

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**PORT DOUGLAS**

**P:** 07 4098 5150 **F:** 07 4098 5180 **E:** [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

**Unit 5, Craiglie Business Park, Owen Street, Craiglie**

P.O. Box 831, Port Douglas Qld 4877



Our Ref: 20190322

Date: 30 January 2019

Chief Executive Officer  
Douglas Shire Council  
P O Box 723  
Mossman Qld 4873

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

Dear Sir,

**Re: Building Works Assessable Against the Planning Scheme, Awning Extension, Lighthouse Café, 1/19-23 Esplanade, Port Douglas (Lot 0 BUP100211)**

GMA Certification act for Jason Bellero who is proposing to extend the existing awning associated with the light house café located at 1/19-23 Esplanade, Port Douglas.

The site is identified within the Tourist Accommodation zone of the Planning Scheme where building works is identified as accepted development subject to requirements. Where it does not meet the requirements, it is identified as code assessable, limited to the matters relevant to accepted development.

The application is required as the proposed development does not meet the acceptable outcomes of the Tourist Accommodation Code relating to setbacks.

In association with application please find attached the following:

- Completed application form 2, for building works;
- Plans of the proposed development; and,
- An assessment of the proposed development against the relevant benchmarks.

It is understood that the application attracts an application fee of \$320.00 and it would be appreciated if you could provide an invoice for prompt payment.

## **GOLD COAST**

**39-47 Lawrence Drive**

**Nerang Q 4211**

P.O. Box 2760,

Nerang Q 4211

T. 07 5578 1622

F. 07 5596 1294

E. [admin@gmacert.com.au](mailto:admin@gmacert.com.au)

## **PORT DOUGLAS**

**Craiglie Business**

**Park Owen Street**

**Craiglie Q 4877**

T. 07 4098 5150

F. 07 4098 5180

E. [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

## **CAIRNS**

**310 Gatton Street**

**Manunda Q 4870**

PO Box 2760

Nerang Q 4211

T. 07 4041 0111

F. 07 4041 0188

E. [admincnd@gmacert.com.au](mailto:admincnd@gmacert.com.au)

## **TOWNSVILLE**

**1-3 Smith Street**

**Hermit Park Q 4814**

PO Box 2760

Nerang Q 4211

T. 07 4771 6532

F. 07 4771 2165

E. [admintsv@gmacert.com.au](mailto:admintsv@gmacert.com.au)

## **CHILDERS**

**4 Randall St**

**Childers Q 4660**

PO Box 181

Childers Q 4660

T. 07 4126 3069

F. 07 4126 3950

E. [adminwb@gmacert.com.au](mailto:adminwb@gmacert.com.au)

## **CABOOLTURE**

**Unit 3, 5 Hasking St**

**Caboolture Qld 4510**

PO Box 2760

Nerang Q 4211

T. 07 5432 3222

F. 07 5432 3322

E. [adminsc@gmacert.com.au](mailto:adminsc@gmacert.com.au)

## Subject Site

The subject site is an existing café located on the corner of the Esplanade and Mowbray Street, Port Douglas. It is associated with a larger tourist development that extends further up Mowbray Street to the North West and the Esplanade to the North.

The café is currently provided with an awning that extends from the corner and along the Esplanade and over the footpath. The awning provides cover over part of the site setback and the footpath to accommodate outdoor dining and to protect pedestrian traffic from the inclement weather.



Fig 1: Aerial Photograph of the subject site (Queensland Globe)

## Proposed Development

It is proposed to extend the awning area to cover a currently uncovered part of the setback area and which is currently used for dining. The design of the awning would be consistent in terms of appearance, height and material to the existing awning.

The proposed area of the additional awning area and the appearance of the existing awning are shown on the attached plans and images.

## Douglas Shire Council Planning Scheme

Under the Douglas Shire Planning Scheme, the site is identified in the Tourist Accommodation zone. The Tables of Assessment for the Tourist Accommodation zone identify building works as being Accepted Development subject to requirements. Subject to the development satisfying the acceptable outcomes of the relevant Planning Scheme Benchmarks, the proposed

development does not require a planning approval. The Relevant Assessment Benchmarks are contained the Tourist Accommodation zone code only.

The proposed development not able to satisfy the setback requirements and consequently code assessment is required. That assessment is limited only to those matters of the Tourist Accommodation zone code that are relevant to accepted development.

## **Assessment**

A detailed assessment of the proposed development against the requirements of the Tourist Accommodation Zone Code is attached for reference.

The proposed development is an extension of an existing awning associated with an existing café, that forms part of a larger tourist accommodation development. The proposed awning would be consistent with the existing built form and character of the area, it would not result in an adverse impact on any adjoining occupiers and would enhance the Esplanade Streetscape. The proposed development is considered to be able to satisfy the relevant Performance outcomes of the Assessment Benchmark and is considered acceptable.

## **Conclusion**

In summary, the proposal is considered to be able to satisfy the relevant assessment benchmarks of the Douglas Shire Planning Scheme. The application is submitted for approval subject to reasonable and relevant conditions.

Kind regards,

Patrick Clifton  
**Town Planning Manager**  
**GMA Certification Group**

# 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)	Jason Bellero
Contact name (only applicable for companies)	C/- Patrick Clifton GMA Certification
Postal address (PO Box or street address)	Unit 5 Craiglie Business Centre, Owen Street
Suburb	Craiglie
State	Queensland
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.C@GMAcert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20190000

## PART 2 – LOCATION DETAILS

### 2) Location of the premises (complete 2.1 and/or 2.2 if 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 Form Guide: Relevant plans](#).

#### 2.1) 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).



Queensland  
Government

Unit No.	Street No.	Street Name and Type	Suburb
1	19-23	Esplanade	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	00000	BUP100211	Douglas Shire

### 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			
<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>	MR & SN Bellerio
Contact name <i>(applicable for companies)</i>	

Postal address (P.O. Box or street address)	PO Box 134
Suburb	Mossman
State	Queensland
Postcode	4873
Contact number	0438 755 374
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

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

### 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 checked="" type="checkbox"/> New building or structure                        | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <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.

Awning extension

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 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 checked="" 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 checked="" type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
N/A			
g) New building use/classification? (if applicable)			
N/A			
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>\$N/A</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>
<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. 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 <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where:
<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 <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; 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? <i>(if applicable)</i>			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	

EXCLUSIVE USE AREA LOT 1

PROPOSED EXTENTION OF SHADE SAIL

LOT 1 BEACHES

FOOT PATH

BOUNDARY

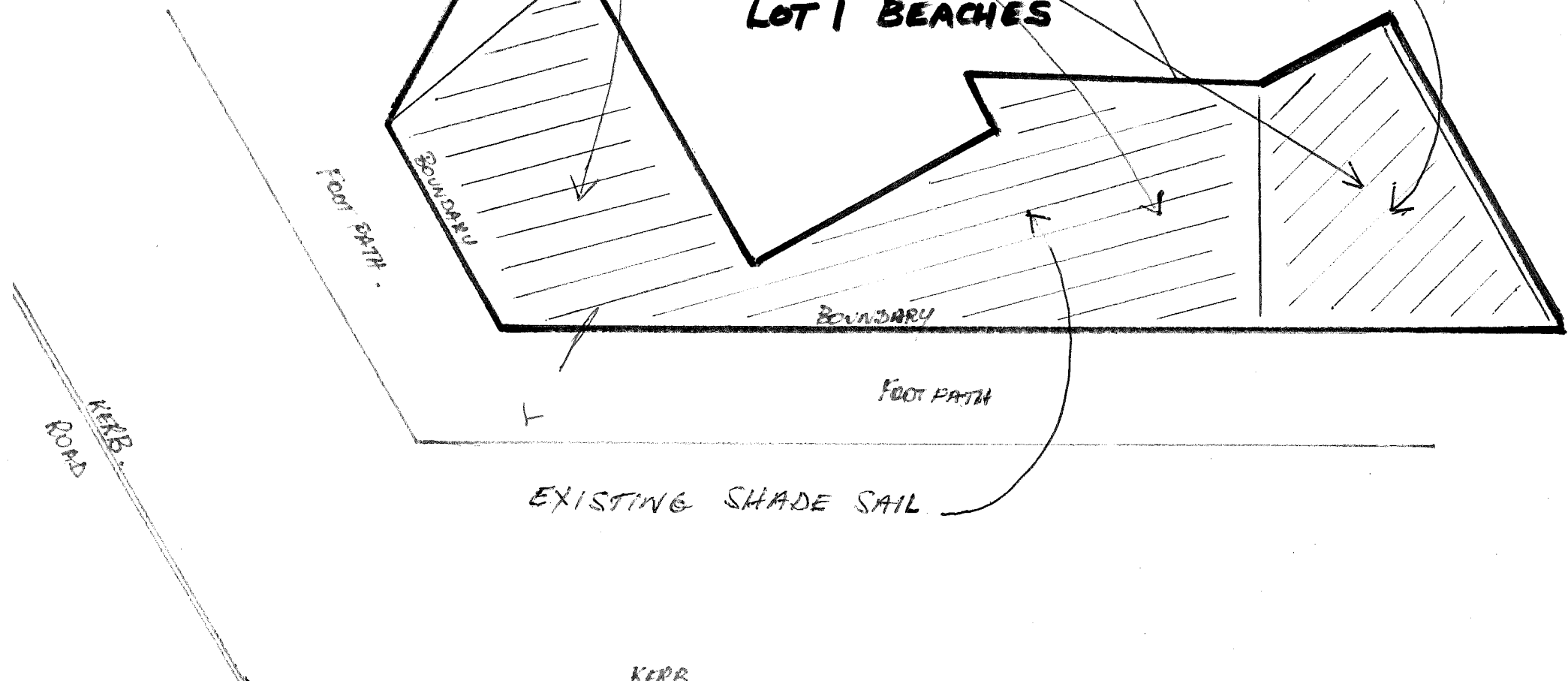
BOUNDARY

FOOT PATH

EXISTING SHADE SAIL

KERR

ROAD  
KERB.



# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**PLANNING DIVISION**

**P:** 0438 755 374 **E:** Patrick.c@gmacert.com.au  
P.O. Box 2760, Nerang Qld 4211



[www.gmacert.com.au](http://www.gmacert.com.au)

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff





20190322 - Lighthouse Café, Esplanade, Port Douglas

## **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:



20190322 - Lighthouse Café, Esplanade, Port Douglas

- (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	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b>	<b>AO1</b>	<b>Complies with AO1</b>



20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>The height of all buildings and structures must be in keeping with the residential character of the area.</p>	<p>Buildings and structures are not more than 13.5 metres and three storeys in height. Note – Height is inclusive of the roof height.</p>	<p>The proposal is for an extension to an existing awning over the footpath only and would not exceed 13.5 metres in height.</p>
<b>Setbacks (other than for a dwelling house)</b>		
<p><b>PO2</b> Buildings are setback to:</p> <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the area;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<p><b>AO2</b> Buildings are setback:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6 metres from the main street frontage;</li> <li>(b) a minimum of 4 metres from any secondary street frontage;</li> <li>(c) 4.5 metres from a rear boundary;</li> <li>(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.</li> </ul>	<p><b>Complies with PO2</b> The proposal is for an extension to an existing awning associated with an existing cafe that is built, in part, to the front property boundary. The proposed awning would extend the existing awning over an area of outdoor dining that its presently not covered by the existing awning. The awning would be consistent in terms of design form and bulk to that existing and would complement and be consistent with the existing built form in the area.</p>
<b>Site Coverage (other than for dwelling house)</b>		
<p><b>PO3</b></p>	<p><b>AO3</b></p>	<p><b>Complies with PO3</b></p>



20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.</p>	<p>The site coverage of any building is limited to 50%.</p>	<p>The proposed awning extension would be of minor scale when considering the development as a whole. It would not significantly alter the existing built form that has been considered to be accepted and not visually obtrusive.</p>
<b>Building proportions and scale (other than for dwelling house)</b>		
<p><b>PO4</b> The proportions and scale of any development are in character with the area and local streetscape.</p>	<p><b>AO4.1</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>	<p><b>Complies with AO4.1</b> The proposed awning would not have a building length that exceeds 15 metres.</p>
	<p><b>AO4.2</b> Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p>	<p><b>Complies with AO4.2</b> The proposed awning would not be capable of enclosure or conversion to a habitable room.</p>
	<p><b>AO4.3</b> Balconies, patios and similar spaces are designed to be open and light weight in appearance with a</p>	<p><b>Complies with AO4.3</b></p>





20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p>maximum of 20% of the façade being fully enclosed.</p>	<p>The proposed awning would be light weight in appearance, consistent with the existing awning and would not be enclosed.</p>
	<p><b>AO4.4</b>            Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including:            (a) the roofs of buildings are light coloured and non-reflecting;            (b) white and shining metallic finishes are avoided on external surfaces in prominent view.            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><b>Complies with AO4.4</b>            The proposed awning would be consistent in terms of form, design and materials with the existing awning, which creates an active frontage to the street and improves the amenity of the street scape.</p>
<p><b>Landscaping (other than for dwelling house)</b></p>		



20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO5</b></p> <p>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>AO5.1</b></p> <p>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>Not Applicable</b></p> <p>The proposed awning would not affect the existing landscaping that has previously been accepted as part of the existing development on the site.</p>
	<p><b>AO5.2</b></p> <p>Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p>	<p><b>Not Applicable</b></p> <p>The proposed awning would not affect the existing landscaping that has previously been accepted as part of the existing development on the site.</p>
	<p><b>AO5.3</b></p> <p>Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p><b>Not Applicable</b></p> <p>The proposed awning would not affect the existing landscaping that has previously been accepted as part of the existing development on the site.</p>
<b>For assessable development</b>		
<p><b>PO6</b></p>	<p><b>AO6</b></p>	<p><b>Not Applicable</b></p>



20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>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>Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.</p>	
<p><b>PO7</b>            Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.             Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>A07</b>            No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p>
<p><b>PO8</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>A08</b>            No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p>



20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO9</b> Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.</p>	<p><b>AO9</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>Not Applicable</b></p>
<p><b>PO10</b> Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.</p>	<p><b>AO10.1</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>Not Applicable</b></p>



20190322 - Lighthouse Café, Esplanade, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO10.2</b> Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.</p>	<p><b>Not Applicable</b></p>
	<p><b>AO10.3</b> Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides onsite car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code</p>	<p><b>Not Applicable</b></p>
<p><b>PO11</b> New lots contain a minimum area of 1000m2 .</p>	<p><b>AO11</b> No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p>
<p><b>PO12</b> New lots have a minimum road frontage of 20 metres.</p>	<p><b>AO12</b> No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p>
<p><b>PO13</b></p>	<p><b>AO13</b></p>	<p><b>Not Applicable</b></p>



20190322 - Lighthouse Café, Esplanade, Port Douglas

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

**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 station</li> </ul>	<ul style="list-style-type: none"> <li>• Permanent plantation</li> <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>



20190322 - Lighthouse Café, Esplanade, Port Douglas

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.