

DA Form 1 – Development application 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 code assessment or impact assessment**, except when applying for development involving building work.

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

| 1) Applicant details | |
|--|------------------------------------|
| Applicant name(s) <i>(individual or company full name)</i> | Ram Metalworks |
| Contact name <i>(only applicable for companies)</i> | Patrick Clifton, GMA Certification |
| Postal address <i>(P.O. Box or street address)</i> | PO Box 2760 |
| Suburb | Nerang |
| State | QLD |
| Postcode | 4211 |
| Country | Australia |
| Contact number | 0438 755 374 |
| Email address <i>(non-mandatory)</i> | Patrick.C@gmacert.com.au |
| Mobile number <i>(non-mandatory)</i> | 0438 755 374 |
| Fax number <i>(non-mandatory)</i> | |
| Applicant's reference number(s) <i>(if applicable)</i> | 20193805 |

| 2) Owner's consent |
|---|
| 2.1) Is written consent of the owner required for this development application? |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application |
| <input type="checkbox"/> No – proceed to 3) |



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

| | | | | |
|----|----------|------------|------------------------------------|--------------------------|
| a) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | 25 | Owen Street | Craigie |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4877 | 101 | SP256262 | Douglas Shire Council |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

Name of port authority for tidal area (if applicable):

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

Name of airport:

| | |
|---|--|
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> | |
| EMR site identification: | |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i> | |
| CLR site identification: | |

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

Low Impact Industry

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

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

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

6.3) Additional aspects of development

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

| | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete DA Form 2 – Building work details |

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

| Provide a general description of the proposed use | Provide the planning scheme definition (include each definition in a new row) | Number of dwelling units (if applicable) | Gross floor area (m ²) (if applicable) |
|---|---|--|--|
| Low Impact Industry | Low Impact Industry | N/A | Approx 500sqm |
| | | | |
| | | | |

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

| | | |
|--|--|--|
| <input type="checkbox"/> Yes | | |
| <input checked="" type="checkbox"/> No | | |

Division 2 – Reconfiguring a lot

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

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

| |
|--|
| |
|--|

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

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

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

| Intended use of lots created | Residential | Commercial | Industrial | Other, please specify: |
|------------------------------|-------------|------------|------------|------------------------|
| | | | | |
| Number of lots created | | | | |

10.2) Will the subdivision be staged?

| |
|---|
| <input type="checkbox"/> Yes – provide additional details below |
| <input type="checkbox"/> No |
| How many stages will the works include? |
| What stage(s) will this development application apply to? |

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

| | | | | |
|-------------------------------|-------------|------------|------------|------------------------|
| Intended use of parts created | Residential | Commercial | Industrial | Other, please specify: |
| Number of parts created | | | | |

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

| Current lot | | Proposed lot | |
|-------------------------|------------------------|-------------------------|------------------------|
| Lot on plan description | Area (m ²) | Lot on plan description | Area (m ²) |
| | | | |
| | | | |

12.2) What is the reason for the boundary realignment?

| |
|--|
| |
|--|

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

| Existing or proposed? | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
|-----------------------|-----------|------------|---|---|
| | | | | |
| | | | | |

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <input style="width: 300px;" type="text"/> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

| |
|---|
| <input type="checkbox"/> Yes – specify number of new lots: <input style="width: 150px;" type="text"/> |
| <input type="checkbox"/> No |

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

| |
|---|
| \$ <input style="width: 150px;" type="text"/> |
|---|

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

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

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

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

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

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

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

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

PART 6 – INFORMATION REQUEST

| |
|--|
| 19) Information request under Part 3 of the DA Rules |
| <input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application |
| <p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</p> |

PART 7 – FURTHER DETAILS

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

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

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

| Amount paid | Date paid (dd/mm/yy) | QLeave levy number |
|-------------|----------------------|--------------------|
| \$ | | |

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

| | | | |
|----------------------|--|-------------------------|--|
| Proposed ERA number: | | Proposed ERA threshold: | |
| Proposed ERA name: | | | |

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

Hazardous chemical facilities

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
 No

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

Clearing native vegetation

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

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

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

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

No

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

Koala conservation

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

Yes

No

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

| 24) Development application checklist | |
|--|--|
| I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i> | <input checked="" type="checkbox"/> Yes |
| If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable |
| Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i> | <input checked="" type="checkbox"/> Yes |
| 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 DA Forms Guide: Relevant plans.</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 (<i>see 21</i>) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable |

| 25) 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>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> • 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 • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p> | |

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

| Notification of engagement of alternative assessment manager | |
|--|--|
| Prescribed assessment manager | |
| Name of chosen assessment manager | |
| Date chosen assessment manager engaged | |
| Contact number of chosen assessment manager | |

| | |
|---|--|
| Relevant licence number(s) of chosen assessment manager | |
|---|--|

| QLeave notification and payment | |
|---|--|
| <i>Note: For completion by assessment manager if applicable</i> | |
| Description of the work | |
| QLeave project number | |
| Amount paid (\$) | |
| Date paid | |
| Date received form sighted by assessment manager | |
| Name of officer who sighted the form | |

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



Our Ref: 20193805

Date: 24 September 2019

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

Attn: Dan Lamond Planning Officer

Via Email: enquiries@douglas.qld.gov.au

Dear Sir,

**RE: APPLICATION FOR MATERIAL CHANGE OF USE, 25
OWEN STREET, CRAIGLIE, LOT 101 SP256262 – LOW
IMPACT INDUSTRY (CODE ASSESSMENT)**

We act for RAM Metalworks in respect of the attached application for the development of a Low Impact Industry use at 25 Owen Street, Craiglie.

Please find attached the application pack, comprising:

- DA Form 1 – Application form;
- Landowners Consent; and,
- Supporting Planning Statement containing proposal plans and a Benchmark Assessment.

The proposed development is identified in the Tables of Assessment as Self-Assessable; however, an application is required as the development does not satisfy the Acceptable Outcomes relating to front setback and landscaping.

In accordance with the adopted Fees and Charges, the application attracts a fee of \$3,202.00. It is considered that this fee does not represent the level of assessment and officer time required to assess what is effectively an application for the relaxation of front setback and landscaping requirements only. The level of assessment required is considered to be consistent with that associated with a siting dispensation and consequently it is requested that Council reduce the fee accordingly. Once a

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GMA Certification Pty Ltd

determination on the applicable fee has been made it would be appreciated if you could email the invoice to the details provided below to arrange prompt payment.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned on 0438 755 374 or by email patrick.c@gmacert.com.au

Kind Regards,

Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION GROUP



GMA Certification
Group

*Leader's in
Building Certification Services*

PLANNING STATEMENT

For: RAM Metalworks
Development: Low Impact Industry
At: 25 Owen Street, Craiglie (Lot 101 SP256262)
Prepared by: GMA Certification Group
File Ref: 20193805
Revision: A

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1.0 Introduction

This report has been prepared in behalf of RAM Metalworks in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Low Impact Industry on land located at 25 Owen Street, Craiglie and described as Lot 101 on SP256262.

The application site is a single regular shaped industrial allotment containing an area of 1,102m² and having frontage to Owen Street of approximately 37 metres. The site is predominantly vacant; however, it contains an easement for electricity supply purposes within the north east corner of the site adjacent the frontage to Owen Street that accommodates an electricity substation. Land surrounding the site is characterised by vacant industrial land or industrial uses in the form of low impact and medium impact industry.

It is proposed to develop the site for a Low Impact Industry, which would be contained in two sheds that would be constructed on the site. The sheds would be setback from the front boundary by 5 metres, built to the side boundaries and setback 6.967 metres to the rear boundary. The two sheds would be separated by a trafficable driveway of 7 metres in width. The total floor area of the sheds would be 519m², resulting in a site coverage of 47%, and they would have a height of 8.5 metres.

The application is identified as Self Assessable and an application for Material Change of Use is not required when the proposed development satisfies the requirements identified in the Planning Scheme Codes. In this instance the proposed development does not satisfy the setback requirements to the road frontage or the provision of open space required by the Zone Code, noting that it does comply with the landscaping requirements of the Industrial Activities Code. Consequently, a Code Assessable application is required to be submitted to Council for approval.

Notwithstanding the non-compliance with the self assessable requirements, the proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

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

2.0 Development Summary

| | |
|---|---|
| Address: | 25 Owen Street, Craiglie |
| Real Property Description: | Lot 101 SP256262 |
| Easements & Encumbrances: | Easement for electricity supply - substation |
| Site Area/Frontage: | Area: 1,102m ² Frontage: Approx. 37 metres |
| Registered Owner: | Anne Patricia Eldridge, Brian Robert Eldridge, Miranda Renee Eldridge & Trent Brian Eldridge |
| Proposal: | Low Impact Industry |
| Approval Sought: | Development Permit |
| Level of Assessment: | Code Assessment |
| State Interests – State Planning Policy | <ul style="list-style-type: none">• Safety and Resilience to Hazards – Flood Hazard - Level 1 – Queensland Floodplain Assessment Overlay. |
| State Interests – SARA Mapping: | <ul style="list-style-type: none">• Native Vegetation Clearing – Category X on the Regulated Vegetation Management Map. |
| Referral Agencies: | Nil |
| State Development Assessment Provisions: | N/A |
| Regional Plan Designation: | Urban Footprint |
| Zone: | Industry Zone |
| Local Plan Designation: | Port Douglas/Craiglie Local Plan – Precinct 3 Craiglie Commercial and Light Industrial Area |
| Overlays: | Acid Sulfate Soils Overlay – 5m – 20m AHD |

3.0 Site and Locality

The application site is a single regular shaped industrial allotment located at 25 Owen Street, Craiglie and described as Lot 101 on SP256262. The site contains an area of 1,102m² and has frontage to Owen Street of approximately 37 metres.

The site is unimproved and is vacant and contains an easement for electricity supply purposes within the north east corner of the site adjacent the frontage to Owen Street. It is understood that the easement contains a local substation. The site also benefits from easements over adjacent land to the north for the purpose of access

Land surrounding the site is characterised by vacant industrial land or industrial uses in the form of low impact and medium impact industry. To the north the site adjoins a plumbing and gas workshop and depot and to the south it adjoins a car wash. To the west are other low impact industry use and to the east, on the opposite side of Owen Street is vacant land.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to develop the site for a Low Impact Industry, which would be contained in two sheds that would be constructed on the site. The sheds would be setback from the front boundary by 5 metres, built to the side boundaries and setback 6.967 metres to the rear boundary. The two sheds would be separated by a trafficable driveway of 7 metres in width. The total floor area of the sheds would be 519m², resulting in a site coverage of 47%, and they would have a height of 8.5 metres. An office and administration area would be provided inside the sheds and to the site frontage with pedestrian access facing the street. A two metre wide landscaped strip would be provided adjacent the Owen Street frontage with 7.7% of the overall site provided as landscaped area.

Access to the development would be provided from a single access location off Owner Street located approximately centrally on the site frontage. The driveway would provide access to six on-site car parking spaces with two spaces located in the forecourt area, a single car parking space located internally, and three spaces located to the rear of the site.

Proposal Plans are attached at Appendix 1.

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

| Development Feature | Proposal |
|---------------------|--|
| Site Area: | 1,102m ² |
| Frontage: | Approx. 37 metres |
| Height: | 8.5 metres |
| Gross Floor Area: | Apporx. 500m ² |
| Site Cover: | 47% |
| Setbacks: | Front – 5 metres Side – 0 Metres Rear – 6.967 metres |
| Access: | Single 6.0 metre wide driveway |
| Car Parking Spaces: | six |

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

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

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

The application involves the development of Low Impact Industry. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

| Development | Categorising Section | Level of Assessment |
|---------------------|---------------------------|---------------------|
| Low Impact Industry | Table 5.6.e Industry Zone | Self Assessable |

Whilst the proposed development is identified as self -assessable, pursuant to section 5.4 (1) (a) (iii) of the Planning Scheme the development becomes Code Assessable as the development does not comply with the setback and landscaping requirements of the self-assessable acceptable outcomes.

5.1.4 Statutory Considerations for Assessable Development

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

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at **Appendix 3**.

5.1.5 State Planning Policy

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

- Safety and Resilience to Hazards – Flood Hazard - Level 1 – Queensland Floodplain Assessment Overlay.

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

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme, the site is identified within the Industry Zone and the Port Douglas/Craigie Local Plan, Precinct 3, and is affected by the Acid Sulfate Soils Overlay.

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

| Assessment Benchmark | Applicability | Compliance |
|---------------------------------|--|---|
| Industry Zone Code | Applies | Consideration required in respect of building setback (PO2) and On-site landscaping (PO5), refer below. |
| Port Douglas/Craigie Local Plan | Applies – Self Assessable requirements only. | Complies with all relevant Acceptable Outcomes. |
| Acid Sulfate Soils Overlay Code | Applies | Complies with all relevant Acceptable Outcomes. |
| Industry Activities Code | Applies | Consideration required in respect of building setback (PO2), refer below. |
| Access and Parking Code | Applies | Complies with all relevant Acceptable Outcomes. |
| Environmental Performance Code | Not Applicable | Applies to Assessable development only. |
| Infrastructure Works Code | Applies | Complies with all applicable Acceptable Outcomes. |
| Landscaping Code | Applies – PO1 only | Complies with all Acceptable Outcomes. |

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Setback Requirements

The Acceptable Outcomes require the building to be setback 6.0 metres from the property frontage and the proposed building would have a setback of 5 metres. The performance outcome requires buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.

The proposed setback is consistent with the electricity substation on the site and with the setback of the premises at 31 Owen Street, 17-19 Owen Street and other properties on Owen Street that have a setback of less than 6 metres. On that basis, the proposed setback is considered to be consistent with the setbacks in Owen Street and complies with the Performance Outcome.

6.1.1.2 Landscaping Requirements

The Industry Zone Code Acceptable Outcomes require the provision of 20% of the site as landscaping and the landscaping on the site would comprise 7.7% of the site area. It is important to note that this is consistent with that required by the Industry Activities Code, which requires 5% landscaping. The Performance Outcome requires the appearance and amenity of the development is enhanced through landscaping works.

The landscaping would comprise a 2.0 metre wide landscaped buffer to the street and publicly visible areas to maintain and enhance the amenity of the area. This landscaping provision is considered consistent with the landscaping of other industrial sites in the area where no site provides the 20% required by the Acceptable Outcome.

7.0 Summary and Conclusion

This report has been prepared in behalf of RAM Metalworks in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Low Impact Industry on land located at 25 Owen Street, Craiglie, and described as Lot 101 on SP256262.

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

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32072422

Search Date: 09/09/2019 11:08

Title Reference: 50902482

Date Created: 08/01/2013

Previous Title: 50681572

50703207

REGISTERED OWNER

Interest

Dealing No: 718387775 09/11/2017

ANNE PATRICIA ELDRIDGE

BRIAN ROBERT ELDRIDGE

MIRANDA RENEE ELDRIDGE

TRENT BRIAN ELDRIDGE

JOINT TENANTS INTER SE

JOINT TENANTS INTER SE

1/2

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 101

SURVEY PLAN 256262

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. EASEMENT IN GROSS No 710971309 06/09/2007 at 10:31
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT M ON SP201317
3. EASEMENT No 714853434 20/12/2012 at 11:18
benefiting the land over
EASEMENT A ON SP256262
4. EASEMENT No 714853445 20/12/2012 at 11:19
benefiting the land over
EASEMENT B ON SP256262
5. EASEMENT No 714853448 20/12/2012 at 11:19
benefiting the land over
EASEMENT C ON SP256262
6. MORTGAGE No 718581861 15/02/2018 at 13:20
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES - NIL

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32072422

Search Date: 09/09/2019 11:08

Title Reference: 50902482

Date Created: 08/01/2013

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

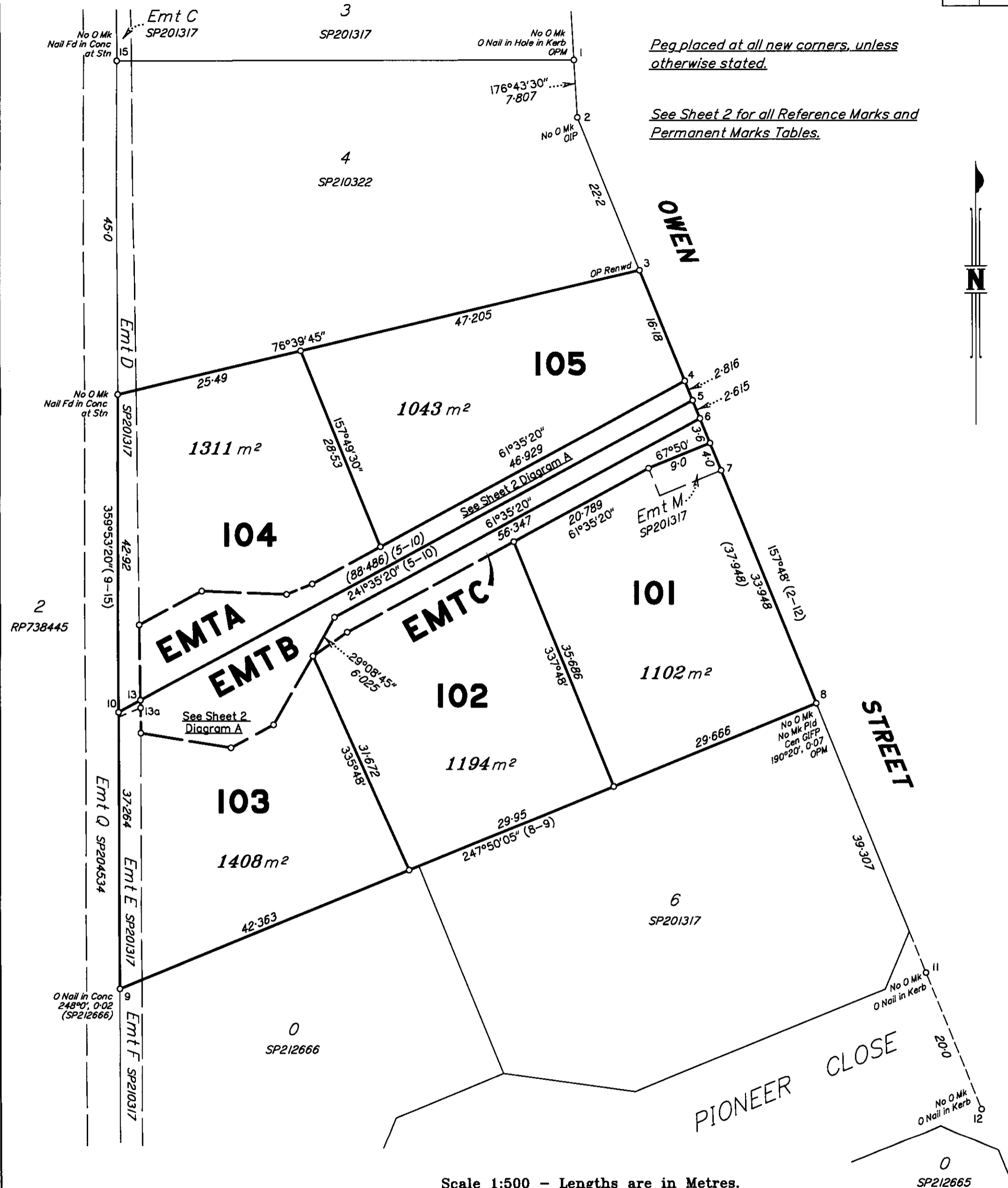
COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]

Requested By: D-ENQ GLOBALX TERRAIN

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

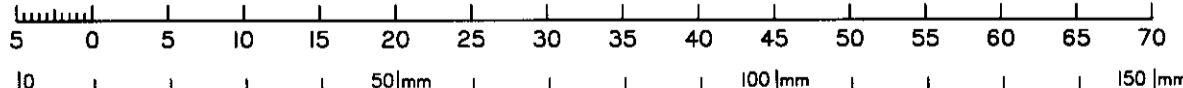
Sheet 1 of 2



Peg placed at all new corners, unless otherwise stated.

See Sheet 2 for all Reference Marks and Permanent Marks Tables.

Scale 1:500 - Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Daniel Geoffrey PINKHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Ben Christopher SHEPHERD, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/10/2012.

Solomon
Authorized Delegate

20/11/12
Date

Plan of Lots 101-105 & Emt A in Lot 104, Emt B in Lot 103 & Emt C in Lot 102

Cancelling Lot 98 on SP210322 & Lot 5 SP201317

PARISH: **SALISBURY** COUNTY: **Solander**

Meridian: **SP201317** F/N's: **No**

Scale: **1:500**

Format: **STANDARD**

SP256262

Plan Status:

714853412

\$769.45
20/12/2012 11:17

CS 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

MARINO MOLLER LAWYERS 795
PO Box 57
Port Douglas Qld 4877
Ph: 07 4081 6700
Ref: AVT:120207

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We WAKS DEVELOPMENTS PTY LTD
A.C.N. 116 396 573

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

Waks Developments Pty Ltd ACN 116 396 573
by its Attorney Arthur Vanden Timms under
Power of Attorney No. 711307959

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS REGIONAL COUNCIL
hereby approves this plan in accordance with the:

% INTEGRATED PLANNING ACT 1997
DATE OF APPLICATION: 24 SEPTEMBER 2009

Dated this TWELFTH day of DECEMBER 2012

DELEGATED OFFICER
NEIL BECK ACTING MANAGER
#DEVELOPMENT ASSESSMENT

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :
Name :

4. References :

Dept File :
Local Govt : 8/13/1496
Surveyor : PRI08905

6. Existing

| Title Reference | Description |
|-----------------|--------------------|
| 50703207 | Lot 98 on SP210322 |
| 50681572 | Lot 5 on SP201317 |

Created

| New Lots | Road | Emts | Cov. | Profit a prendre |
|----------|------|-------|------|------------------|
| 101-105 | | A-C | | |
| 101-103 | | B & C | | |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 710202063 | 101-105 | |

ENCUMBRANCE EASEMENT ALLOCATIONS

| Easement | Lots to be Encumbered |
|------------------------|-----------------------|
| 710964112 (Easement E) | 103 |
| 710971309 (Easement M) | 101 |
| 710964112 (Easement D) | 103 & 104 |

| | |
|---------|--------------------|
| 101-105 | Lot 83 on CP SR724 |
| Lots | Orig |

7. Portion Allocation :

8. Map Reference :
7964-11131

9. Locality :
CRAIGLIE

10. Local Government :
CAIRNS REGIONAL

11. Passed & Endorsed :

By : RPS Australia East Pty Ltd
Date : 20/11/12
Signed :
Designation : Cadastral Surveyor

12. Building Format Plans only.

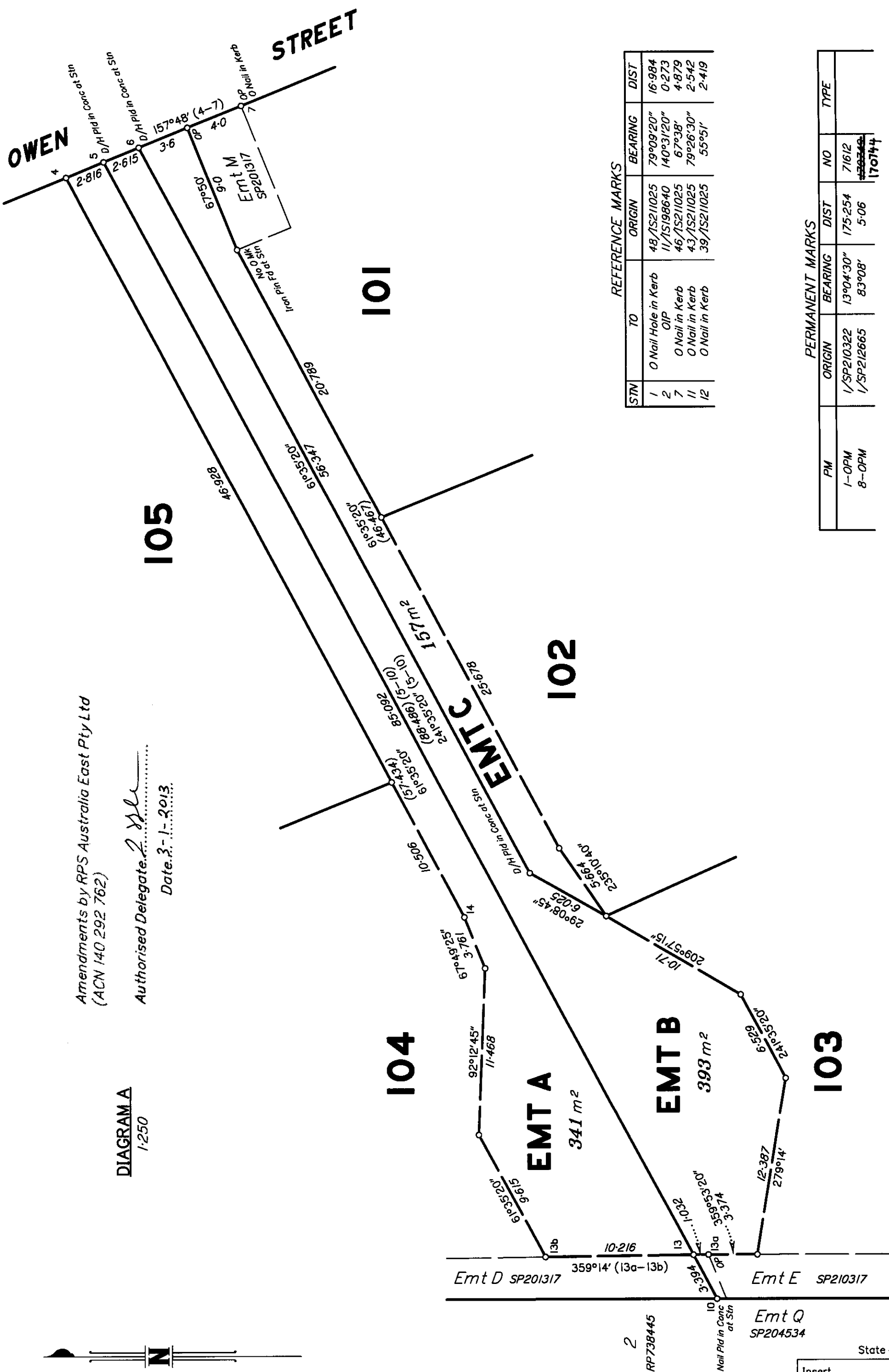
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number
SP256262



Amendments by RPS Australia East Pty Ltd
(ACN 140 292 762)

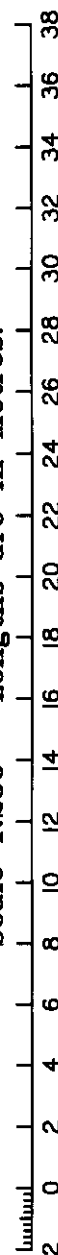
Authorised Delegate: *[Signature]*
Date: 3-1-2013

DIAGRAM A
1:250

| STN | TO | ORIGIN | BEARING | DIST |
|-----|---------------------|-------------|------------|--------|
| 1 | O Nail Hole in Kerb | 48/15211025 | 79°09'20" | 16.984 |
| 2 | OIP | 11/15198640 | 140°31'20" | 0.273 |
| 7 | O Nail in Kerb | 46/15211025 | 67°38' | 4.879 |
| 11 | O Nail in Kerb | 43/15211025 | 79°26'30" | 2.542 |
| 12 | O Nail in Kerb | 39/15211025 | 55°51' | 2.419 |

| PM | ORIGIN | BEARING | DIST | NO | TYPE |
|-------|------------|-----------|---------|----------------------------|------|
| 1-OPM | 1/SP210322 | 13°04'30" | 175.254 | 71612 | |
| 8-OPM | 1/SP212665 | 83°08' | 5.06 | 71612 170144 | |

Scale 1:250 - Lengths are in Metres.



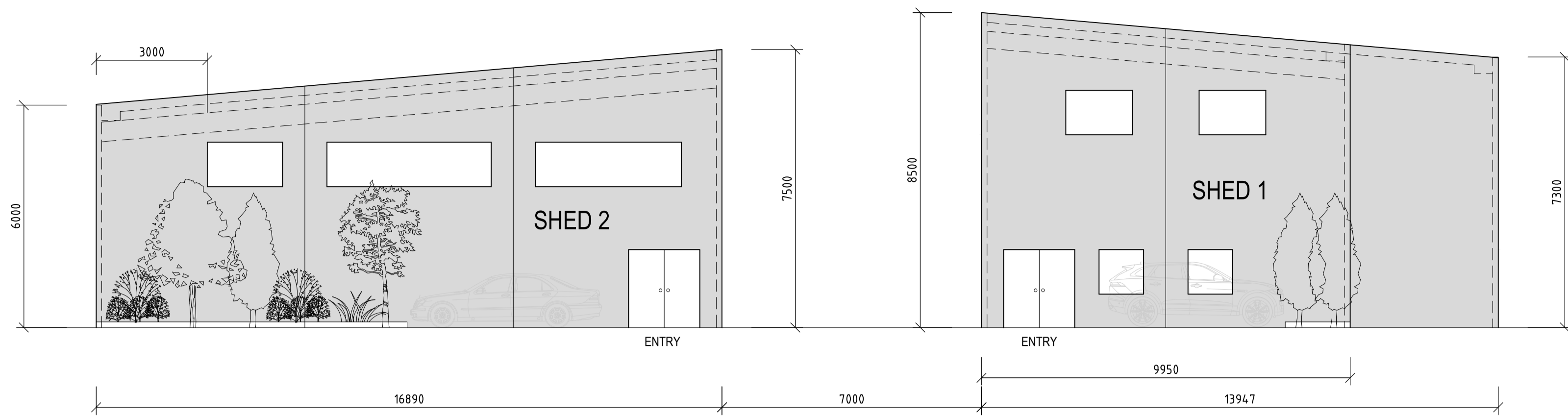
Peg placed at all new corners unless otherwise stated.

State copyright reserved.

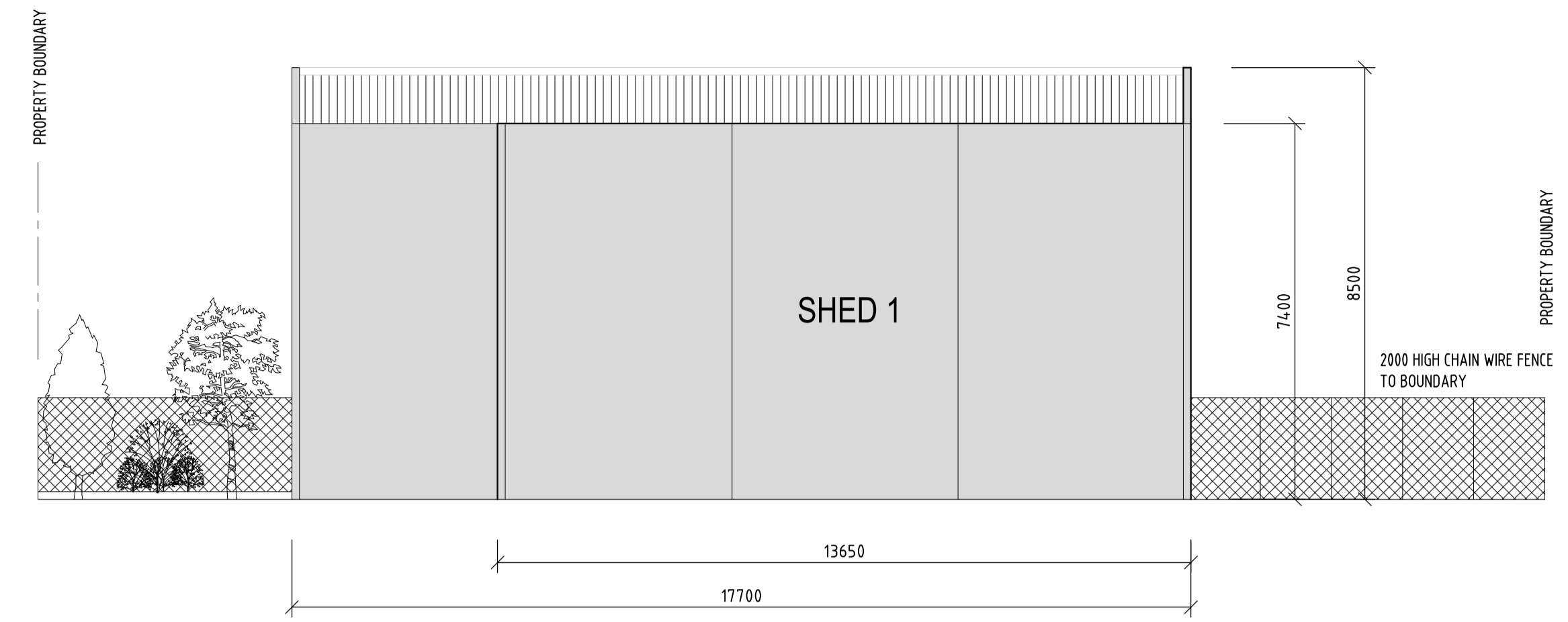
Insert Plan Number **SP256262**



PROPOSAL PLANS

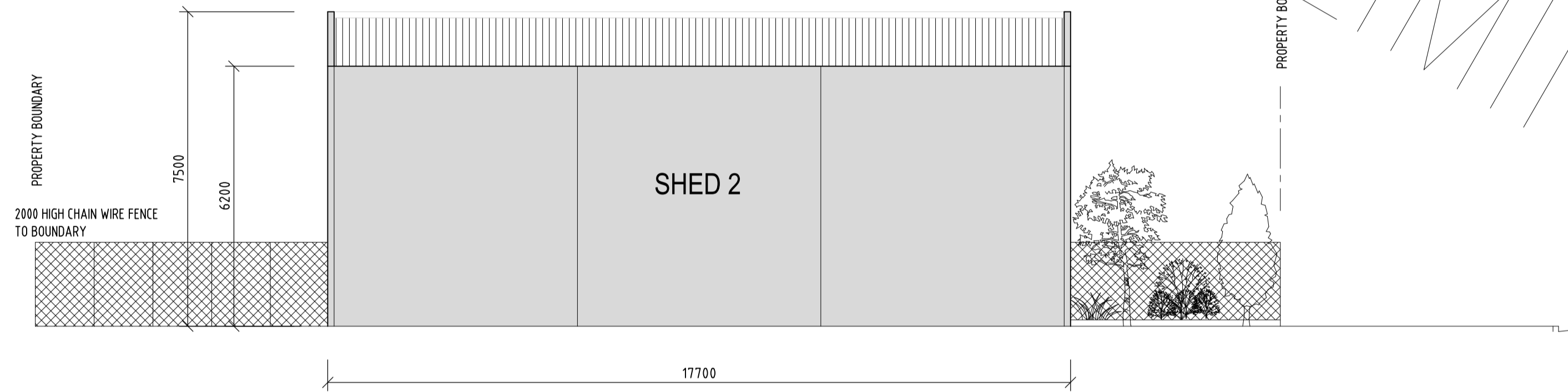


ELEVATION AA
1:100

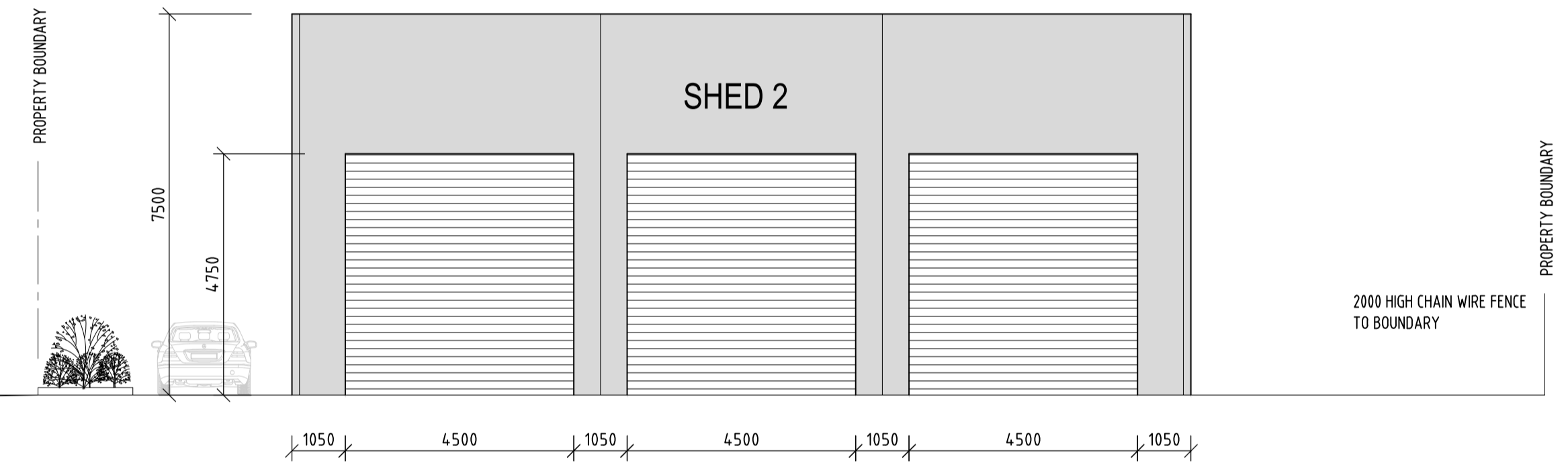


ELEVATION DD
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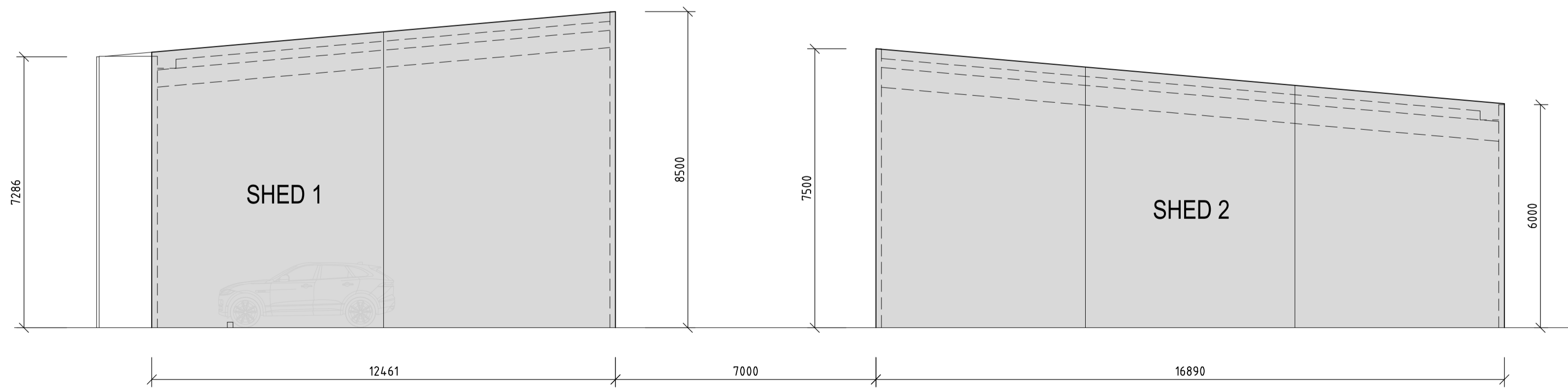
PRELIMINARY



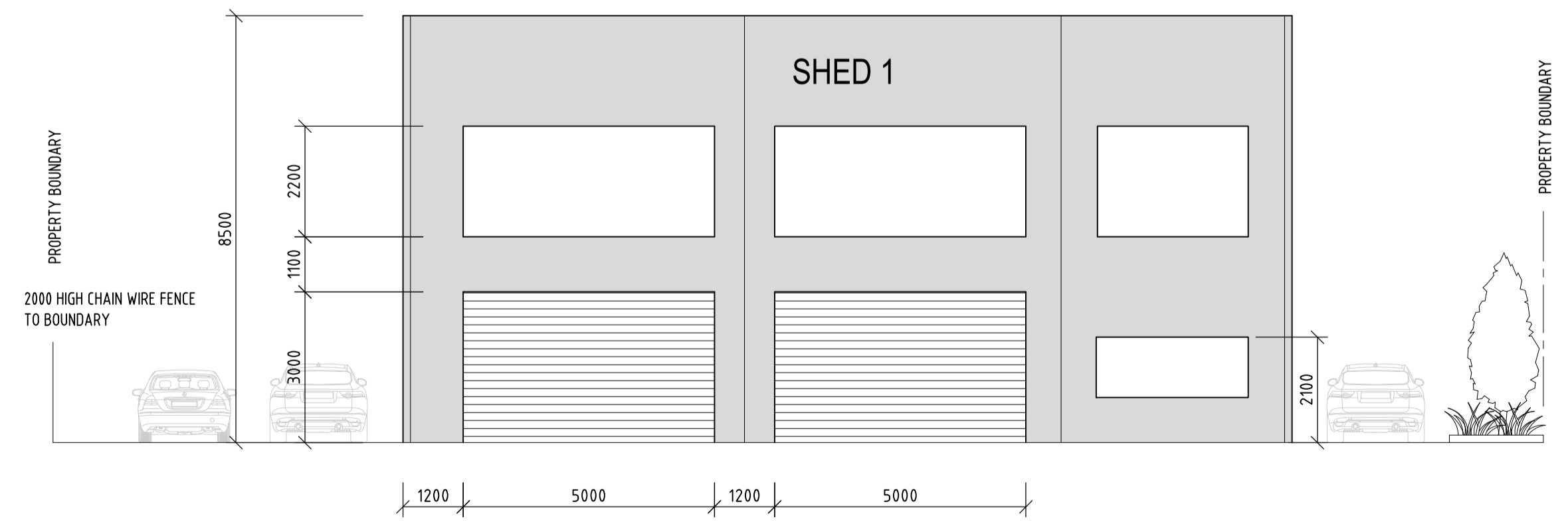
ELEVATION BB
1:100



ELEVATION EE
1:100



ELEVATION CC
1:100



ELEVATION FF
1:100

| REV | DESCRIPTION | APP'D | DATE |
|-----|----------------------------|-------|-----------|
| P3 | VEHICLE TURNING PATH ADDED | | 19-9-2019 |
| P2 | ISSUED FOR D.A PURPOSES | | 3-9-2019 |
| P1 | PRELIMINARY ISSUE | | 2-8-2019 |

COMMERCIAL IN CONFIDENCE - COPYRIGHT RESERVED
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CLIENT: RAM METAL WORKS
PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
LOT 101 OWEN STREET
CAIRNS

RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1769
CAIRNS 4870
PHONE: 07 4051 9466
FAX: 07 4051 9477
admin@rogersconsulting.com.au

| TITLE: BUILDING ELEVATIONS | | | |
|----------------------------|--------------------|-------------|---------|
| DRAFTED: RF | REVIEWED: | APPROVED: | |
| DESIGNED: HR | A1 PLAN | | |
| SCALE: AS NOTED | PROJECT NO: 190300 | DWG NO: A02 | REV: P3 |

PLANNING BENCHMARK ASSESSMENT



20193805 – 25 Owen Street, Craiglie

6.2.5 Industry Zone Code

6.2.5.1 Application

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

6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low or medium impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes
- (2) The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:

- (i) Theme 1 : Settlement pattern, Element 3.4.4 – Industry areas and activities.
- (ii) Theme 2 : Environment and landscape values, Element 3.5.6 – Air and acoustic protection and hazardous materials.
- (iii) Theme 5 : Economy, Element 5.8.2 – Economic growth and diversification, Element 5.8.5 – Innovation and technology.

(b) provide and protect land that is accessible and serviced for the location of industry;



20193805 – 25 Owen Street, Craiglie

(c) manage development to maintain an industrial amenity and provide adequate separation to sensitive land use activities.

(d) ensure the long term dominance of the Mossman Mill as an industrial activity on Industry zoned land in Mossman will continue to contribute to the development and prosperity of the town.

(e) recognise the opportunity to consolidate further industrial development around the Mosman Mill site to create a low /medium impact industry precinct in Mossman.

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

(a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.

(b) The scale, character and built form of development contributes to a high standard of amenity.

(c) Development has access to development infrastructure and essential services.

(d) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses.

(e) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.



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Table 6.2.5.3 – Criteria for assessment

Table 6.2.5.3.a – Industry zone code – assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| For self-assessable and assessable development | | |
| <p>PO1</p> <p>The height of buildings and structures is consistent with those of nearby buildings.</p> | <p>AO1</p> <p>Buildings and structures are not more than 10 metres in height.</p> | <p>Complies with AO1</p> <p>The development would be 8.5 metres high.</p> |
| <p>PO2</p> <p>Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.</p> | <p>AO2.1</p> <p>Buildings, structures, display and storage areas are set back a minimum of:</p> <p>(a) 8 metres to a State-controlled road</p> <p>(b) 6 metres from any other road frontage(s).</p> | <p>Complies with PO2</p> <p>The proposed building would be setback 5 metres from the property frontage. However, this setback is consistent with the electricity transformer on the site and with the setback of the premises at 31 Owen Street, 17-19 Owen Street and other properties on Owen Street that have a setback of less than 6 metres. On that basis, the proposed setback is considered to be consistent with the</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|---|---|
| | | setbacks in Owen Street and complies with the Performance Outcome. |
| | <p>AO2.2</p> <p>Where a site has a common boundary with land in an Industry zone, the buildings are setback either:</p> <ul style="list-style-type: none"> (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. <p>Note – Building Code requirements must be satisfied.</p> | <p>Complies with AO2.2</p> <p>The proposed development would be built to the side boundaries and setback greater than 2.5 metres from the rear boundary.</p> |
| | <p>AO2.3</p> <p>Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres</p> | <p>Not Applicable</p> <p>The site does not adjoin non-industry zoned land.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| | <p>or ¼ of the height of the building, whichever is the greater from the common boundary.</p> <p>Note – Building Code requirements must be satisfied</p> | |
| <p>PO3</p> <p>The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.</p> | <p>AO3</p> <p>The site coverage of buildings does not exceed 60%.</p> | <p>Complies with AO3</p> <p>Site coverage would be 47%.</p> |
| <p>PO4</p> <p>Development provides a quality workplace.</p> | <p>AO4.1</p> <p>Pedestrian entrances to buildings are:</p> <ul style="list-style-type: none"> (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way. | <p>Complies with AO4.1</p> <p>The pedestrian entrances would front the street and would be immediately adjacent the customer parking areas.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|--|
| | <p>AO4.2</p> <p>Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).</p> | <p>Complies with AO4.3</p> <p>The office area is on the street facing façade.</p> |
| | <p>AO4.3</p> <p>Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p> | <p>Complies with AO4.3</p> <p>Customer car parking would be located in the building forecourt with staff parking to the rear.</p> |
| | <p>AO4.4</p> <p>Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p> | <p>Not Applicable</p> <p>No gates are proposed.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| | <p>AO4.5</p> <p>Car parking surfaces are constructed or coated with glare-reducing materials.</p> | <p>Complies with AO4.5</p> <p>The car parking area would be sealed with concrete.</p> |
| <p>PO5</p> <p>The appearance and amenity of development is enhanced through landscaping works.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p> | <p>AO5.1</p> <p>A minimum of 20% of the site is provided with space available for landscape planting.</p> | <p>Complies with PO5</p> <p>Landscaping on the site would comprise 7.7% of the site area is consistent with that required by the Industry Activities Code, which requires 5% landscaping. The landscaping would comprise a landscaped buffer to the street and publicly visible areas to maintain and enhance the amenity of the area. This landscaping provision is considered consistent with the landscaping of other industrial sites in the area where no site provides the 20% required by the Acceptable Outcome.</p> |
| | <p>AO5.2</p> | <p>Complies with AO5.2</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|---|
| | <p>A 2 metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.</p> | <p>A landscaped strip of a minimum of 2 metres would be provide to the Owen Street frontage.</p> |
| | <p>AO5.3 Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.</p> | <p>Complies with AO5.3 The landscaped areas would be protected by a concrete border.</p> |
| | <p>AO5.4 Landscape planting consists of hardy tropical species suited to Douglas Shire’s climatic conditions.</p> | <p>Complies with AO5.4 It is proposed that the landscaping would comprise local tropical species to provide a low maintenance garden area.</p> |
| <p>PO6</p> | <p>AO6</p> | <p>Complies with AO6</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| The movement of traffic on roads is not compromised by the loading and unloading of goods. | All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods | All pick-up and delivery vehicles would be able to enter and leave the site in a forward gear. |
| <p>PO7</p> <p>Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.</p> | <p>A07</p> <p>No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.</p> | <p>Not Applicable</p> <p>The site would not be visible from the Captain Cook Highway.</p> |
| <p>PO7</p> <p>The movement of traffic on roads is not compromised by access and egress to the site.</p> | <p>A07.1</p> <p>Site access for vehicles is limited to one point per road frontage.</p> <p>or</p> | <p>Complies with A07.1</p> <p>Only one site access is proposed.</p> |
| | <p>A07.2</p> <p>If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.</p> | <p>Not Applicable</p> <p>Only one site access is proposed.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | <p>AO7.3</p> <p>Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.</p> | <p>Complies with Ao7.3</p> <p>All vehicles anticipated to be required for site operation would be able to enter and leave the site in a forward gear.</p> |
| <p>PO8</p> <p>Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.</p> | <p>AO8.1</p> <p>Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.</p> | <p>Not Applicable</p> <p>It is not proposed to store contaminating materials on site.</p> |
| | <p>AO8.2</p> <p>Roof and storm water are directed away from areas of potential contamination.</p> | <p>Complies with AO8.2</p> <p>All stormwater would be collected and discharges to Owen Street.</p> |
| | <p>AO8.3</p> | <p>Not Applicable</p> <p>It is not proposed to store contaminating materials on-site.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest. | |
| <p>PO9</p> <p>The establishment of uses is consistent with the outcomes sought for the Industry zone and protects the zone from the intrusion of inconsistent uses.</p> | <p>AO9</p> <p>Uses identified in Table 6.2.5.3.b are not established in the Industry zone.</p> | <p>Complies with AO9</p> <p>A Low Impact Industry use is not an identified use.</p> |
| <p>PO10</p> <p>Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p> <p>(a) the Accommodation activity group, located outside the Industry zone;</p> | <p>AO10</p> <p>No acceptable outcomes are prescribed.</p> | <p>Not Applicable</p> <p>There are no nearby sensitive land uses.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| (b) the Sensitive land use activity group, located outside the Industry zone. | | |
| PO11 New lots contain a minimum area of 1000m ² . | AO11 No acceptable outcomes are prescribed | Not Applicable The proposal does not involve reconfiguring a lot. |
| PO12 New lots have a minimum road frontage of 20 metres. | AO12 No acceptable outcomes are prescribed. | Not Applicable The proposal does not involve reconfiguring a lot. |
| PO13 New lots contain a 20 metre x 40 metre rectangle. | AO13 No acceptable outcomes are prescribed. | Not Applicable The proposal does not involve reconfiguring a lot. |

Table 6.2.5.3.b – Inconsistent uses within the Industry zone

| Inconsistent uses | | |
|--|---|---|
| <ul style="list-style-type: none"> Air services | <ul style="list-style-type: none"> Hotel | <ul style="list-style-type: none"> Relocatable home park |



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| | | |
|---|--|---|
| <ul style="list-style-type: none"> • Animal husbandry • Bar • Cemetery • Child care centre • Club • Community care centre • Community residence • Cropping • Detention facility • Dual occupancy • Dwelling house • Environment facility • Extractive industry • Function facility • Health care services • Home based business | <ul style="list-style-type: none"> • Intensive animal industry • Intensive horticulture • Major sport and entertainment facility • Motor sport facility • Multiple dwelling • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sport and recreation • Outstation • Permanent plantation | <ul style="list-style-type: none"> • Renewable energy facility, being a wind farm • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers accommodation • Shopping centre • Short-term accommodation • Theatre • Tourist attraction • Tourist park • Wholesale nursery |
|---|--|---|



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- | | | |
|------------|--|--|
| • Hospital | | |
|------------|--|--|

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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7.2.4 Port Douglas/Craiglie local plan code

7.2.4.1 Application

- (1) This code applies to assessing development within the Port Douglas/Craiglie local plan area as identified on the Port Douglas/Craiglie local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.4.2 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 Port Douglas/Craiglie local plan code.

The Port Douglas/Craiglie local plan encompasses the traditional Port Douglas town centre and surrounding tourist and residential areas, including Four Mile Beach and Craiglie.

Port Douglas was officially named in 1877. It was initially settled as the port of entry and supply for the Hodgkinson goldfield on the Hann Tableland which was proclaimed in 1876. It was the dominant port in Far North Queensland until a decision was made to establish Cairns as the terminus for a new railway in 1884. This ended the town's dominance, and it gradually became a small centre for local residents and fishing activities. During the 1970s and 1980s, a renewed interest in Far North Queensland as a holiday destination led to a boom in large scale tourism and residential development with Port Douglas re-emerging as a premium destination.

The Captain Cook Highway runs north-south to the west of Port Douglas through Craiglie (Four Mile). Craiglie caters for the permanent resident population associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both



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sides of the street for almost the entire length of the corridor into the heart of Port Douglas.

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

Macrossan Street is the main shopping area in Port Douglas running in a general east-west direction at the base of Flagstaff Hill connecting Four Mile Beach to Dickson Inlet. Tourist and commercial development is concentrated towards the western side of Macrossan Street, with marine orientated activity focussed around the inlet. The western side of the inlet provides unspoiled views across mangroves to the distinctive formations and features of the coastal range.

The street pattern in the town centre is based on the original grid pattern survey of 1878. While the town has lost many of its original buildings to cyclones and redevelopment, a number of important built features remain including the Central Hotel, the Court House Hotel, a number of relocated buildings such as St Mary's Church, the former Clink Theatre and the Court House Museum and scattered memorials such as the Carstens memorial in Macrossan Street and the Port Douglas War memorial in Wharf Street. The Sugar Wharf on Dickson Inlet was the original terminus of the tramline to Mossman. The tramline now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

A particular characteristic of the local plan area is its high quality, lush landscaping complementing the tropical resort town atmosphere. This theme will be carried throughout the local plan area with gateways, nodes and corridor planting emphasising the role of the town as a tropical tourist destination.

7.2.4.3 Purpose

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



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- (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
 - (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
 - (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
 - (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
 - (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
 - (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.
 - (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
 - (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
 - (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.
- (4) The purpose of the code will be further achieved through the following overall outcomes:



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- (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
- (b) Precinct 2 – Integrated Resort precinct
- (c) Precinct 3 – Craiglie Commercial and Light Industry precinct
- (d) Precinct 4 – Old Port Road / Mitre Street precinct
- (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
 - (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
 - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
 - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
 - (B) reducing reliance on the waterfront as a car parking resource.
 - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
 - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:



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- Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
 - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
 - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
 - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
 - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
 - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
- (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
- (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
- (i) environment and sustainability is integrated into the township through:
- (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
 - (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
 - (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
- (ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
- (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;
 - (B) is compatible with the desired character and amenity of local places and neighbourhoods;
 - (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
 - (D) implements high quality landscaped environments around buildings and on streets;
 - (E) protects the recognisable character and locally significance sites throughout the precinct.



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- (iii) public spaces and the streetscape are enhanced through:
 - (A) an increase in the quantity and quality of public land and places throughout the precinct;
 - (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
 - (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;
 - (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
 - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
 - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (iv) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

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



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Sub-precinct 1b - Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
- (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;
 - (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
 - (j) marine infrastructure is established to service the tourism, fishing and private boating community;
 - (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;
 - (l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:



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- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
- (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
- (c) marine-based industry achieves appropriate environmental standards;
- (d) industrial buildings have a high standard of layout and building design;
- (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
- (f) the precinct is protected from encroachment of incompatible land use activities.

Sub- precinct 1d – Limited Development sub-precinct

- (9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) the open nature and character of the precinct is retained maintaining view lines across the inlet;
 - (c) community and recreation land use activities are established that promote public access to the foreshore.

Sub-precinct 1e – Community and recreation sub-precinct

- (10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:
- (a) development for community uses, including sport and recreation is facilitated.
 - (b) sport and recreation activities predominantly involve outdoor activities;
 - (c) areas of natural vegetation are protected from further development;
 - (d) shade trees are increased, in appropriate locations, surrounding the sports fields.



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Sub-precinct 1f – Flagstaff Hill sub-precinct

- (11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:
- (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
 - (b) development minimises excavation and filling;
 - (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;
 - (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

- (12) In addition to the overall outcomes, development in the Integrated Resort precinct facilitates development in accordance with the *Integrated Development Resort Act, 1987*.

Editor's note – The development of land within this precinct is subject to the Integrated Development Resort Act 1987 (IDRA). Where a conflict exists between this planning scheme and the IDRA, the IDRA prevails.

Precinct 3 – Craiglie Commercial and Light Industry precinct

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
- (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;



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- (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;
- (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
- (d) adjacent residential areas are protected from industry nuisances;
- (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
 - (b) areas of significant vegetation are protected from development and retained;
 - (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

- (15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:
- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
 - (b) minimum lot sizes exceed 2 hectares;



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- (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

Note - Undeveloped lots in this precinct are located on very low-lying land. Council may consider a consolidation of existing land titles via lot reconfiguration to lot sizes less than 2 hectares, where the reconfigured lots are consolidated onto the highest terrain, to avoid a pattern of development consisting of dwelling houses located on isolated islands of raised building pads.

7.2.4.4 Criteria for assessment

Table 7.2.4.4.a — Port Douglas / Craiglie local plan - assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| For self-assessable and assessable development | | |
| Development in the Port Douglas / Craiglie local plan area generally | | |
| PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2. | AO1 A pedestrian and cycle movement network is integrated and delivered through development. | Not Applicable A pedestrian and cycle network connection is not required. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| <p>PO2</p> <p>Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p> | <p>AO2.1</p> <p>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront. | <p>Not Applicable</p> <p>No mature trees are present on the site.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | <p>AO2.2</p> <p>Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley. | <p>Complies with AO2.2</p> <p>The development would not adversely affect any views or vistas.</p> |
| | <p>AO2.3</p> <p>Important landmarks, memorials and monuments are retained.</p> | <p>Not Applicable</p> <p>The site does not contain any memorial, landmarks or monuments.</p> |
| <p>PO3</p> <p>Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the</p> | <p>AO3</p> <p>Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates</p> | <p>Not Applicable</p> <p>The site is not adjacent a gateway or node.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| Port Douglas / Craiglie local plan maps contained in Schedule 2. | architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town. | |
| <p>PO4</p> <p>Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p> | <p>AO4</p> <p>Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.</p> | <p>Complies with AO4</p> <p>The site would be landscaped in accordance with the Planning Scheme Policy.</p> |
| <p>PO5</p> <p>Development does not compromise the safety and efficiency of the State-controlled road network.</p> | <p>AO5</p> <p>Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p> | <p>Complies with AO5</p> <p>Access would be from Owen Street, which is a local road.</p> |
| <p>For assessable development – Not Applicable</p> | | |



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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



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

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

8.2.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Acid sulphate soils overlay code –assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| For assessable development | | |
| <p>PO1</p> <p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p> | <p>AO1.1</p> <p>No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2</p> <p>An acid sulfate soils investigation is undertaken.</p> | <p>Complies with AO1.1</p> <p>No excavation or filling, excepting that associated with building works, would be undertaken on site.</p> |



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| | | |
|--|---|--|
| | <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p> | |
| <p>PO2</p> <p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p> | <p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p> | <p>Complies with AO2.1</p> <p>No excavation or filling, excepting that associated with building works, would be undertaken on site.</p> |



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AO2.2

The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:

- (a) neutralising existing acidity and preventing the generation of acid and metal contaminants;
- (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;
- (d) appropriately treating acid sulfate soils before disposal occurs on or off site;
- (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.

Note - Planning scheme policy SC 6.12 – Acid sulfate



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| | | |
|---|---|--|
| | soils provides guidance on preparing an acid sulfate soils management plan. | |
| PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils. | AO3 No acceptable outcomes are prescribed. | Complies with AO13 No excavation or filling, excepting that associated with building works, would be undertaken on site. |



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9.3.12 Industry Activities Code

9.3.12.1 Application

(1) This code applies to assessing development for Industry activities if:

- (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
- (b) impact assessable development.

(2) When using this code, reference should be made to Part 5.

Note – ‘Industry activities’ is a defined activity group listed in Table 1 SC1.1.1 in Schedule 1 that applies to uses in the various zones. When the term industry activities is used within this code it means any of the above uses to which this code is applicable.

Note—For a proposal to be self-assessable, it must meet all the self-assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application

9.3.12.2 Purpose

(1) The purpose of the Industry activities code is to assess the suitability of development to which this code applies.

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



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- (a) the scale, character and built form of development contributes to a high standard of amenity;
- (b) the design incorporates facilities and features that contribute to a high standard environment for workers and customers;
- (c) the development has access to development infrastructure, including utility installations and essential services.

9.3.12.3 Criteria for assessment

Table 9.3.12.3.a – Industry activities code –assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| For self-assessable and assessable development | | |
| <p>PO1</p> <p>The site coverage of buildings ensures that there is sufficient area for the provision of services and landscaping and caters for flood storage in areas affected by flooding</p> | <p>AO1</p> <p>The site coverage is not more than 80%.</p> | <p>Complies with AO1</p> <p>Site coverage would be 47%</p> |
| <p>PO2</p> <p>Setbacks:</p> | <p>AO2</p> <p>Buildings, display areas and storage areas are setback:</p> | <p>Complies with PO2</p> <p>Refer to the assessment against the Industry Zone Code.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|------------|
| <p>(a) contribute to an attractive and consistent streetscape appearance;</p> <p>(b) provide for visible employee and customer car parking;</p> <p>(c) allow for landscape planting along street frontages;</p> <p>(d) minimise unusable spaces between buildings / boundaries.</p> | <p>(a) 6 metres from the main road frontage;</p> <p>(b) 3 metres from any secondary road frontage;</p> <p>(c) where the site has a common boundary with land in an industry zone, the building is setback either:</p> <ul style="list-style-type: none"> (i) zero metres from the side or rear boundary; or (ii) not less than 3 metres from the side or rear boundary <p>(d) where a site adjoins land other than an industry zone, the building is setback not less than 3 metres from the side or rear boundary.</p> | |
| <p>Amenity</p> | | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| <p>PO3</p> <p>The appearance of development provides a quality, legible appearance and workplace.</p> | <p>AO3.1</p> <p>Pedestrian entrances to buildings are:</p> <ul style="list-style-type: none"> (a) easily identifiable from the street and directly accessible from the car parking areas; (b) provided with sun and rain shelter a minimum of 900mm width immediately above the entryway. | <p>Complies with AO3.1</p> <p>Pedestrian entrances would face the street and would be immediately adjacent the customer car parking.</p> |
| | <p>AO3.2</p> <p>Ancillary office or sales space is orientated toward the street frontage and is provided with human scale elements (such as windows, doors, shading devices and variation of construction materials and colours).</p> | <p>Complies with AO3.2</p> <p>The office component would be adjacent the Owen Street frontage,</p> |
| | <p>AO3.3</p> | <p>Complies with AO3.3</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|---|--|
| | Customer car parking is located to the front or side of premises with clear and direct pedestrian access to the main customer building entry. | Customer car parking would be located in the forecourt area with staff car parking to the rear. |
| | <p>AO3.4</p> <p>Outdoor storage areas are not located forward of the building line.</p> | <p>Complies with AO3.4</p> <p>No outdoor storage areas would be located forward of the building line.</p> |
| | <p>AO3.5</p> <p>Illumination is provided within parking and pedestrian areas during night time hours of operation.</p> | <p>Not Applicable</p> <p>There would be no night time hours of operation.</p> |
| | <p>AO3.6</p> <p>Development provides clear and legible street numbering for the benefit of motorists.</p> | <p>Complies with AO3.6</p> <p>Street numbering will be provided on the completion of the development.</p> |
| | <p>AO3.7</p> | <p>Not Applicable</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | Gates to a road frontage are sliding or open inwardly into the site. | No gates are proposed. |
| | <p>AO3.8</p> <p>Development on a site greater than 2,500m² incorporates on-site amenity areas for staff that:</p> <ul style="list-style-type: none"> (a) provide seating and tables; (b) incorporates weather protection | <p>Not Applicable</p> <p>The site area is 1,102m²</p> |
| Landscaping | | |
| <p>PO4</p> <p>Landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance and amenity of the development; | <p>AO4.1</p> <p>At least 5% of the site is landscaped.</p> | <p>Complies with AO4.1</p> <p>7.7% of the site would be landscaped.</p> |
| | <p>AO4.2</p> <p>A landscape strip not less than 2 metres is provided within the site along the road frontage.</p> | <p>Complies with AO4.2</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| <p>(b) contribute positively to the appearance of the streetscape.</p> | | <p>A landscape strip with a minimum width of 2 metres would be provided to the Owen Street frontage.</p> |
| | <p>AO4.3</p> <p>Landscaped areas adjoining parking and manoeuvring areas are protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.</p> | <p>Complies with AO4.3</p> <p>Landscape areas would be protected by a landscape border.</p> |
| | <p>AO4.4</p> <p>Planting is to consist of a combination of hardy tropical tree and spreading ground cover species in accordance with Planning scheme policy SC6.7 - Landscaping that will complement the scale of proposed development, without interfering with casual surveillance and sightlines.</p> | <p>Complies with AO4.4</p> <p>Landscaping species would be in accordance with the Planning Scheme Policy.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| | <p>AO4.5</p> <p>Hardy tropical shrubs are provided in accordance with Planning scheme policy SC6.7 - Landscaping to screen bin storage and service areas.</p> | <p>Not Applicable</p> <p>No bin storage areas or service areas would be visible from the public realm.</p> |
| | <p>AO4.6</p> <p>Fencing along street frontages is more than 50% transparent.</p> | <p>Not Applicable</p> <p>No street front fencing is proposed.</p> |
| Services | | |
| <p>PO5</p> <p>Development adequately takes into account the functional requirements of infrastructure needs and service of the use.</p> | <p>AO5</p> <p>Design takes into account the potential need to provide:</p> <p>(a) space and access for trade waste connections to the sewer network;</p> | <p>Complies with AO5</p> <p>The proposal has been designed to facilitate infrastructure connections and to accommodate the required car parking and service vehicle movements.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | (b) waste and recyclable material storage areas; (c) storage tanks; (d) fire fighting booster pumps; (e) electrical infrastructure; (f) car parking, manoeuvring areas including loading facilities. | |
| Access and loading/unloading of goods | | |
| PO6 The transport of goods and materials to and from sites does not adversely affect the movement of traffic on roads adjacent to the site. | AO6.1 All vehicles are contained within the site when loading and unloading. | Complies with AO6.1 The anticipated service vehicles will be able to enter and leave the site in a forward gear. |
| | AO6.2 | Complies with AO6.2 Medium Rigid Vehicles would be able to enter and exit the site in a forward gear. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|---|---|
| | Manoeuvring area is provided on site to allow a Medium rigid vehicle to enter and exit the site in a forward gear. | |
| | AO6.3 Site access is limited to one access point to each frontage. | Complies with AO6.3 Only one access location is proposed off Owen Street. |
| | AO6.4 Where a site has a frontage greater than 40 metres, two access points to the street frontage can be provided they are separated by a distance of not less than 10 metres. | Not Applicable Only one access location is proposed off Owen Street. |



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Access, parking and servicing code –assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| For self-assessable and assessable development | | |
| <p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> | <p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p> | <p>Complies with AO1.1</p> <p>The proposed development is required to and provides 6 on-site spaces including one for mobility impaired drivers.</p> |
| <p>(c) the number of employees and the likely number of visitors to the site;</p> | <p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used</p> | <p>Complies with AO1.2</p> <p>The car parking spaces would be readily available for use at all times.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| <p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p> | <p>for external storage purposes, the display of products or rented/sub-leased.</p> | |
| | <p>AO1.3</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> | <p>Not Applicable</p> <p>No motorbike parking is proposed.</p> |
| | <p>AO1.4</p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p> | <p>Not Applicable</p> <p>Only 6 spaces are provided.</p> |
| <p>PO2</p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p> | <p>AO2</p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> | <p>Complies with AO2</p> <p>All spaces have been designed to satisfy the Australian Standards.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| | (a) AS2890.1; (b) AS2890.3; (c) AS2890.6. | |
| PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; | AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: | Complies with AO3.1 Only one crossover is proposed. Complies with AO3.2 The driveway crossover has been located to avoid any infrastructure. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p> | <p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p> | |
| | <p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> | <p>Complies with AO3.3</p> <p>The site and surrounds are level.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|-----------------------------------|
| | <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> | |
| | <p>AO3.4</p> | <p>Complies with AO3.4</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| | Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath. | The car parking area would comprise a concrete hardstand, consistent with development in the locality. |
| <p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p> | <p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p> | <p>Complies with AO4</p> <p>A wheel chair accessible space has been provided.</p> |
| <p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p> | <p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p> | <p>Complies with AO5</p> <p>A wheel chair accessible space has been provided and the building will be assessed at the time of application for building works.</p> |
| <p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p> | <p>AO6</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found.</p> | <p>Not Applicable</p> <p>No bicycle parking spaces are required.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| <p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p> | <p>A07.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> | <p>Not Applicable</p> <p>No bicycle parking spaces are required.</p> |
| | <p>A07.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> | <p>Not Applicable</p> <p>No bicycle parking spaces are required.</p> |
| | <p>A07.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p> | <p>Not Applicable</p> <p>No bicycle parking spaces are required.</p> |
| <p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> | <p>A08</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> | <p>Not Applicable</p> <p>Walking and cycle routes through the site are not required.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p> | <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p> | |
| <p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> | <p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> | <p>Complies with AO9.1</p> <p>The access driveway and car parking area has been designed in accordance with the relevant Australian Standards.</p> |
| | <p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p> | <p>Complies with AO9.2</p> <p>All servicing and loading areas would be contained within the site.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p> | <p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p> | <p>Complies with AO9.3</p> <p>Loading and unloading would not unduly restrict access to the car parking spaces.</p> |
| <p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p> | <p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p> <p>(c) educational establishment where for a school;</p> | <p>Not Applicable</p> <p>Vehicle queueing is not required.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|---|
| | (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. | |
| | AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1. | Not Applicable Set down areas are not required. |

Table Error! No text of specified style in document..b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|-----------------------------|--|---------------------------------------|------------------------|---|
| Agricultural supplies store | 1 space per 50m ² of GFA and outdoor display area. | 1 space per 200m ² of GFA. | n/a | LRV |
| Air services | 1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces. | n/a | n/a | LRV |
| Bulk landscape supplies | 1 space per 50m ² GFA and outdoor display area. | 1 space per 200m ² of GFA. | n/a | MRV |
| Caretaker's accommodation | A minimum of 1 space | n/a | n/a | n/a |
| Child care centre | 1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car | n/a | n/a | VAN |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|-----------------------|---|----------------------------------|------------------------|--|
| | <p>spaces to be provided for set down and collection; plus 1 space per employee.</p> <p>Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.</p> | | | |
| Club | <p>Unlicensed clubrooms: 1 space per 45m² of GFA.</p> <p>Licensed clubrooms: 1 space per 15m² of GFA.</p> | 1 space per 4 employees. | n/a | <p>Licensed and equal or greater than 1500m²: RCV</p> <p>Other: VAN</p> |
| Community care centre | 1 space per 20m ² of GFA. | A minimum of 1 space. | n/a | RCV |
| Community residence | A minimum of 2 spaces. | A minimum of 1 space. | n/a | VAN |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|---------------------------|---|---------------------------------------|--|---|
| Community use | 1 space per 15m ² GFA. | 1 space per 100m ² of GFA. | n/a | RCV |
| Dual occupancy | A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit. | n/a | n/a | n/a |
| Dwelling house | A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling | n/a | n/a | n/a |
| Dwelling unit | 1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit. | n/a | n/a | n/a |
| Educational establishment | Primary school or secondary schools: | Primary school or secondary schools: | Required for all educational establishments with a | RCV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|------------------------------|--|--|--|--|
| | <p>1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students.</p> <p>Tertiary and further education:</p> <p>1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.</p> | <p>1 space per 5 students over year 4.</p> <p>Tertiary and further education:</p> <p>2 spaces per 50 full time students.</p> | <p>GFA greater than 2000m².</p> | |
| <p>Food and drink outlet</p> | <p>1 space per 25m² GFA and outdoor dining area.</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan:</p> <p>1 space per 50m² of GFA, and outdoor dining area.</p> | <p>1 space per 100m² of GFA, and outdoor dining area.</p> | <p>n/a</p> | <p>See Table Error! No text of specified style in document..d</p> |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|-----------------------------|---|---------------------------------------|--|---|
| Function facility | 1 space per 15m ² GFA. | 1 space per 100m ² of GFA. | n/a | RCV |
| Funeral parlour | 1 space per 15m ² GFA. | n/a | n/a | RCV |
| Garden centre | 1 space per 50m ² GFA and outdoor display area | 1 space per 200m ² of GFA. | n/a | AV |
| Hardware and trade supplies | 1 space per 50m ² GFA and outdoor display area | 1 space per 200m ² of GFA. | n/a | AV |
| Health care services | 1 space per 20m ² of GFA. | 1 space per 100m ² of GFA. | Required for all health care services with a GFA greater than 2000m ² . | VAN |
| High impact industry | 1 space per 90m ² of GFA. | n/a | n/a | AV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|---------------------|--|---------------------------------------|---|---|
| Home based business | The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business. | n/a | n/a | n/a |
| Hospital | The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly. | 1 space per 100m ² of GFA. | Required for all hospitals with a GFA greater than 2000m ² . | RCV |
| Hotel | 1 space per 10m ² GFA and licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle | 1 space per 100m ² of GFA. | n/a | LRV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|-----------------------------|---|----------------------------------|------------------------|---|
| | <p>shop is provided, queuing lane/s on site for 12 vehicles.</p> <p>Note - Use standard for any Short Term Accommodation for hotel accommodation use.</p> | | | |
| Indoor sport and recreation | <p>Squash court or another court game: 4 spaces per court.</p> <p>Basketball, netball, soccer, cricket: 25 spaces per court / pitch.</p> <p>Ten pin bowling: 3 spaces per bowling lane.</p> <p>Gymnasium: 1 space per 15m² of GFA.</p> | 1 space per 4 employees. | n/a | RCV |
| Low impact industry | 1 space per 90m ² of GFA. | n/a | n/a | AV |
| Marine industry | 1 space per 90m ² of GFA. | n/a | n/a | AV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|------------------------|--|---|--|---|
| Medium impact industry | 1 space per 90m ² of GFA. | n/a | n/a | AV |
| Multiple dwelling | <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p> | 1 bicycle space per 3 units and 1 visitor bicycle space per 12 units. | n/a | RCV (over 10 units) |
| Office | <p>1 space per 25m² of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5:</p> | 1 space per 200m ² GFA | Required for all office development with a GFA greater than 2000m ² . | See Table Error! No text of specified style in document..e |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|------------------------------|---|---|------------------------|---|
| | Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA | | | |
| Outdoor sales | 1 space per 50m ² GFA and outdoor display area | 1 space per 200m ² of GFA. | n/a | AV |
| Outdoor sport and recreation | <p>Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> | <p>Football: 5 space per field.</p> <p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> | n/a | RCV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|----------------------------------|--|---|------------------------|---|
| | Note - Use standard for Club for clubhouse component. | Golf course: 1 space per 15m ² of GFA for clubhouse component. | | |
| Place of worship | 1 space per 15m ² of GFA. | 1 space per 100m ² of GFA. | n/a | LRV |
| Relocatable home park | 1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager | n/a | n/a | LRV |
| Research and technology industry | 1 space per 90m ² of GFA. | n/a | n/a | MRV |
| Residential care facility | 1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members | n/a | n/a | LRV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|---------------------|---|---|------------------------|---|
| Resort complex | <p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p> | <p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p> | n/a | RCV |
| Retirement facility | 1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space | n/a | n/a | LRV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|------------------|--|---------------------------------------|---|---|
| | per 2 staff members; plus 1 car parking space for ambulance parking. | | | |
| Sales office | A minimum of 1 space. | n/a | n/a | n/a |
| Service industry | 1 space per 90m ² of GFA. | n/a | n/a | SRV |
| Service station | 1 space per 25m ² of GFA | n/a | n/a | AV |
| Shop | 1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA. | 1 space per 100m ² of GFA. | Required for all shops with a GFA greater than 2000m ² . | See Table Error! No text of specified style in document..d |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|--------------------------|--|------------------------------------|--|---|
| Shopping centre | 1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA. | 1 space per 200m ² GFA. | Required for all shopping centres with a GFA greater than 2000m ² . | See Table Error! No text of specified style in document..d |
| Short term accommodation | If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. | 1 space per 10 rooms | n/a | SRV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|------------------|--|------------------------------------|------------------------|---|
| | <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be interchangeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p> | | | |
| Showroom | 1 space per 50m ² GFA. | 1 space per 200m ² GFA. | n/a | AV |
| Special industry | 1 space per 90m ² of GFA. | n/a | n/a | AV |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|--|---|---|------------------------|---|
| Tourist park | 1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager. | n/a | n/a | LRV |
| Theatre | Indoor: 1 space per 15m ² of GFA. Outdoor cinema: 1 space per 5m ² of designated viewing area, plus 1 car space per 2 employees. | 1 space per 200m ² GFA. | n/a | VAN |
| Veterinary services | 1 space per 50m ² of GFA. | n/a | n/a | VAN |
| Warehouse | 1 space per 90m ² of GFA. | n/a | n/a | Where self-storage: RCV Other: AV |
| Any use not otherwise specified in this table. | Sufficient spaces to accommodate number of vehicles likely to be parked at any one time. | Sufficient spaces to accommodate number | | To be determined |



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| Land use | Minimum number of ordinary vehicle parking spaces | Minimum number of bicycle spaces | End of trip facilities | Minimum standard design service vehicle (refer to Table 9.4.1.3c) |
|----------|---|--|------------------------|---|
| | | of vehicles likely to be parked at any one time. | | |

Table Error! No text of specified style in document..c – Design vehicles

| | |
|------------|---|
| VAN | A 99.8th percentile vehicle equivalent to a large car. |
| SRV | Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities but incorporating a body width of 2.33m |
| MRV | Medium rigid vehicle equivalent to an 8-tonne truck. |
| LRV | Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle. |
| RCV | Industrial refuse collection vehicle |



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AV

19 metre articulated vehicle from AUSTRROADS

Table Error! No text of specified style in document..d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

| Gross floor area (m ²) | Service bays required | | | |
|------------------------------------|-----------------------|-----|-----|-----|
| | VAN | SRV | MRV | LRV |
| 0-199 | - | 1 | - | - |
| 200 – 599 | 1 | - | 1 | - |
| 600 – 999 | 1 | 1 | 1 | - |
| 1000 – 1499 | 2 | 1 | 1 | - |
| 1500 – 1999 | 2 | 2 | 1 | - |
| 2000 – 2799 | 2 | 2 | 2 | - |
| 2800 – 3599 | 2 | 2 | 2 | 1 |



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| | |
|---------------|---------------------------------------|
| 3600 and over | To be determined via a parking study. |
|---------------|---------------------------------------|

Table Error! No text of specified style in document..e – Standard number of service bays required for Office

| Gross floor area (m ²) | Service bays required | | | |
|------------------------------------|---------------------------------------|-----|-----|-----|
| | VAN | SRV | MRV | LRV |
| 0-999 | - | 1 | - | - |
| 1000 – 2499 | 1 | - | 1 | - |
| 2500 – 3999 | 2 | 1 | 1 | - |
| 4000 – 5999 | 3 | 1 | 1 | - |
| 6000 – 7999 | 4 | 1 | 1 | - |
| 8000 – 9999 | 4 | 2 | 1 | - |
| 10000 and over | To be determined via a parking study. | | | |

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9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow,



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- wastewater discharge, and the creation of non-tidal artificial waterways;
- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table Error! No text of specified style in document..a – Filling and excavation code –assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| For self-assessable and assessable development | | |
| Works on a local government road | | |
| PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles. | AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. | Complies with AO1.1 No works are proposed on a public road with the exception of site access, which will necessitate the removal of a street tree, and a stormwater drainage connection. These works would be undertaken in accordance with the requirements of the FNQROC manual. |
| | AO1.2 | Complies with AO1.2 |



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| | <p>Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p> | <p>The driveway crossover would be constructed to satisfy the requirements of the FNQROC manual.</p> |
| | <p>AO1.3</p> <p>New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <p>(a) are installed via trenchless methods; or</p> <p>(b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p> | <p>Complies with AO1.3</p> <p>The site is a serviced lot and no new infrastructure is anticipated to be required with the exception of a stormwater connection to the infrastructure within the road reserve.</p> |
| | <p>AO1.4</p> <p>Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <p>(a) similar surface finishes are used;</p> <p>(b) there is no change in level at joins of new</p> | <p>Able to comply with AO1.4</p> <p>All damaged infrastructure would be repaired to the required standard.</p> |



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| | <p>and existing sections;</p> <p>(c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Error! Reference source not found. provides guidance on meeting the outcomes.</p> | |
| | <p>A01.5</p> <p>Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p> | <p>Not Applicable</p> <p>No structures over the footpath are proposed.</p> |
| <p>Accessibility structures</p> | | |
| <p>PO2</p> <p>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> | <p>A02.1</p> <p>Accessibility structures are not located within the road reserve.</p> | <p>Not Applicable</p> <p>No accessibility structures are proposed.</p> |
| <p>Note – Accessibility features are those features</p> | <p>A02.2</p> <p>Accessibility structures are designed in</p> | <p>Not Applicable</p> <p>No accessibility structures are proposed.</p> |



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| <p>required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p> | <p>accordance with AS1428.3.</p> | |
| | <p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p> | <p>Not Applicable</p> <p>No accessibility structures are proposed.</p> |
| <p>Water supply</p> | | |
| <p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p> | <p>AO3.1</p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2</p> <p>Where a reticulated water supply system is not available to the premises, on site water storage</p> | <p>Complies with AO3.1</p> <p>The site is connected to the reticulated water supply.</p> |



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| | <p>tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p> | |
| <p>Treatment and disposal of effluent</p> | | |
| <p>PO4</p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p> | <p>AO4.1</p> <p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2</p> | <p>Complies with AO4.1</p> <p>The site is connected to the Councils Sewerage System.</p> |



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| | <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p> | |
| <p>Stormwater quality</p> | | |
| <p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. | <p>AO5.1</p> <p>A connection is provided from the premises to Council’s drainage system;</p> <p>or</p> <p>AO5.2</p> <p>An underground drainage system is constructed to convey stormwater from the premises to Council’s drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC</p> | <p>Complies with AO5.1</p> <p>All stormwater would be collected and discharged to the Council drainage infrastructure in the road reserve.</p> |



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| | Regional Development Manual. | |
| | <p>AO5.3</p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Error! Reference source not found. and Error! Reference source not found., reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. | <p>Complies with AO5.3</p> <p>All stormwater would be collected and discharged to the Councils infrastructure at the site frontage.</p> |
| | <p>AO5.4</p> <p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> | <p>Complies with AO5.4</p> <p>Erosion and Sediment control measures would be installed and maintained during the construction phase.</p> |



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| | <p>AO5.5</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Error! Reference source not found. and Error! Reference source not found., including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p> | <p>Complies with AO5.5</p> <p>The stormwater drainage system would be designed and installed in accordance with the requirements of the FNQROC Manual.</p> |
| <p>Non-tidal artificial waterways</p> | | |
| <p>PO6</p> <p>Development involving non-tidal artificial</p> | <p>AO6.1</p> <p>Development involving non-tidal artificial</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal</p> |



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| <p>waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p> <p>(b) be compatible with the land use constraints for the site for protecting water environmental values;</p> <p>(c) be compatible with existing tidal and non-tidal waterways;</p> <p>(d) perform a function in addition to stormwater management;</p> | <p>waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p> <p>(b) any ground water recharge areas are not affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p> <p>(d) existing areas of ponded water are included.</p> | <p>artificial waterways.</p> |
| <p>(e) achieve water quality objectives.</p> | <p>AO6.2</p> <p>Non-tidal artificial waterways are located:</p> <p>(a) outside natural wetlands and any associated buffer areas;</p> <p>(b) to minimise disturbing soils or sediments;</p> <p>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal artificial waterways</p> |



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| | <p>AO6.3</p> <p>Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <p>(a) there is sufficient flushing or a tidal range of >0.3 m; or</p> <p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal artificial waterways</p> |
| | <p>AO6.4</p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal artificial waterways</p> |



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| | <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p> | |
| | <p>AO6.5</p> <p>The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal artificial waterways</p> |
| | <p>AO6.6</p> <p>Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal artificial waterways</p> |
| | <p>AO6.7</p> <p>Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p> | <p>Not Applicable</p> <p>The development does not propose non-tidal artificial waterways</p> |



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| Wastewater discharge | | |
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| <p>PO7</p> <p>Discharge of wastewater to waterways, or off site:</p> <p>(a) meets best practice environmental management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p> <p>(ii) avoid adverse impact on ecosystem health or waterway health;</p> <p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p> <p>(iv) offset impacts on high ecological value waters.</p> | <p>AO7.1</p> <p>A wastewater management plan is prepared and addresses:</p> <p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p> | <p>Not Applicable</p> <p>No waste water would eb discharged to waterways or off-site.</p> |
| | <p>AO7.2</p> <p>The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water</p> | <p>Not Applicable</p> <p>No waste water would eb discharged to waterways or off-site.</p> |



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| | <p>and ground water.</p> | |
| | <p>AO7.3</p> <p>Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> | <p>Not Applicable</p> <p>No waste water would eb discharged to waterways or off-site.</p> |
| | <p>AO7.4</p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> | |



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| | <ul style="list-style-type: none"> (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. | |
| Electricity supply | | |
| <p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p> | <p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity</p> | <p>Complies with AO8.1</p> <p>The site is to be connected to the electricity distribution network.</p> |



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| | <p>distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p> | |
| <p>PO9</p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p> | <p>AO9.1</p> <p>Pad-mount electricity infrastructure is:</p> <ul style="list-style-type: none"> (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. | <p>Not Applicable</p> <p>No padmount electricity infrastructure is proposed as part of this application.</p> |
| | <p>AO9.2</p> <p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres</p> | <p>Not Applicable</p> <p>No padmount electricity infrastructure is proposed as part of this application.</p> |



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| | should not be located on the street frontage. | |
| Telecommunications | | |
| PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority. | AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority. | Complies with AO10 A connection to the telecommunications infrastructure would be provided. |
| PO11 Provision is made for future telecommunications services (e.g. fibre optic cable). | AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. | Complies with AO11 A connection to the telecommunications infrastructure would be provided. |
| Road construction | | |
| PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient | AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme | Not Applicable No roads are proposed. |



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| movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles. | policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy. | |
| | AO12.2 There is existing road, kerb and channel for the full road frontage of the site. | Not Applicable No roads are proposed. |
| | AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles. | Not Applicable No roads are proposed. |
| Alterations and repairs to public utility services | | |
| PO13 Infrastructure is integrated with, and efficiently extends, existing networks. | AO13 Development is designed to allow for efficient connection to existing infrastructure networks. | Complies with AO13 The development would be located on the site to enable efficient infrastructure connections. |
| PO14 Development and works do not affect the efficient | AO14.1 Public utility mains, services and installations are | Complies with AO14.1 |



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| <p>functioning of public utility mains, services or installations.</p> | <p>not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>AO14.2</p> <p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> | <p>Alterations to utility mains are not required.</p> |
| <p>Construction management</p> | | |
| <p>PO15</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p> | <p>AO15</p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground | <p>Abel to comply with AO15</p> <p>Construction would eb undertaken in accordance with all relevant laws and requirements.</p> |



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| | <p>level and soils below the canopy of any retained vegetation;</p> <p>(d) removal from the site of all declared noxious weeds.</p> | |
| <p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p> | <p>AO16</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p> | <p>Complies with AO16</p> <p>It is not proposed to damage any unrelated infrastructure.</p> |
| <p>For assessable development</p> | | |
| <p>High speed telecommunication infrastructure</p> | | |
| <p>PO17</p> <p>Development provides infrastructure to facilitate</p> | <p>AO17</p> <p>No acceptable outcomes are prescribed.</p> | <p>Not Applicable</p> |



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| <p>the roll out of high speed telecommunications infrastructure.</p> | | |
| <p>Trade waste</p> | | |
| <p>PO18</p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p> | <p>AO18</p> <p>No acceptable outcomes are prescribed.</p> | <p>Not Applicable</p> |
| <p>Fire services in developments accessed by common private title</p> | | |
| <p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively</p> | <p>AO19.1</p> <p>Residential streets and common access ways within a common private title places hydrants at</p> | <p>Not Applicable</p> |



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| <p>and efficiently.</p> | <p>intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> | |
| | <p>AO19.2</p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p> | <p>Not Applicable</p> |
| <p>PO20</p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p> | <p>AO20</p> <p>No acceptable outcomes are prescribed.</p> | <p>Not Applicable</p> |



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9.4.6 Landscaping code

9.4.6.1 Application

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

9.4.6.2 Purpose

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) The natural environment of the region is enhanced;
 - (c) The visual quality, amenity and identity of the region is enhanced;
 - (d) Attractive streetscapes and public places are created through landscape design;
 - (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) Landscaping is provided to enhance the tropical landscape character of development and the region;
 - (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing



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- maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

9.4.6.3 Criteria for assessment

Table Error! No text of specified style in document..a – Landscaping code –assessable development

| Performance outcomes | | Acceptable outcomes | Compliance |
|---|--|--|------------|
| For self-assessable and assessable development | | | |
| Landscaping design | | | |
| <p>PO1</p> <p>Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (</p> <ul style="list-style-type: none"> (a) promoting the Shire’s character as a tropical environment; (b) softening the built form of development; | <p>AO1</p> <p>Development provides landscaping:</p> <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 | <p>Complies with AO1</p> <p>The proposed development would provide landscaping required in accordance with the Industrial Activities Development Code and would be designed and provided to satisfy the requirements of the Planning Scheme Policy.</p> | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|------------|
| <p>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</p> <p>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</p> <p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> | <p>– Landscaping;</p> <p>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7</p> <p>– Landscaping.</p> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p> | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|------------------------------|
| <ul style="list-style-type: none"> (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety | | |
| For assessable development | | |
| <p>PO2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p> | <p>AO2.1</p> <p>No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> | <p>Not Applicable</p> |
| | <p>AO2.2</p> <p>Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the</p> | <p>Not Applicable</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|------------------------------|
| | design of a building | |
| <p>PO3</p> <p>Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p> | <p>AO3.1</p> <p>Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> | <p>Not Applicable</p> |
| | <p>AO3.2</p> <p>Mature vegetation on the site that is removed or damaged during development is replaced with advanced species</p> | <p>Not Applicable</p> |
| | <p>AO3.3</p> <p>Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development</p> | <p>Not Applicable</p> |
| | <p>AO3.4</p> | <p>Not Applicable</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|------------------------------|
| | Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping. | |
| <p>PO4</p> <p>Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p> | <p>A04</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p> | <p>Not Applicable</p> |
| <p>PO5</p> <p>Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p> | <p>A05</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p> | <p>Not Applicable</p> |
| <p>PO6</p> <p>Landscaped areas are designed in order to allow for efficient maintenance.</p> | <p>A06.1</p> <p>A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</p> | <p>Not Applicable</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|------------------------------|
| | <p>A06.2</p> <p>Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species</p> | <p>Not Applicable</p> |
| <p>PO7</p> <p>Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p> | <p>A07.1</p> <p>Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p> | <p>Not Applicable</p> |
| | <p>A07.2</p> <p>Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p> | <p>Not Applicable</p> |
| <p>PO8</p> <p>Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive</p> | <p>A08</p> <p>Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately</p> | <p>Not Applicable</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|------------------------------|
| species do not reinfest the site and nearby premises | qualified person. | |
| <p>PO9</p> <p>The landscape design enhances personal safety and reduces the potential for crime and vandalism</p> | <p>AO9</p> <p>No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p> | <p>Not Applicable</p> |
| <p>PO10</p> <p>The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p> | <p>AO10</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p> | <p>Not Applicable</p> |



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Individual owner's consent for making a development application under the Planning Act 2016

We,

Anne Patricia Eldridge, Brian Robert Eldridge, Miranda Renee Eldridge & Trent Brian Eldridge

as owner of the premises identified as follows:

25 Owen Street, Craiglie, described as Lot 101 on SP256262

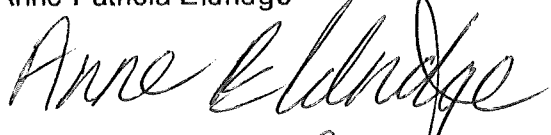
consent to the making of a development application under the *Planning Act 2016* by:

RAM Metalworks

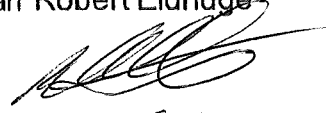
on the premises described above for:

Low Impact Industry


Anne Patricia Eldridge


Date: 23-9-19

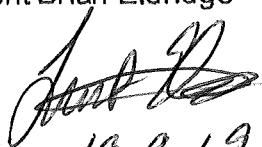
Brian Robert Eldridge


Date: 19/9/19

Miranda Renee Eldridge


Date: 19/9/19

Trent Brian Eldridge


Date: 19.9.19.