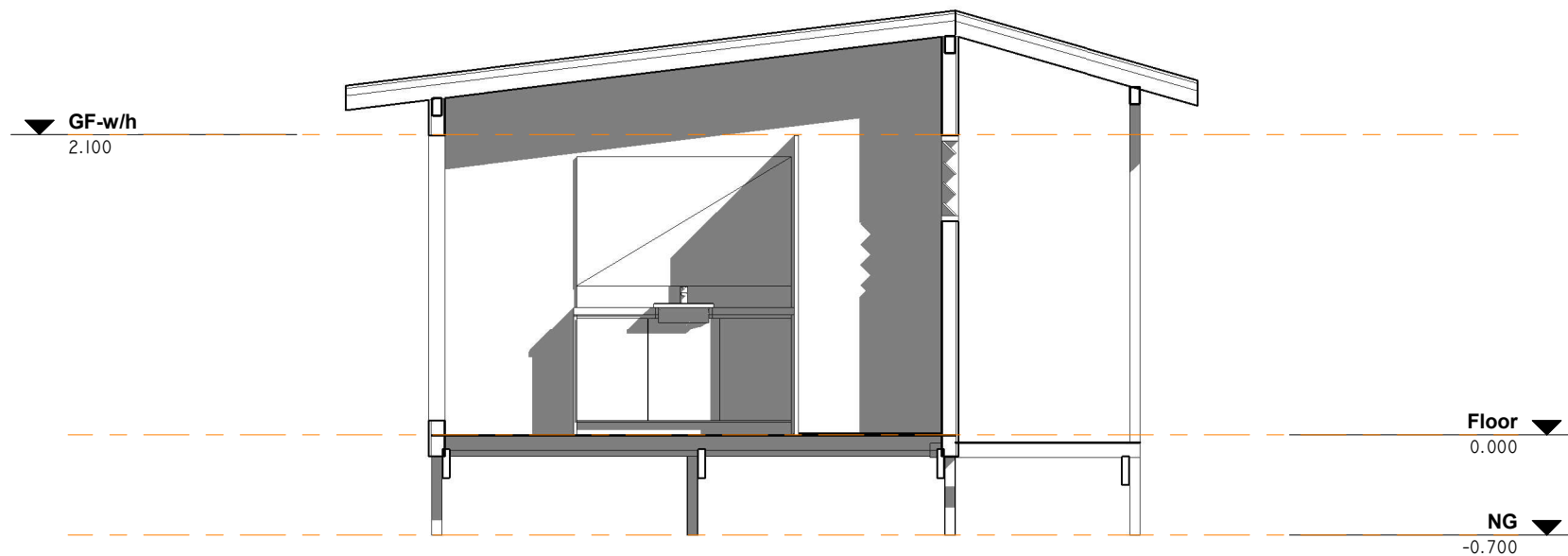
ADDRESS  
192 Mulgrave Road,  
Cairns 4870, Australia  
Tel +61 7 40440500  
www.jbdesign.com.au

Job No: 20006  
Date: 11/10/2019

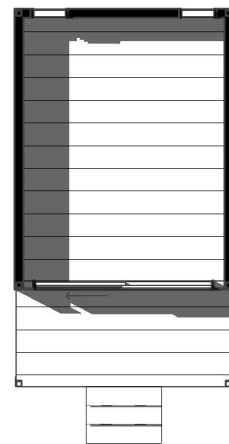
Scale @A1 1:250  
@A3x2  
Sheet No: SK01 Issue: A



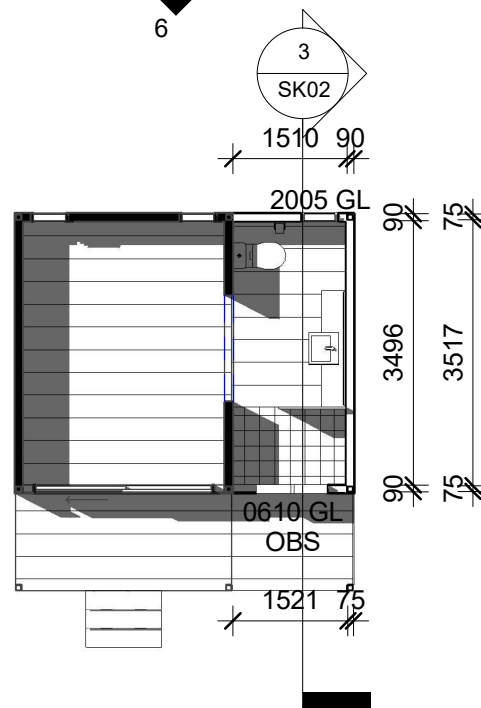




**3** Section 1  
SK02 1 : 50



**1** Floor Plan - Existing  
SK02 1 : 100



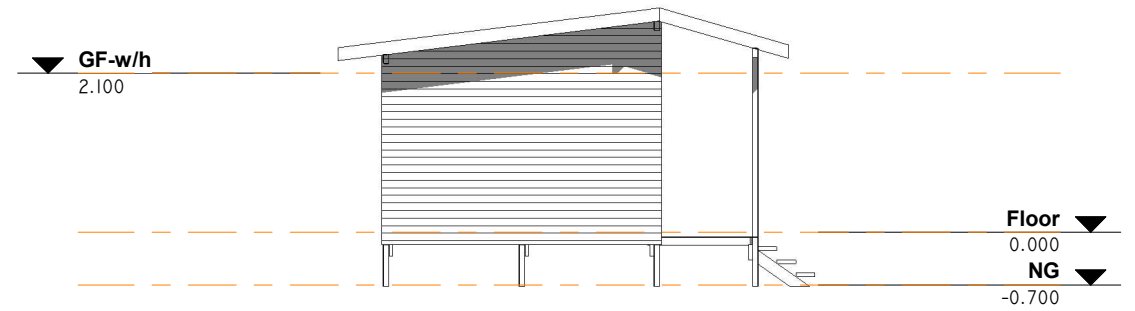
**2** Floor Plan - Proposed  
SK02 1 : 100

Floor Plan

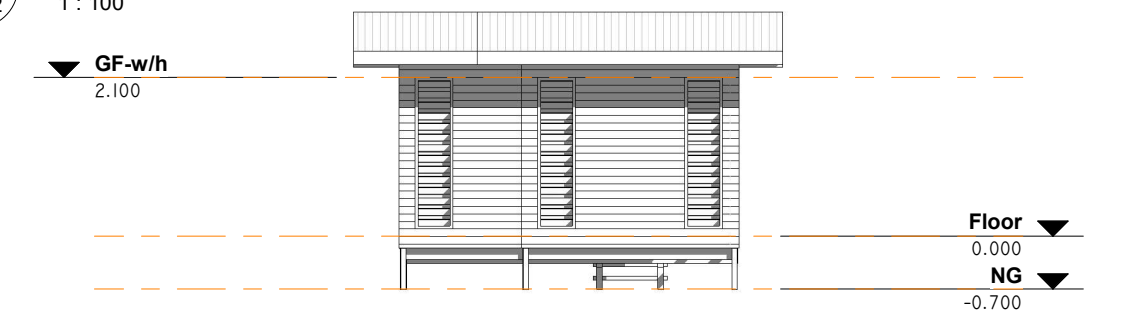
Proposed Deck

3903 Cape Tribulation Road

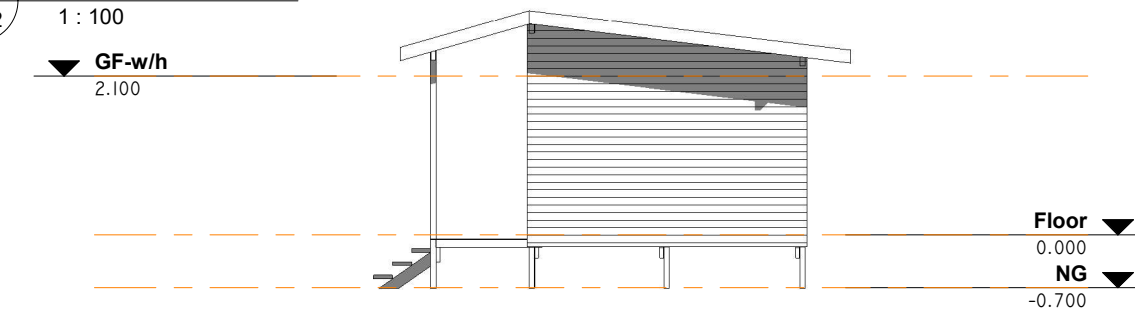
Claxton Property Trust / Clakies PTY LTD



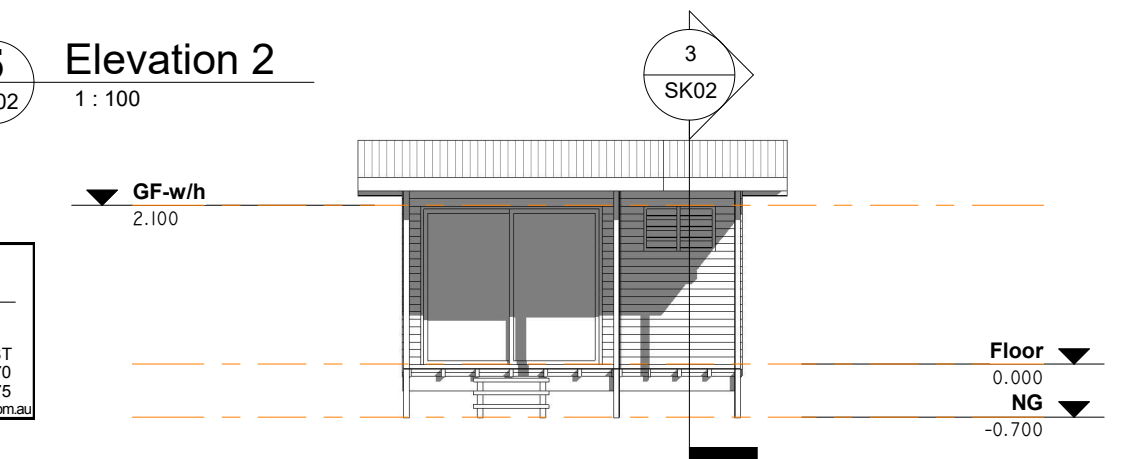
**7** Elevation 4  
SK02 1 : 100



**6** Elevation 3  
SK02 1 : 100



**5** Elevation 2  
SK02 1 : 100



**4** Elevation 1  
SK02 1 : 100

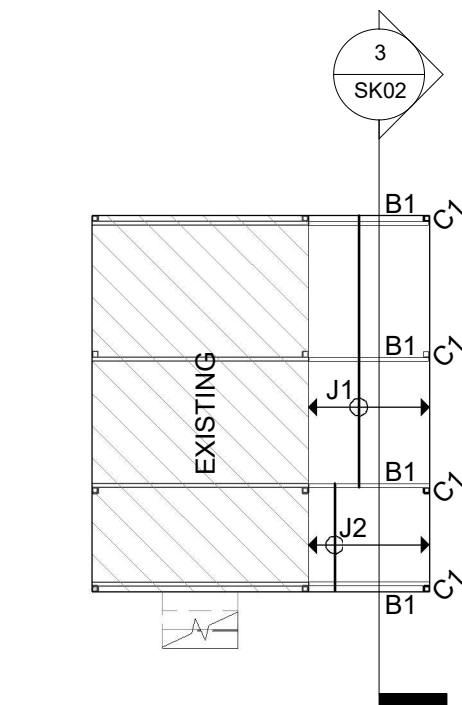
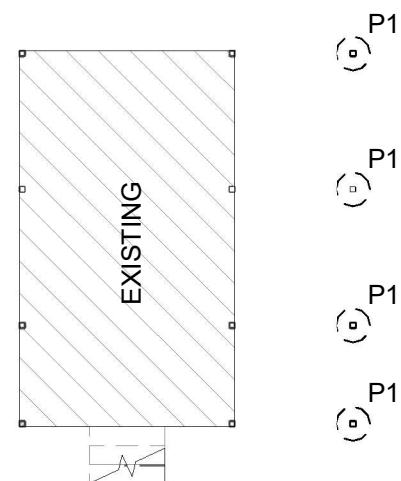
WE CERTIFY THE STRUCTURAL DETAILS  
AS SHOWN ON THESE DRAWINGS FOR  
CONSTRUCTION IN WIND CLASSIFICATION C2  
*L. Pharis* 5-11-19  
**C.M.G. CONSULTING** 208 BUCHAN ST  
**ENGINEERS** PTY LTD CAIRNS Q 4870  
ACN 011 065 375 PH 07 4031 2775  
chas@cmgengineers.com.au

J B DESIGN CAIRNS PTY LTD ADDRESS Tel +61 7 40440500  
192 Mulgrave Road,  
ABN 056 308 153 - QBSA 67805 Cairns 4870, Australia www.jbdesign.com.au

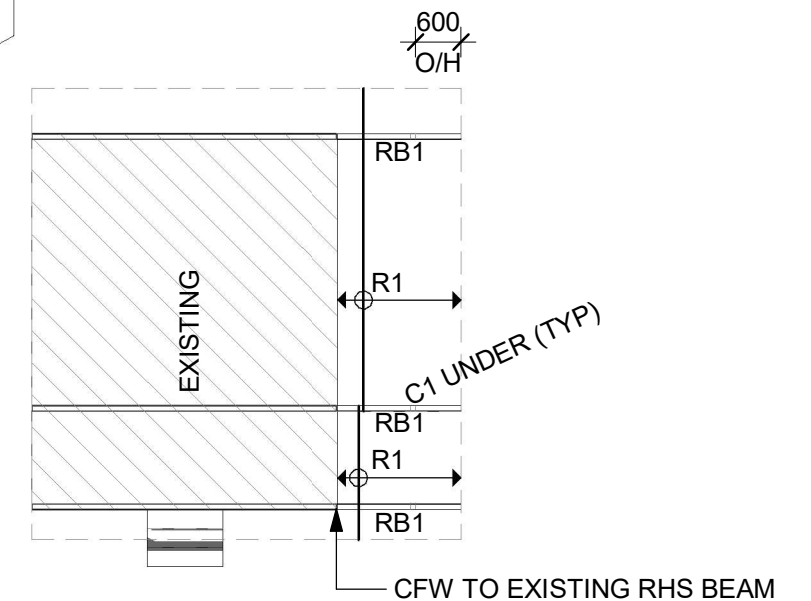
Job No: 20006  
Date: 11/10/2019

Scale: @A3 As indicated  
Sheet No: SK02 Issue: A





- P1 - 450DIA X 900D BOARED PIER  
B1 - 200X45 F14 2/M12 TO SHS COLUMN  
RB1- 125X75X3 OR 75X4.0 SHS RHS ROOF BEAM  
CFW TO EXISTING AND COLUMNS  
C1 - 75X4 SHS COLUMN  
J1 - 100X50 F14 OR MATCH EXISTING  
J2 - 75X50 F14 OR MATCH EXISTING NOTCH 25mm  
MAX OVER BEARER IF REQUIRED  
R1 - 150X50 F14 RAFTER OR MATCH EXISTING  
50X6 PL M12 BOLT TO RAFTER



WE CERTIFY THE STRUCTURAL DETAILS  
AS SHOWN ON THESE DRAWINGS FOR  
CONSTRUCTION IN WIND CLASSIFICATION C2

*C. M. G.* 5-11-19  
**C. M. G. CONSULTING**  
**ENGINEERS** PTY. LTD. 208 BUCHAN ST  
CAIRNS Q 4870  
PH 07 4031 2775  
[chas@cmengineers.com.au](mailto:chas@cmengineers.com.au)

ACN 011 065 375



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

### **6.2.3 Conservation Zone Code**

#### **6.2.3.1 Application**

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

#### **6.2.3.2 Purpose**

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.
    - (ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.
    - (iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

(b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.

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

(a) Biological diversity, ecological integrity and scenic amenity are protected;

(b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;

(c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;

(d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.

(e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;

(f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

6.2.1.3 Criteria for assessment



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

**Table 6.2.31.3.a - Conservation zone – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses	<b>AO1</b> Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	<b>Complies with AO1</b> The proposal is for an extension to an existing use.
<b>PO2</b> The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	<b>AO2</b> Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.	<b>Complies with AO2</b> The proposed extension would be less than 8.5m in height and single storey.
<b>PO3</b>	<b>AO3</b>	<b>Complies with AO3</b>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.	Buildings and structures are setback not less than:  (a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;  (b) 25 metres from Cape Tribulation Road frontage;  (c) 20 metres from any other road frontage  (d) 10 metres from side and rear boundaries.	The proposed extensions would not result in a change to existing setbacks.
<b>PO4</b>  The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site	<b>AO4</b>  Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to	<b>Complies with AO4</b>  The development would be sited in an existing cleared area



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
and surrounding area and buildings are subservient to the natural environment.	a maximum area of 700m2 and is sited clear of the high bank of any watercourse.  Note – The 700m2 area of clearing does not include an access driveway.	
<b>PO5</b>  Development is consistent with the overall outcomes sought for the Conservation zone.	<b>AO5</b>  No acceptable outcomes are prescribed.	<b>Complies with PO5</b>  The proposal is for a minor extension to an existing lawfully constructed use.
<b>PO6</b>  Development complements and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.	<b>AO6</b>  The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.	<b>Complies with AO6</b>  The proposed ensuite additions would have an external appearance that matches the existing cabins on site, which has previously been accepted by Council.
<b>PO7</b>	<b>AO7.1</b>  For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier,	<b>Complies with AO7.1</b>





Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
<p>Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which:</p> <p>(a) is informal in character and complementary to the existing natural environment;</p> <p>(b) provides screening;</p> <p>(c) enhances the visual appearance of the development.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome</p>	<p>endemic planting which is maintained to ensure successful screening is achieved.</p> <p><b>AO7.2</b></p> <p>Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>The proposed development would not result in the removal of any vegetation on site, including vegetation within the established setback areas.</p> <p><b>Not applicable</b></p> <p>No additional planting is proposed.</p>
<p><b>P08</b></p> <p>Development is complementary to the surrounding environment.</p>	<p><b>AO8.1</b></p> <p>Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p>	<p><b>Complies with AO8.1</b></p> <p>The proposed would match the existing development on site and would comprise the same light weight construction that has previously been accepted by Council.</p>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO8.2</b> A driveway or parking areas are constructed and maintained to: (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Part 6: Page 10 Performance outcomes Acceptable outcomes (d) minimise vegetation clearing.	<b>Not applicable</b> The proposed development would not alter the existing driveway or parking areas, which have previously been accepted by Council.
	<b>AO8.3</b> Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or On land steeper than 1 in 6 (16.6%) gradient: (a) A split level building form is utilised;	<b>Not applicable</b> The site is not a sloping site.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) A single plane concrete slab is not utilised;</p> <p>(c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. and</p> <p>(d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.</p>	
	<p><b>AO8.4</b></p> <p>Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.</p>	<p><b>Complies with AO8.4</b></p> <p>The proposed development would not project above any ridgelines.</p>
<p><b>PO9</b></p> <p>Development is located to:</p>	<p><b>AO9</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO9</b></p>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) protect the ecological values of the site and surrounding land;</p> <p>(b) maintain the scenic values of the area;</p> <p>(c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths;</p> <p>(d) avoid areas that are vulnerable to natural hazards;</p> <p>(e) minimise to the greatest extent possible on site excavation and filling;</p> <p>(f) provide buffers to cultural, historical or ecological features;</p> <p>(g) minimise visibility from external sites or public viewing points;</p> <p>(h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.</p>		<p>The proposed development would be attached to the existing built form on site and would be minor in size. It would not adversely affect any environmental or scenic values on site.</p>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
<b>PO10</b> Development does not result in adverse impacts on: (a) ecological function or features; (b) on-site or surrounding waterways and wetlands.	<b>AO10</b> No acceptable outcomes are prescribed.	<b>Complies with PO10</b> The proposed development would be attached to the existing built form on site and would be minor in size. It would not adversely affect any environmental or scenic values on site.
<b>PO11</b> Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.	<b>AO11</b> No acceptable outcomes are prescribed	<b>Complies with PO11</b> The proposed development would be attached to the existing built form on site and would be minor in size. It would not adversely affect any environmental or scenic values on site.
<b>PO12</b> Fencing is designed to not impede the free movement of native fauna through the site.	<b>AO12</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No fencing is proposed.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO13</b></p> <p>New lots contain a minimum lot size of 200 hectares, unless:</p> <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate an existing or approved:</p> <p>(i) Telecommunications facility;</p> <p>(ii) Utility installation;</p> <p>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p> <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.</p>	<p><b>AO13</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b></p> <p>No new lots are proposed.</p>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

## **7.2.1 Cape Tribulation and Daintree Coast local plan code**

### **7.2.1.1 Application**

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

### **7.2.1.2 Context and setting**

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

The Cape Tribulation and Daintree Coast local plan area is located in the northern half of the Douglas Shire on land located predominantly to the north and east of the Daintree River. The local plan area contains land of extremely high biodiversity value and is where two World Heritage areas meet – the Wet Tropics World Heritage Area and the Great Barrier Reef World Heritage Area. The precinct is a biodiversity hotspot of international significance and predominantly consists of the Daintree National Park and other reserves. The local plan area provides significant habitat for the critically endangered Southern Cassowary, amongst many other species of fauna and flora and cultural and landscape heritage sites.

The natural environment, containing areas of the highest biodiversity value and flora and fauna unique to the area, are part of the immense drawcard to large numbers of domestic and international visitors. While such an economic resource is invaluable to the Shire, the area needs to be carefully managed to ensure these values are not diminished. However, a significant portion of the local plan area is privately owned freehold land and outside the boundaries of



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

the Wet Tropics World Heritage Area, but is still equally important to the continued conservation of the biodiversity, environmental and scenic values of the area.

Prior to European settlement, the area formed part of the traditional land of the Eastern Kuku Yalanji people. In the late 1800s, limited European settlement commenced associated with timber getting and agriculture. From the 1920s onwards seasonal workers and miners also set up semi-permanent camps in the area. However such activity was restricted due to the relative isolation of the area. The settlement pattern in the area dramatically changed in the late 1970s to 1980s when approximately 950 residential lots were created. The 'rural residential style' allotments north of the Daintree River posed a risk of significant detrimental impacts on the ecology and landscape character of the area, particularly if fully developed. Such development would also result in a greater resident population leading to pressure for an increased level of service and extension of infrastructure, which in turn would lead to more development pressure. Such an outcome is contrary to the objectives of preserving the area's natural environment, landscape character and relative isolation to maintain the area's intrinsic attractiveness to tourists and residents.

Past successive planning regimes have progressively proceeded to rein in development rights within the area. Precincts were created and development was limited. In particular, decisive action was undertaken in 2004 to control and limit permanent residential development north of the Daintree River. This was necessary to ensure a critical population was not reached, and adverse effects from development were not felt on the water quality, biodiversity, scenic amenity and flora and fauna of the region.

Where development rights were extinguished, compensation was paid and / or land was bought as part of a buy-back scheme and retained for conservation purposes. The protection of the regional ecosystem and rare and threatened species is paramount in the limitation of development opportunities within the region





Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

### 7.2.1.3 Purpose

- (1) The purpose of the Daintree River - Bloomfield River local plan is to retain the attraction of the area as a very low-key, largely undeveloped nature-based recreation environment, based on the exploration and appreciation of the natural environment and to ensure that any development that does occur is appropriate and does not place additional pressures in the values of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas within the local plan are appropriately managed to protect biological diversity, water catchment quality, ecological functioning, beach protection and coastal management, scenic amenity, and historical and cultural values;
  - (b) the natural character of the locality is protected, and where degraded, restored or enhanced;
  - (c) new development does not occur, with the exception of development located within, and consistent with the respective precinct intents for:
    - (i) Precinct 1 – Conservation precinct
    - (ii) Precinct 2 – Low impact residential precinct;
    - (iii) Precinct 3 – Low impact commercial precinct;
    - (iv) Precinct 4 – Low impact community purpose precinct;
    - (v) Precinct 5 – Low impact rural production and tourism enterprise precinct;
    - (vi) Precinct 6 – Low impact tourism accommodation precinct;
  - (d) where development occurs, it is:
    - (i) very low scale and remains within the limits imposed by the vehicular capacity of the Daintree River ferry crossing, the Alexandra Range road crossing and the local road network;
    - (ii) sensitive and sympathetic to its remote location in an area of unique biodiversity, ecological, conservation and scenic amenity value;
    - (iii) self-contained through the use of appropriate on-site or nearby rain water collection and storage, sewerage treatment and electricity generation;
  - (e) adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents are provided



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

#### **7.2.1.4 Precinct 1 – Conservation Precinct**

- (1) The purpose of Precinct 1 as detailed on the Local Plan maps contained in Schedule 2 is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The overall outcomes sought for Precinct 1 are to:
  - (a) ensure the conservation, protection and restoration of biological diversity and ecological integrity values of land, and to maintain scenic amenity values;
  - (b) ensure that further incompatible development, including houses, does not occur;
  - (c) ensure that where development does occur, it does not adversely affect environmental and scenic amenity values and is in keeping with the natural characteristics of the land.

#### **7.2.1.5 Precinct 2 – Low Impact Residential Precinct**

- (1) The purpose of Precinct 2 as detailed on the Local Plan maps contained in Schedule 2 is to allow for the construction of a single detached dwelling and necessarily associated infrastructure and outbuildings.
- (2) The overall outcomes sought for Precinct 2 are to:
  - (a) ensure development is for a single detached dwelling of limited scale and size and necessary outbuildings and infrastructure only;
  - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
  - (c) ensure development is visually non-obtrusive.

#### **7.2.1.6 Precinct 3 – Low Impact Commercial Precinct**



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

- (1) The purpose of Precinct 3 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing commercial uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 3 are to:
  - (a) ensure that low impact commercial uses are appropriately located;
  - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
  - (c) carry out development in accordance with an Environmental Management Plan;
  - (d) ensure development is visually non-obtrusive

#### **7.2.1.7 Precinct 4 – Low Impact Community Purposes Precinct**

- (1) The purpose of Precinct 4 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing public purpose uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 4 are to:
  - (a) ensure the establishment and expansion of community and public purpose uses such as child care centre, community use, educational establishment, health care services, outdoor sport and recreation, utility installation on appropriate sites within the precinct;
  - (b) locate development within existing cleared areas or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible
  - (c) services are provided which are appropriate and adequately cater for the demand;
  - (d) carry out development in accordance with an Environmental Management Plan;
  - (e) ensure development is visually non-obtrusive.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

#### **7.2.1.8 Precinct 5 – Low Impact Rural Production Precinct**

- (1) The purpose of Precinct 5 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing rural areas and permit their continued use, while encouraging low-impact tourism enterprise including bed and breakfast, short term accommodation (being farm stay accommodation) and nature based tourism (being forest stay accommodation) as an alternative land use, where significant restoration and/or rehabilitation measures are undertaken as an incentive.
- (2) The overall outcomes sought for Precinct 5 are to:
  - (a) provide for continued rural production activities where lawfully established and to permit low-key ancillary tourism enterprise such as farm attractions, roadside stalls in appropriate locations;
  - (b) provide for other tourism enterprise in the form of bed and breakfast, farm stay accommodation or forest stay accommodation as an alternative land use to primary production, where significant rehabilitation of habitat is achieved.
  - (c) facilitate other existing tourism enterprises based on the appreciation of the natural environment.
  - (d) ensure development, including waste treatment is limited to existing cleared areas;
  - (e) development, including primary production, is carried out in accordance with an Environmental Management Plan.

#### **7.2.1.9 Precinct 6 – Low Impact Tourism Accommodation Precinct**

- (1) The purpose of Precinct 6 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment and permit their continued use.
- (2) The overall outcomes sought for Precinct 6 are to:
  - (a) provide for continued small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment in appropriate locations;
  - (b) ensure development, including treatment of waste, is confined to existing cleared areas;
  - (c) carry out development in accordance with an Environmental Management Plan;



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

- (d) ensure development is visually non-obtrusive.

#### 7.2.1.10 Criteria for assessment

**Table 7.2.1.10.a – Cape Tribulation and Daintree Coast local plan – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>All development in the Cape Tribulation and Daintree Coast Local Plan Area</b>		
<b>PO1</b>  Development does not result in a demand which exceeds the capacity of: (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network.	<b>AO1</b>  No acceptable outcomes are prescribed.	<b>Complies with PO1</b>  The proposed building works would not increase traffic generation.
<b>PO2</b>  Development provides a suitable standard of self-sufficient service for: <ul style="list-style-type: none"> <li>(a) potable water;</li> <li>(b) water for fire fighting purposes;</li> </ul>	<b>AO2.1</b>  Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:	<b>Not applicable</b>  The development is provided with an existing water supply.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
(c) electricity supply	(a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive.	
	<b>AO2.2</b>  Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.	<b>Not applicable</b>  The development is provided with an existing water supply.
	<b>AO2.3</b>  An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	<b>Not applicable</b>  The development is provided with an existing water supply.
<b>PO3</b>  On-site waste water does not adversely impact on the environmental quality of the water and soil	<b>AO3</b>  No acceptable outcomes are prescribed.	<b>Complies with P3</b>  The subject site has an established on-site waste water treatment facility, which has previously



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
resources or amenity of residents, through the implementation of best environmental practice.		been approved by council, and which will accommodate the waste water generated by the proposed ensuite.
<b>PO4</b>  The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<b>A04.1</b>  If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.	<b>Not applicable</b>  The site has an existing water supply that has previously been approved by Council.
	<b>A04.2</b>  Surface water is to be used for domestic purposes only.	<b>Not applicable</b>  The site has an existing water supply that has previously been approved by Council.
<b>PO5</b>  Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	<b>A05</b>  No acceptable outcomes are prescribed.	<b>Complies with PO5</b>  The proposed development is within an existing cleared area and is not adjacent the foreshore or a water course.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
<b>PO6</b>  Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.	<b>AO6.1</b>  The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed	<b>Complies with AO6.1</b>  The external finish of the proposed development would be consistent with the existing development on the site, which has previously been accepted by Council.
	<b>AO6.2</b>  The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres	<b>Not applicable</b>  No generators are proposed.
	<b>AO6.3</b>  Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.	<b>Not applicable</b>  No generators are proposed.
<b>PO7</b>	<b>AO7.1</b>	<b>Not applicable</b>





Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
Landscaping of the development ensures that the endemic character of the local area is dominant.	Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;	The
	<b>AO7.2</b>  All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.	<b>Complies with AO7.2</b>  No vegetation would be removed to facilitate the development.
<b>PO8</b>  Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives	<b>AO8.1</b>  Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic; r	<b>Not applicable</b>  There would be no changes to site access or roads as a result of this development.
	<b>AO8.2</b>	<b>Not applicable</b>  There would be no changes to site access or roads as a result of this development.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.	
<b>PO9</b>  The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.	<b>AO9.1</b>  Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.	<b>Complies with AO9.1</b>  No filling or excavation is required.
	<b>AO9.2</b>  All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.	<b>Not applicable</b>  The proposed development would not result in exposed surfaces that require erosion and sedimentation control.
	<b>AO9.3</b>  This is no disturbance to tree roots and trenching does not involve any damage to tree roots.	<b>Complies with AO9.3</b>  There would be no disturbance to vegetation as part of this development.
	<b>AO9.4</b>	<b>Not applicable</b>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<p>On-site drainage and stormwater management:</p> <ul style="list-style-type: none"> <li>(a) maintains natural flow regimes;</li> <li>(b) minimises impervious surfaces;</li> <li>(c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)</li> </ul>	There would be no change to on-site drainage or stormwater management as result of the proposed development.
<b>General requirements – Dwelling house</b>		
<p><b>PO10</b></p> <p>Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p>	<p><b>AO10.1</b></p> <p>The elements of development and access to the site are included in a Designated Development Area (DDA).</p>	<p><b>Not applicable</b></p> <p>The proposal is not for a dwelling house.</p>
	<p><b>AO10.2</b></p> <p>Development is sited in an existing cleared area or in an area approved for vegetation clearing.</p>	<p><b>Not applicable</b></p> <p>The proposal is not for a dwelling house.</p>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO10.3</b></p> <p>Any new clearing is limited to a maximum area of 700m<sup>2</sup> and is sited to be clear of the high bank of any watercourse.</p> <p>Note – The 700m<sup>2</sup> of clearing does not include an access driveway.</p>	<p><b>Not applicable</b></p> <p>The proposal is not for a dwelling house.</p>
<p><b>PO11</b></p> <p>All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.</p>	<p><b>AO11</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b></p> <p>The proposal is not for a dwelling house.</p>
<p><b>PO12</b></p> <p>Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.</p>	<p><b>AO12.1</b></p> <p>Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.</p>	<p><b>Not applicable</b></p> <p>The proposal is not for a dwelling house.</p>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO12.2</b>  External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.	<b>Not applicable</b>  The proposal is not for a dwelling house.
<b>PO13</b>  House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.	<b>AO13.1</b>  Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.	<b>Not applicable</b>  The proposal is not for a dwelling house.
	<b>AO13.2</b>  Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.	<b>Not applicable</b>  The proposal is not for a dwelling house.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO13.3</b>  Vehicular access is constructed prior to house construction.	<b>Not applicable</b>  The proposal is not for a dwelling house.
<b>Additional requirements for Nature based Tourism, being forest stay accommodation</b>		
<b>PO14</b>  Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.	<b>AO14</b>  Forest stay accommodation: <ul style="list-style-type: none"> <li>(a) is confined to: <ul style="list-style-type: none"> <li>(i) Precinct 2 – Low impact residential precinct;</li> <li>(ii) Precinct 5 – Low impact rural and tourism enterprise precinct;</li> <li>(iii) Precinct 6 – Low impact tourism accommodation precinct.</li> </ul> </li> <li>(b) does not occur above the 60 metre contour;</li> </ul>	<b>Not applicable</b>  The proposal is not for new nature based tourism.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	(c) is located on lots of 10 hectares or greater.	
<b>PO15</b>  Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality	<b>AO15.1</b>  The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces);  Note – Staff includes permanent residents of the dwelling house involved in catering for the use.	<b>Not applicable</b>  The proposal is not for new nature based tourism.
	<b>AO15.2</b>  None of the accommodation, whether for guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site.	<b>Not applicable</b>  The proposal is not for new nature based tourism.
	<b>AO15.3</b>  Forest stay accommodation is located on a site which has an existing cleared area.	<b>Not applicable</b>  The proposal is not for new nature based tourism.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO15.4</b>  The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.	<b>Not applicable</b>  The proposal is not for new nature based tourism.
	<b>AO15.5</b>  If forest stay accommodation is provided in buildings which are separate from the dwelling: <ul style="list-style-type: none"> <li>(a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m<sup>2</sup> (inclusive of verandahs/patios etc.); or</li> <li>(b) a maximum of one communal bunkhouse is provided with a maximum area of 150m<sup>2</sup> to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.); or</li> </ul>	<b>Not applicable</b>  The proposal is not for new nature based tourism.





Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	(c) a maximum of two communal bunkhouses are provided with a maximum area of 150m <sup>2</sup> each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc).	
	<b>AO15.6</b>  No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.	<b>Not applicable</b>  The proposal is not for new nature based tourism.
<b>PO16</b>  Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.	<b>AO16</b>  Development involves guests staying a maximum of 14 consecutive nights.	<b>Not applicable</b>  The proposal is not for new nature based tourism.
<b>PO17</b>	<b>AO17</b>  Development provides an on-site effluent treatment system that is adequately sized to	<b>Not applicable</b>  The proposal is not for new nature based tourism.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.	effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.	
<b>Additional requirements for Precinct 1 – Conservation Precinct</b>		
<b>PO18</b>  The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct.	<b>AO18</b>  No new development occurs whether on undeveloped or developed land except for:  Undeveloped land that meets one or more of the following criteria:  Land which has been previously been lawfully cleared and currently remains cleared;  (a) Land which is the subject of a current Clearing Permit, but has yet to be cleared; (b) Land which is subject of a current Operational Works Permit, can be	<b>Not applicable</b>  The site is within precinct 6.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<p>developed for a house subject to compliance with all relevant codes.</p> <p>In addition, minor extensions can be undertaken to an existing development, provided:</p> <p>(a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme.</p> <p>or</p> <p>(b) The extent of extensions are determined on a site specific/use specific basis for other land uses,</p> <p>and</p>	



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.	
<b>Additional requirements for precinct 2 – Low impact Residential Precinct</b>		
<b>PO19</b>  Development is for; <ul style="list-style-type: none"> <li>(a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure;</li> <li>(b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas;</li> <li>(c) Nature based tourism, being Forest stay accommodation where in compliance with</li> </ul>	<b>AO19.1</b>  Development is limited to one dwelling house per lot.	<b>Not applicable</b>  The site is within precinct 6.
	<b>AO19.2</b>  Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.	<b>Not applicable</b>  The site is within precinct 6.
	<b>AO19.3</b>  Bed and breakfast accommodation is limited to cleared areas on the land; or	<b>Not applicable</b>  The site is within precinct 6.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
other requirements contained within this code.	<b>AO19.4</b>  Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use;	
	<b>AO19.5</b>  Bed and breakfast accommodation occurs on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1 bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site.	<b>Not applicable</b>  The site is within precinct 6.
	<b>AO19.6</b>  Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.	<b>Not applicable</b>  The site is within precinct 6.
<b>Additional requirements for Precinct 3 – Low Impact Commercial Precinct</b>		
<b>PO20</b>	<b>AO20</b>	<b>Not applicable</b>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.	Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.	The site is within precinct 6.
<b>PO21</b>  Development is small scale and provides a necessary service to the surrounding community	<b>AO21</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  The site is within precinct 6.
<b>PO22</b>  Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan.  Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	<b>AO22</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  The site is within precinct 6.
<b>Additional requirements for Precinct 4 – Low Impact community Purposes Precinct</b>		
<b>PO23</b>	<b>AO23</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  The site is within precinct 6.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
<p>Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community;</p> <p>or</p> <p>Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.</p>		
<p><b>PO24</b></p> <p>Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p><b>AO24</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b></p> <p>The site is within precinct 6.</p>
<b>Additional Requirements for Precinct 5 – Low Impact Rural Production and Tourism Enterprise Precinct</b>		
<b>PO25</b>	<b>AO25.1</b>	<b>Not applicable</b>



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
Development complements, protects and enhances the environmental and scenic values of the site.	One dwelling house establishes per lot.	The site is within precinct 6.
	<b>AO25.2</b>  Any other development is limited to existing cleared areas on the site.	<b>Not applicable</b>  The site is within precinct 6.
	<b>AO25.3</b>  No development is to occur above the 60 metre contour line.	<b>Not applicable</b>  The site is within precinct 6.
	<b>AO25.4</b>  Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.	<b>Not applicable</b>  The site is within precinct 6.
<b>PO26</b>  Large cleared or partially cleared sites are revegetated and rehabilitated in association with	<b>AO26</b>  Large cleared or partially cleared sites are revegetated and rehabilitated in association with	<b>Not applicable</b>  The site is within precinct 6.





Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
suitably small scale environmentally sustainable development.	suitably small scale environmentally sustainable development.	
<b>PO27</b>  Development is carried out in accordance with a site specific and development specific Environmental Management Plan.  Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	<b>AO27</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  The site is within precinct 6.
<b>Additional requirements for Precinct 6 – Low Impact Tourist Accommodation Precinct</b>		
<b>PO28</b>  Development complements, protects and enhances the environmental and scenic values of the site.	<b>AO28.1</b>  One dwelling house established per lot.	<b>Not applicable</b>  The site contains an existing tourist accommodation use.
	<b>AO28.2</b>  Any other development is limited to existing cleared areas on the site.	<b>Complies with AO28.2</b>  The proposed minor extensions would be contained within existing cleared areas.



Job No. 20194731 - Address: 3903RN Cape Tribulation Road, Cape Tribulation

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO28.3</b>  No development is to occur above the 60 metre contour line.	<b>Complies with AO28.3</b>  Development would be below the 60 metre contour line.
<b>PO29</b>  Development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.	<b>AO29</b>  No acceptable outcomes are prescribed.	<b>Complies with PO29</b>  The development is for a minor extension to an existing use and would not result in an increase in the intensity or scale of that use.
<b>PO30</b>  Development is carried out in accordance with a site specific and development specific Environmental Management Plan.  Note – Planning scheme policy – Environmental management plans SC6.4 provides further guidance on meeting the performance outcome	<b>AO30</b>  No acceptable outcomes are prescribed.	<b>Complies with PO30</b>  The proposal is for a minor extensions to an existing tourist accommodation use. The operation of which has previously been accepted by council.