



Town Planning and Project Services

10 March 2026

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

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

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (SHORT TERM ACCOMMODATION – DUAL KEY APARTMENT) OVER LAND UNIT 12, 22 WARNER STREET, PORT DOUGLAS (LOT 12 ON SPI 54579)

Aspire Town Planning and Project Services has been engaged by Jacoba Catharina Dobromilsky and Peter Raymond Dobromilsky, the Applicants and Landowners of Unit 12, 22 Warner Street, Port Douglas (Lot 12 on SPI 54579), to prepare and lodge a Development Application for a Material Change of Use under the *Douglas Shire Planning Scheme 2018 (v1)*.

The proposed development seeks a Development Permit for a Material Change of Use for Short Term Accommodation. Specifically, the proposal comprises internal building works to convert the existing single, two-bedroom unit into a dual key configuration.

The development will facilitate the creation of a self-contained accommodation and separate studio within the existing building envelope, enabling flexible short-term letting arrangements while retaining the overall built form and external presentation of the complex. No extensions to the building footprint or changes to building height are proposed.

Appropriate fire-rated wall and door separation will be installed between the two accommodation components to ensure compliance with the relevant provisions of the Building Code of Australia. The works will include the installation of compliant fire doors, smoke alarms and any necessary fire-rated construction to achieve the required level of safety and occupant separation.

The proposal represents a low-impact internal reconfiguration that enhances the functionality and economic viability of the unit for short term accommodation purposes, without materially altering the external appearance of the building, increasing site coverage, or adversely impacting adjoining properties or common property areas.

PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
E. admin@aspireqld.com
W. www.aspireqld.com
ABN. 79 851 193 691

This Development Application Package has been prepared with reference to the *Planning Act 2016*, *Planning Regulation 2017*, and the *Douglas Shire Planning Scheme 2018 (v1.0)*, and includes the following supporting documentation:

- Attachment 1 – Duly completed DA Form 1;
- Attachment 2 – Duly completed DA Form 2; and
- Attachment 3 – Town Planning Report, addressing the applicable planning considerations.


Under the Douglas Shire Council Fees and Charges Schedule 2025/26, the applicable Development Application fee is calculated to be \$372.00. We kindly request that Council confirm the applicable fee amount and issue an invoice for the total amount, to be paid directly by the Applicant.

The Development Application is being made by the registered landowners of Lot 12 on SP154579. As such, owner's consent for the subject lot is properly given. The proposed development is limited to internal building works within the boundaries of the lot and does not involve alterations to common property, external façades, structural elements affecting shared areas, or any modification to exclusive use allocations. The proposal does not alter access arrangements to common property, parking areas, shared services infrastructure, or communal facilities within the Community Management Scheme CMS 31086 – The Cosmopolitan Port Douglas. Accordingly, the development does not materially change the use, function or operation of common property. As no works are proposed to common property and no additional rights or allocations are sought, separate consent from the Body Corporate is not required for the purposes of lodging this Development Application.

Any building works approval processes required under the Building Act 1975 and Body Corporate and Community Management Act 1997 (if applicable) will be addressed separately and do not affect the validity of this planning application.

We appreciate your time in reviewing this application and trust the enclosed documentation provides sufficient information to support Council's assessment of the application. Should any further information or clarification be required, please contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Daniel Favier', with a long horizontal line extending to the right.

Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

Attachment I

Duly completed DA Form I

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Jacoba Catharina Dobromilsky and Peter Raymond Dobromilsky
Contact name <i>(only applicable for companies)</i>	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address <i>(P.O. Box or street address)</i>	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	2026-01-06 - RECS - U12 22 Warner Street, Port Douglas

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 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
	12	22	Warner Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	12	SP154579	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Short Term Accommodation (Dual Key Unit)

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

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Short Term Accommodation (Dual Key Apartment)	Short Term Accommodation	2	75m ²

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

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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?

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

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

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
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

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

Matters requiring referral to the **Chief Executive of the Planning Act 2016**:

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity

- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

PART 7 – FURTHER DETAILS

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

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

No

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

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

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

Hazardous chemical facilities

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

- Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- No

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

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

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

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Attachment 2

Town Planning Report



Town Planning Report

MATERIAL CHANGE OF USE (SHORT TERM ACCOMMODATION)
UNIT 12, 22 WARNER STREET, PORT DOUGLAS
LOT 12 ON SP154579

13 February 2026

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Ref: 2026-01-06 - RECS - U12 22 Warner Street, Port Douglas

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The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

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Executive Summary

Aspire Town Planning and Project Services has been engaged by Jacoba Catharina Dobromilsky and Peter Raymond Dobromilsky (the *Applicants* and *Landowners*), of Unit 12, 22 Warner Street, Port Douglas (Lot 12 on SP154579), to prepare a Development Application for a Material Change of Use (Short Term Accommodation) under the *Douglas Shire Planning Scheme 2018 (Version 1.0)*.

The subject unit comprises a two-bedroom, two-bathroom self-contained apartment. The internal configuration, however, readily lends itself to conversion into a dual key arrangement. The layout enables a clear and logical separation between the two bedrooms, each of which is supported by its own bathroom facilities.

Subject to the installation of appropriate fire-rated walls and compliant fire-rated entry doors, the unit could be physically and functionally divided into two separate accommodation components. One component would retain the existing kitchen, living area, one bedroom and associated bathroom, thereby operating as a fully self-contained one-bedroom apartment. The second component would comprise the remaining bedroom and bathroom, capable of operating as an independent studio-style unit.

Importantly, both components of the proposed dual key configuration would maintain direct access to their own separate private outdoor living areas. In addition, occupants would continue to benefit from access to communal recreational facilities and landscaped open space within the common property, ensuring that residential amenity is preserved and consistent with the expectations of the development.

Overall, the physical characteristics of the unit demonstrate that the proposed dual key outcome can be achieved through internal building modifications only, without altering the external built form, footprint, or overall intensity of development on the site.

In accordance with the Douglas Shire Planning Scheme 2018 v1, the subject sites are situated within the Centre Zone, where a Material Change of Use (Short Term Accommodation) is Code Assessable and requires a Development Application for a Development Permit to Douglas Shire Council.

This Town Planning Report provides a detailed assessment of the proposed development against the relevant Local Government Assessment Benchmarks, demonstrating that the proposal achieves compliance with the provisions of the planning scheme. All supporting documentation, including relevant plans, have been provided as attachments to this submission.

We respectfully request that the Douglas Shire Council consider issuing 'without prejudice' draft conditions for review prior to the formal release of a Decision Notice, to facilitate an efficient approval process and ensure that all parties are aligned regarding the requirements for development.

1.0 Summary

Street Address	Unit 12, 22 Warner Street, Port Douglas
Lot and Plan	Lot 12 on SP154579
Land Owner	Jacoba Catharina Dobromilsky and Peter Raymond Dobromilsky Refer to <i>Attachment 1 – Certificate of Title and Survey Plan.</i>
Size	Total 107m ² Comprising: <ul style="list-style-type: none"> - Internal Floor Area: 75m² - Balcony 1: 11m² - Balcony 2: 8m² - Basement Carpark: 13m²
Road Frontages	Warner Street and Grant Street
Overlays	<ul style="list-style-type: none"> • Acid Sulfate Soils – <5m AHD • Coastal Processes – Erosion Prone Area • Flood and Storm Tide Hazard – Medium Storm Tide Hazard • Transport Network – Noise Corridor Category 0 and 1; Pedestrian and Cycle Neighbourhood Route; and Road Hierarchy Collector Road
Other Relevant Encumbrances	Nil
Current Use	Existing 2 bedroom, 2 bathroom, self contained holiday accommodation unit within the building commonly known as Mantra in the Village.
Proposal	Internal building works to facilitate a dual key unit to allow the two bedrooms to be legally let for holiday accommodation independently
Approvals Sought	Development Permit
Level of Assessment	Code
Planning Scheme	<i>Douglas Shire Planning Scheme 2018 (Version 1.0)</i>
Zone	Centre Zone
Local Plan Area	Port Douglas Craiglie Local Plan (Precinct 1 – 1a Town Centre)
Regional Plan Designation	Regional Landscape and Rural Production Area (<i>Far North Queensland Regional Plan 2009–2031</i>)
State Planning Policy	Appropriately integrated within the Planning Scheme
State Development Assessment Provisions	Not applicable
Referral	Not applicable

Table 1: Application Summary

2.0 Site Description

2.1 General Description

The subject premises comprises Unit 12 within the complex located at 22 Warner Street, Port Douglas, commonly known as Mantra in the Village and legally described under Community Management Scheme CMS 31086 – The Cosmopolitan Port Douglas.

Unit 12 is a self-contained two-bedroom, two-bathroom holiday accommodation apartment situated within a multi-storey strata-titled building. The unit includes a full kitchen, internal living and dining area, private balcony spaces, independent bathroom facilities servicing each bedroom and an allocated parking space on title within the basement parking area. The apartment forms part of a managed short-term accommodation establishment operating within the Port Douglas town centre.

The building presents as a contemporary, purpose-built tourist accommodation complex comprising ground-level commercial tenancies and upper-level accommodation units. Access to the unit is provided via internal common corridors and lift/stair facilities. The development includes communal facilities typical of serviced holiday accommodation, including shared circulation spaces, landscaped areas, and associated common property infrastructure under the Body Corporate.

The site is fully serviced by reticulated water, sewer, stormwater, electricity and telecommunications infrastructure. Vehicle access is obtained via Warner Street, with on-site parking and surrounding public parking facilities available within the town centre.

2.2 Location and Context

The subject site is centrally located within the commercial and tourism heart of Port Douglas, approximately 70 kilometres north of Cairns. Warner Street forms part of the established town grid and runs parallel to Macrossan Street, the primary retail and tourism spine of the locality.

The surrounding locality is characterised by a vibrant mix of retail, food and beverage premises, tourist accommodation, residential apartments, and tourism-related services. The immediate streetscape comprises low to medium-rise buildings (generally two to three storeys in height) with active ground floor frontages and accommodation or residential uses above.

The site is within walking distance of key local attractions and community infrastructure, including:

- Four Mile Beach to the south east;
- Crystalbrook Superyacht Marina to the west; and
- The established Macrossan Street retail and dining precinct.

3.0 Proposal

3.1 Background

The subject unit is presently configured and approved as a two-bedroom, two-bathroom self-contained holiday accommodation apartment within the Mantra in the Village complex (CMS 31086 – The Cosmopolitan Port Douglas).

Under its current configuration, the unit must be marketed and let as a full two-bedroom apartment. While this arrangement functions effectively during peak tourism periods when demand for larger family-style accommodation is strong, it limits operational flexibility during off-peak periods or shoulder seasons when market demand trends toward smaller, more affordable one-bedroom accommodation options.

The Port Douglas accommodation market demonstrates fluctuating demand patterns throughout the year, with a significant proportion of bookings comprising couples and single travellers seeking one-bedroom or studio-style accommodation. During these periods, two-bedroom apartments are comparatively more expensive and less competitive within the market, resulting in reduced occupancy potential for units that cannot be adapted to meet prevailing demand.

At present, the building design and fire compliance provisions do not allow the unit to be partially let as a one-bedroom apartment. The existing layout does not provide compliant fire separation or independent access arrangements necessary to lawfully create two distinct accommodation components. As such, the owner is unable to offer the unit in a reduced configuration when market conditions would otherwise support it.

The proposed development seeks to introduce compliant fire-rated separation and independent access arrangements to enable the apartment to operate as a dual key configuration. This will provide greater operational flexibility and allow the accommodation offering to respond to varying tourism demand profiles throughout the year.

Importantly, the proposal does not increase the built form, building height, footprint, or overall scale of development within the complex. Rather, it represents an internal reconfiguration that enhances the functional adaptability of the existing unit within an established short-term accommodation environment.

The dual key arrangement will strengthen the ongoing commercial viability of the unit within the competitive Port Douglas tourism market while remaining entirely consistent with the established character and purpose of the Mantra in the Village complex and the broader town centre tourism precinct.

3.2 Proposal Description

3.2.1 Proposed Development

The application seeks approval to internally reconfigure the existing two-bedroom, two-bathroom self-contained holiday accommodation unit (Unit 12) into a compliant dual key configuration.

3.2.2 Existing Configuration

The unit is currently approved and constructed as a single two-bedroom apartment comprising:

- Two bedrooms;
- Two bathrooms (each directly associated with a bedroom);
- A full kitchen and living area; and
- Private balcony open spaces.

The unit forms part of an established short-term accommodation complex and operates within an approved tourism accommodation framework.

3.2.3 Proposed Dual Key Configuration

It is proposed to introduce compliant fire-rated separation and rearrange the current access to provide independent access arrangements to enable the apartment to function as two distinct accommodation components within the existing built envelope.

Under the proposed configuration:

- Each component will retain one bedroom and one bathroom;
- One component will retain the existing kitchen and living facilities;
- The second component will function as a studio-style accommodation suite supported by bathroom facilities;
- Appropriate fire-rated walls and entry doors will be installed to ensure compliance with Building Code and fire safety requirements;
- Each component will retain a private balcony space; and
- Access arrangements will be configured to enable independent entry while retaining the ability to operate as a combined two-bedroom apartment if required.

The proposal involves internal building works only. There is no extension to the building footprint, no change to height, no modification to the external façade (other than compliant door arrangements where required), and no alteration to the overall built form of the complex.

Refer to Figure 2 below. The full concept plans are provided in ***Attachment 2 – Proposal Plans***.

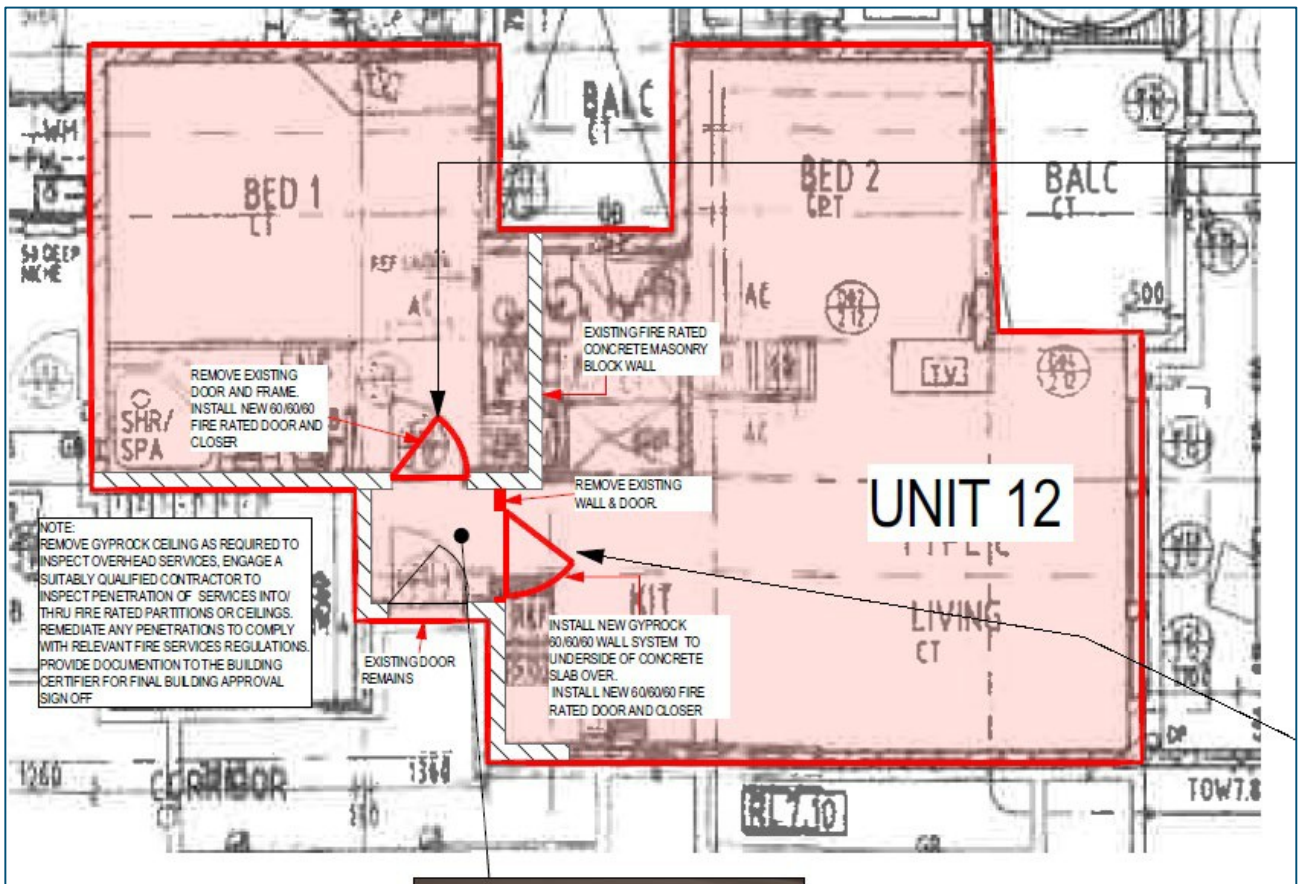


Figure 2: Extract from the Proposal Plan (prepared by RECS Consulting Engineers and Building Designers)

3.2.4 Private and Communal Open Space

Each component of the proposed dual key arrangement will have access to existing private balcony open space. The balconies are proportionate to the scale and function of the accommodation components and are consistent with the established design of the building.

In addition, occupants will continue to have access to communal recreational facilities and common property areas within the complex. The proposal does not diminish open space provision, nor does it compromise the amenity of adjoining units.

3.2.5 Infrastructure and Services

The proposed reconfiguration does not result in any change to external infrastructure, site access, or service connections.

The unit is already fully serviced by existing reticulated water, sewer, stormwater, electricity and telecommunications infrastructure. The dual key arrangement will utilise the existing service connections and internal plumbing arrangements. No upgrades to trunk infrastructure are required and no increase in demand beyond the existing lawful use is anticipated.

3.2.6 Car Parking

The existing unit is afforded one (1) on-site car parking space on title. The proposal does not alter parking allocation or access arrangements.

Given that the existing use is short-term accommodation within a town centre environment, and the proposal does not increase the gross floor area, building footprint, or overall scale of development, the parking demand is not expected to materially change from the current approved scenario and is compliant with the Acceptable Outcomes under the Douglas Shire Planning Scheme 2018 v1.

3.2.7 Development Intensity

Importantly, the proposal does not increase the building footprint, height, site cover, or gross floor area of the development. The built form remains unchanged. The development represents an internal reconfiguration only, designed to provide functional flexibility within an established tourism accommodation complex.

The proposal therefore maintains the existing intensity of development and occupant capacity while enhancing operational adaptability in response to market demand.

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for a Material Change of Use (Short Term Accommodation).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- for a Material Change of Use.

In accordance with Section 48 of the Planning Act and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Douglas Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the *Planning Act 2016* and Section 22 and Schedules 9 and 10 of the *Planning Regulation 2017* identify when a development application must be referred to a State agency for assessment.

A review of the Planning Regulation confirms that the proposed development does not trigger referral under Schedule 10, Part 9, Division 4 of the *Planning Regulation 2017*, and Douglas Shire Council is the sole assessment manager for the application.

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Code Assessment and therefore Public Notification of the Development Application is not required.

4.1.5 Assessment Framework

As noted within this report, the proposed development triggers a Code Assessable Development Application. Section 45(3) of the *Planning Act* provides that:

- “(3) A code assessment is an assessment that must be carried out only—*
- (a) against the assessment benchmarks in a categorising instrument for the development;*
 - and*
 - (b) having regard to any matters prescribed by regulation for this paragraph.”*

The *Douglas Shire Planning Scheme 2016*, as the applicable local categorising instrument, is discussed in greater detail in the following sections of this report.

Section 26 of the *Planning Regulation* provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the *Planning Act*:

“(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme;*
 - and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*
- (b) if the local government is an infrastructure provider—the local government’s LGIP.*

(3) *However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”*

Section 27 of the *Planning Regulation* provides matters for the purposes of Section 45(3)(b) of the *Planning Act*:

- “(1) *For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—*
- (a) *the matters stated in schedules 9 and 10 for the development; and*
...
 - (d) *if the prescribed assessment manager is a person other than the chief executive—*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *for designated premises—the designation for the premises; and*
 - (e) *any temporary State planning policy applying to the premises; and*
 - (f) *any development approval for, and any lawful use of, the premises or adjacent premises; and*
 - (g) *the common material.*
- (2) *However—*
- (a) *an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*
 - (b) *if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.”*

The following sections of this report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009 - 2031 ('the Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies. The Regional Plan is identified in the Planning Scheme as being appropriately integrated in the scheme and therefore not assessed in any further detail in this Development Application.

4.3 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The Minister has declared that the SPP has been appropriately integrated within the Planning Scheme.

4.4 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.5 Douglas Shire Planning Scheme 2018 (v1.0)

The *Douglas Shire Planning Scheme 2018 (v1.0)* (the *Planning Scheme*) is the current planning scheme for the Douglas Shire Council area.

The following sections provide an assessment against the relevant provisions of the Planning Scheme applicable to the proposed Building Work.

4.5.1 Zone

The proposed dual key configuration is entirely consistent with, and supportive of, the purpose of the Centre Zone. The Centre Zone seeks to provide for a mix of residential, retail, business and community activities that reinforce and support the function of the town centre. The subject unit forms part of an established mixed-use tourism complex within the Port Douglas town centre and contributes directly to the accommodation supply that underpins local retail, hospitality and tourism-based businesses. The dual key arrangement does not introduce a new land use or alter the external built form, rather, it enhances the flexibility and viability of existing short-term accommodation within the centre. By enabling the unit to respond to varying market demand profiles, the proposal supports sustained visitation and economic activity within the town centre, thereby reinforcing its role as a vibrant, mixed-use destination consistent with the intent of the Centre Zone.

An assessment of the proposed development against the Centre Zone Code is included under ***Attachment 3 – Statement of Code Compliance against the Planning Scheme.***

4.5.2 Local Plan

The subject site is located within the Port Douglas/Craiglie Local Plan, Precinct 1a: Town Centre. The proposed development does not conflict with the purpose of the Local Plan and designated precinct.

An assessment of the proposed development against the Local Plan Code is included under ***Attachment 3 – Statement of Code Compliance against the Planning Scheme.***

4.5.3 Overlays

Review of the Planning Scheme Mapping confirms the following applicable Overlays:

- Acid Sulfate Soils (<5m AHD);
- Coastal Environment (Erosion Prone Area);
- Flood and Storm Tide Hazard (Medium Storm Tide Hazard); and
- Transport Network Overlay (Noise Corridor Category 0, 1; Neighbourhood Route; and Collector Road).

4.5.4 Category of Assessment

Pursuant to Part 5 of the Planning Scheme, a Development Application for a Material Change of Use (Short Term Accommodation) in the Centre Zone is Code Assessable. The category of assessment of the proposed development is not otherwise altered by the Planning Scheme.

4.5.5 Assessment Criteria

The Douglas Shire Planning Scheme 2018 v1.0 identifies a range of assessment benchmarks that are applicable to the proposed development. These benchmarks include zone, local plan, overlay, use and development codes, which collectively guide the form, function, and impacts of development within the local government area.

Table 2 outlines how these benchmarks apply to the current application for Material Change of Use (Short Term Accommodation). It also indicates where responses have been incorporated within this report and where they are addressed in Attachment 3 – Statement of Code Compliance against the Planning Scheme. In this way, the table demonstrates that all relevant assessment matters have been appropriately considered.

Together, these codes confirm the suitability of the proposed development, with the assessment showing compliance with the intent of the Planning Scheme and supporting a well-integrated outcome consistent with the objectives for the Centre Zone and Port Douglas township.

Assessment Criteria		Assessment Response
Zone Code	Centre Code	Applicable - Code Assessment supplied. Assessment response provided in Attachment 3.
Local Plan Code	Por Douglas / Craiglie Local Plan Code (Precinct 1 – 1a Town Centre)	Applicable - Code Assessment supplied. Assessment response provided in Attachment 3.
Overlay Codes	Acid Sulphate Soils Overlay Code	Applicable. The site is included in the Acid Sulfate Soils Overlay (land below 5m AHD). The application involves internal building works only and no other works that would otherwise disturb acid sulfate soils. The proposed development complies and no further detailed and documents assessment is included in this report.
	Coastal Environment Overlay Code	Applicable. The site is mapped within the Coastal Environment Overlay. The application involves internal building works only and no other works that would otherwise impact the Erosion Prone Area. The proposed development complies and no further detailed and documents assessment is included in this report.
	Flood and Storm Tide Hazard Overlay Code	Applicable. The site is mapped within the Flood and Storm Tide Hazard Overlay. The application involves internal building works only. The existing floor levels achieve an acceptable level of immunity. The proposed development complies and no further detailed and documents assessment is included in this report.

	Transport Network Overlay Code	Applicable. The site is affected by the Transport Network Overlay, being mapped within a Category 0 and 1 Transport Noise Corridor and fronting a Pedestrian Neighbourhood Route and Collector Road (Warner Street). The application relates to the reconfiguration of an existing unit. No further noise attenuations or external work are proposed. The development will not impact on the existing transport network. The proposed development complies and no further detailed and documents assessment is included in this report.
Use Code	Multiple Dwelling, Short Term Accommodation and Retirement Facility Code	Applicable - Code Assessment supplied. Assessment response provided in Attachment 3.
Development Codes	Access, Parking and Service Code	Applicable - Code Assessment supplied. Assessment response provided in Attachment 3.
	Environmental Performance Code	The proposed development will not result in any environmental performance conflict. The proposed development complies and no further detailed and documents assessment is included in this report.
	Filling and Excavation Code	No excavation or filling is proposed. The proposed development complies and no further detailed and documents assessment is included in this report.
	Infrastructure Works Code	No changes are proposed or required to the existing services. The proposed development complies and no further detailed and documents assessment is included in this report.
	Landscaping Code	The development relies on existing landscaping. No new landscaping is proposed. The proposed development complies and no further detailed and documents assessment is included in this report.
	Vegetation Management Code	The development relates to internal building works only and no vegetation removal is required. The proposed development

		complies and no further detailed and documents assessment is included in this report.
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Table 2: Applicable Codes and Assessment Response Summary

5.0 Conclusion

The proposed Material Change of Use (Short Term Accommodation – Dual Key Configuration) for Unit 12, 22 Warner Street, Port Douglas (Lot 12 on SP154579) represents a logical, well-considered and planning compliant outcome that aligns with the intent of the Douglas Shire Planning Scheme 2018 v1.0.

The application seeks to facilitate an internal reconfiguration of an existing approved two-bedroom holiday accommodation unit within the established Mantra in the Village complex (CMS 31086 – The Cosmopolitan Port Douglas). The proposal introduces compliant fire-rated separation and independent access arrangements to enable the apartment to operate in a dual key format. Importantly, the development does not alter the external built form, building height, footprint, gross floor area, or overall scale of development within the complex. It is confined entirely to internal building works.

The subject site is located within the Centre Zone and Precinct 1a (Town Centre) of the Port Douglas/Craiglie Local Plan, where a mix of residential and tourism-based accommodation is anticipated and encouraged. The proposal strengthens the accommodation offering within the town centre by enhancing operational flexibility and market responsiveness, thereby supporting sustained visitation and economic activity. In doing so, it reinforces the strategic role of the Port Douglas town centre as a compact, walkable, tourism-oriented destination.

The development makes efficient use of an already serviced site within the established urban footprint. There are no changes proposed to external infrastructure, site access, parking supply, or service connections. The unit retains its single on-title car parking space, and the proposal does not generate additional infrastructure demand beyond the existing lawful use. The development will not result in adverse impacts on adjoining amenity, transport networks, environmental values, or public infrastructure.

Assessment against the relevant zone, local plan, overlay, use and development codes confirms compliance with the applicable assessment benchmarks. The proposal achieves the overall outcomes of the Planning Scheme and does not give rise to any material planning conflicts. Where overlays apply, the development is limited to internal works and therefore does not trigger additional impacts or require mitigation measures.

In summary, the proposed dual key configuration represents a modest and well-integrated enhancement to an existing tourism accommodation unit within the Port Douglas town centre. It maintains the established character of the building, preserves amenity, optimises existing

infrastructure, and supports the economic vitality of the centre without increasing development intensity.

On this basis, the proposed development warrants approval, subject to reasonable and relevant conditions.

Attachment 1

Certificate of Title and Survey Plan

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50431179	Search Date: 12/02/2026 14:08
Date Title Created: 10/03/2003	Request No: 55036874
Previous Title: 20636032	

ESTATE AND LAND

Estate in Fee Simple

LOT 12 SURVEY PLAN 154579

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 31086

REGISTERED OWNER

Dealing No: 723027360 24/01/2024

JACOBA CATHARINA DOBROMILSKY

PETER RAYMOND DOBROMILSKY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10332025 (ALLOT 13 SEC 2)
Deed of Grant No. 10332112 (ALLOT 14 SEC 2)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

61669_SP/KJP/FB85

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

SURVEY PLAN

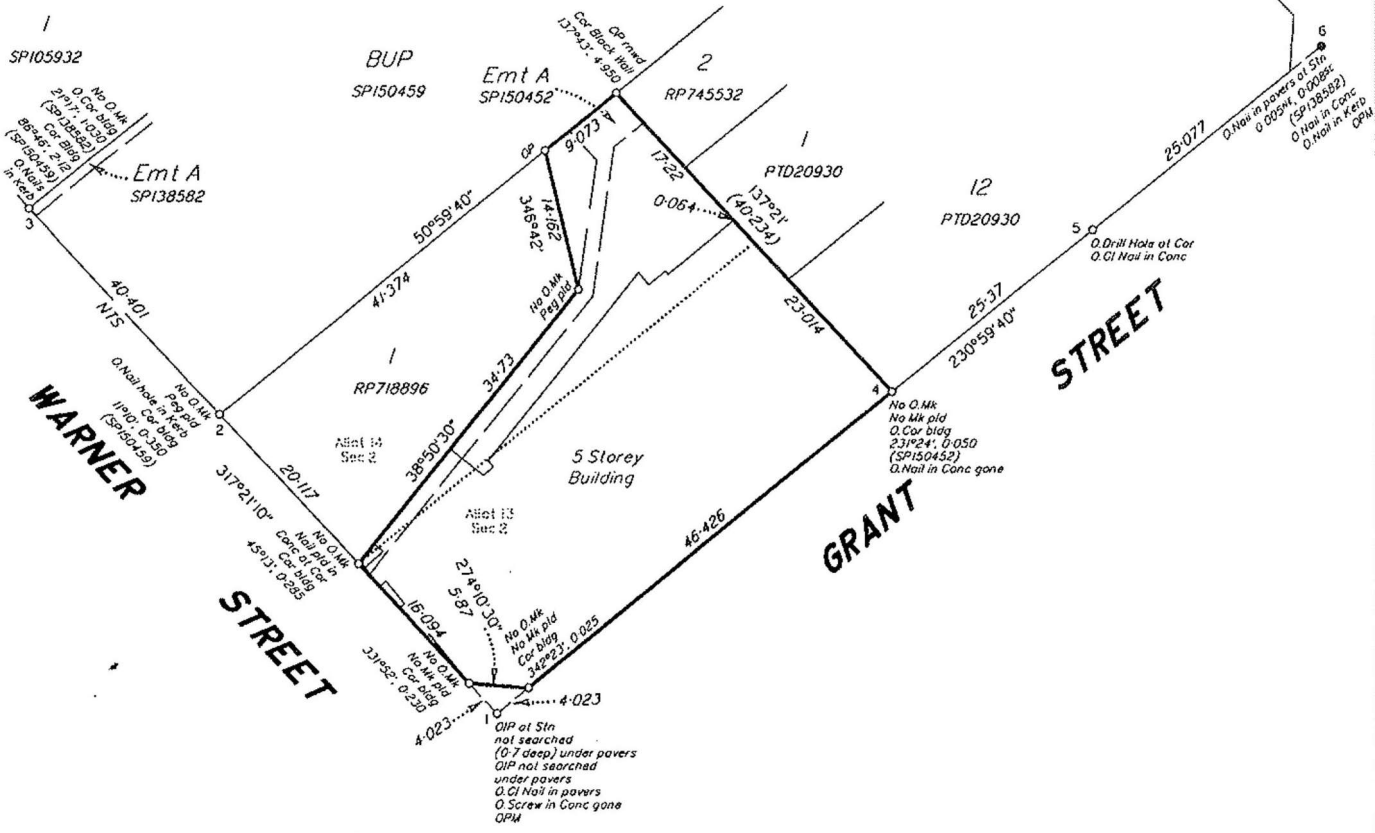
Sheet 1 of 6

REFERENCE MARKS

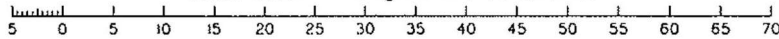
STN	TO	ORIGIN	BEARING	DIST	
1	OIP (0.7 deep) not searched	RP718896	at Station		Under Pavers
1	OIP not searched	SP105932	245°20'	7.96	Under Pavers
1	O.CI Nail in pavers	1S118328	205°29'	9.01	
1	Nail in Kerb		211°10'	11.175	
1	O.Screw in Conc gone	1S117092	60°04'20"	22.78	
2	Nail in Kerb fd		233°18'	5.01	
2	O.Nail in Kerb hole	SP138582	211°59'30"	5.2	
3	O.Nail in Kerb	SP138582	215°16'	4.41	
3	Nail in Conc	SP105932	241°06'	5.625	
3	O.Nail in Kerb	SP105932	231°51'	25.58	
4	O.Nail in Conc gone	DP143040	166°53'	3.420	
5	O.CI Nail in Conc	DP143040	126°03'	3.045	
6	O.Nail in Conc	1S117092	128°17'	2.89	
6	O.Nail in Kerb	1S109214	120°58'15"	18.212	

PERMANENT MARKS

STN	ORIGIN	BEARING	DIST	NO
1-OPM	SP105932	261°29'15"	33.725	39989
6-OPM	PTD20930	84°06'25"	42.028	1142



Scale 1:500 - Lengths are in Metres.



C&B CONSULTANTS PTY LTD ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Mark Peter STOPFORD, Licensed Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 19/11/2002.



Plan of Lots 1-23, 33 & Common Property

Cancelling Lot 2 on RP718896

PARISH: SALISBURY COUNTY: Solander

Meridian: RP718896

F/N's: No

Scale: 1:500

Format: BUILDING



SP154579

Plan Status:

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

706360503

\$1633.55
14/02/2003 16:31

NR 400 NT

Registered

s. Lodged by

Buder m Low
PO Box 10
BUDERM G 45516

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

1. Certificate of Registered Owners or Lessees.

y/We Lawnfox Pty Ltd ACN 052 981 487

(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

Sole Director

* Rule out whichever is inapplicable

2. Local Government Approval.

* DOUGLAS SHIRE COUNCIL hereby approves this plan in accordance with the:

% Integrated Planning Act 1997

Dated this Thirty-first day of January 2003.

for and on behalf of DOUGLAS SHIRE COUNCIL

M. J. ...
MAYOR

CHIEF EXECUTIVE OFFICER

* 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 : 51086

Name : The Cosmopolitan Port Douglas

4. References :

Dept File :
Local Govt :
Surveyor : 61669

6. Existing

Title Reference	Lot	Plan
20636032	2	RP718896

Created

Lots	Emts	Road
1-23 & 33 Common Property		

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots to be Encumbered
705286370	11, 21, 22 & Common Property

Amendments by C&B Consultants Pty Ltd.

ACN 055 931 096

M. J. ...

Director and Licensed Surveyor

7/3/03
Date

1, 11, 12, 13,
21-23, 33 &
Common Property

Allot 13 Sec 2 &
Allot 14 Sec X2

2-10, 14-20

Allot 13 Sec X2

Lots Orig

7. Portion Allocation :

8. Map Reference :
7965-22231

9. Locality :
PORT DOUGLAS

10. Local Government :
DOUGLAS S.C.

11. Passed & Endorsed :

By : C&B CONSULTANTS PTY LTD

Date : 3/2/03

Signed : M. J. ...

Designation : Licensed 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~~

M. J. ... 5/2/03
Licensed Surveyor/Director * Date
* delete words not required

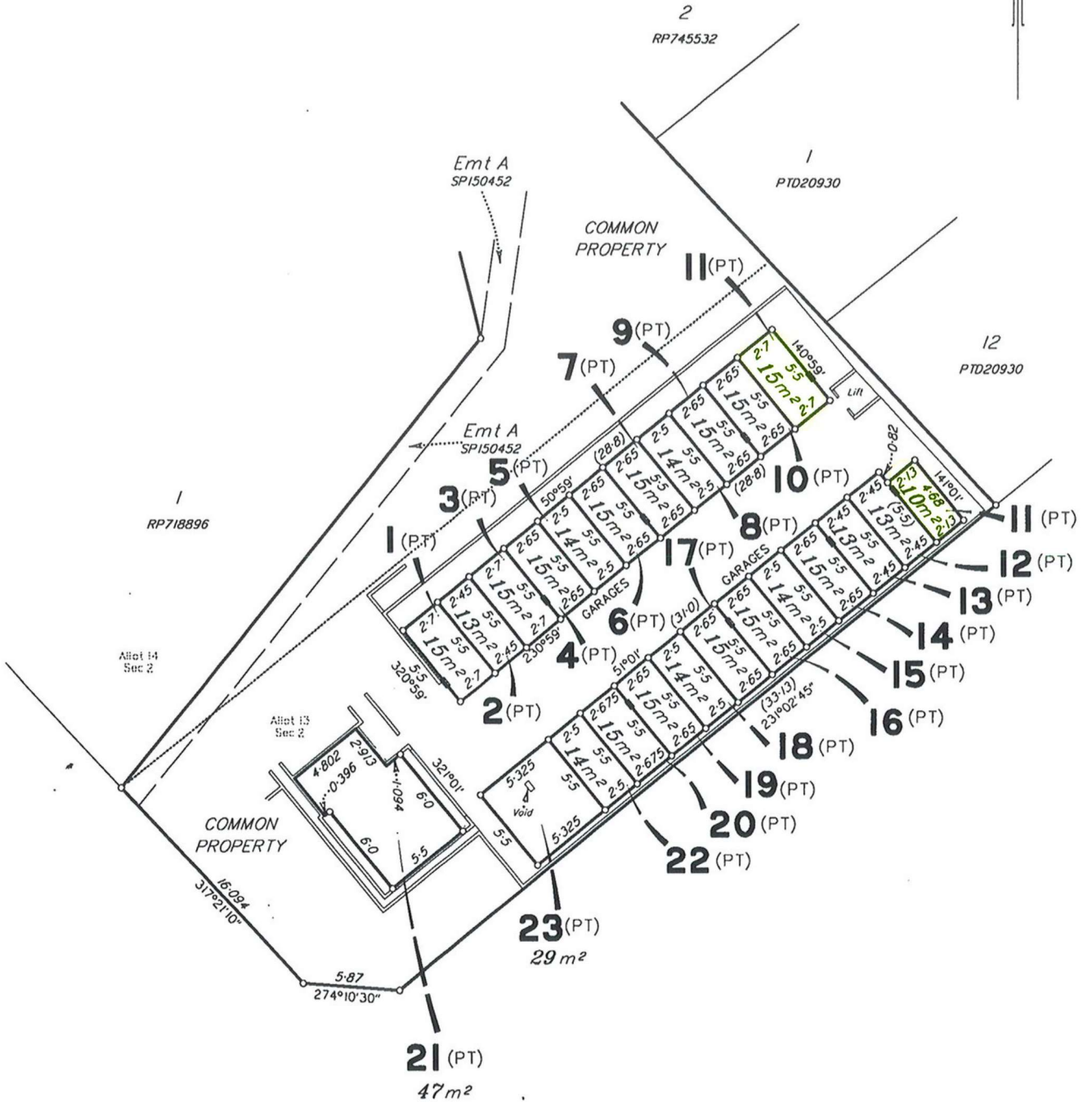
13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$ 1200.00

14. Insert Plan Number SP154579

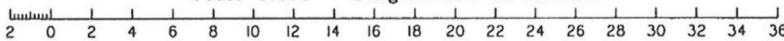
LEVEL A

Basement



Drill holes placed at all new corners.
unless otherwise stated.

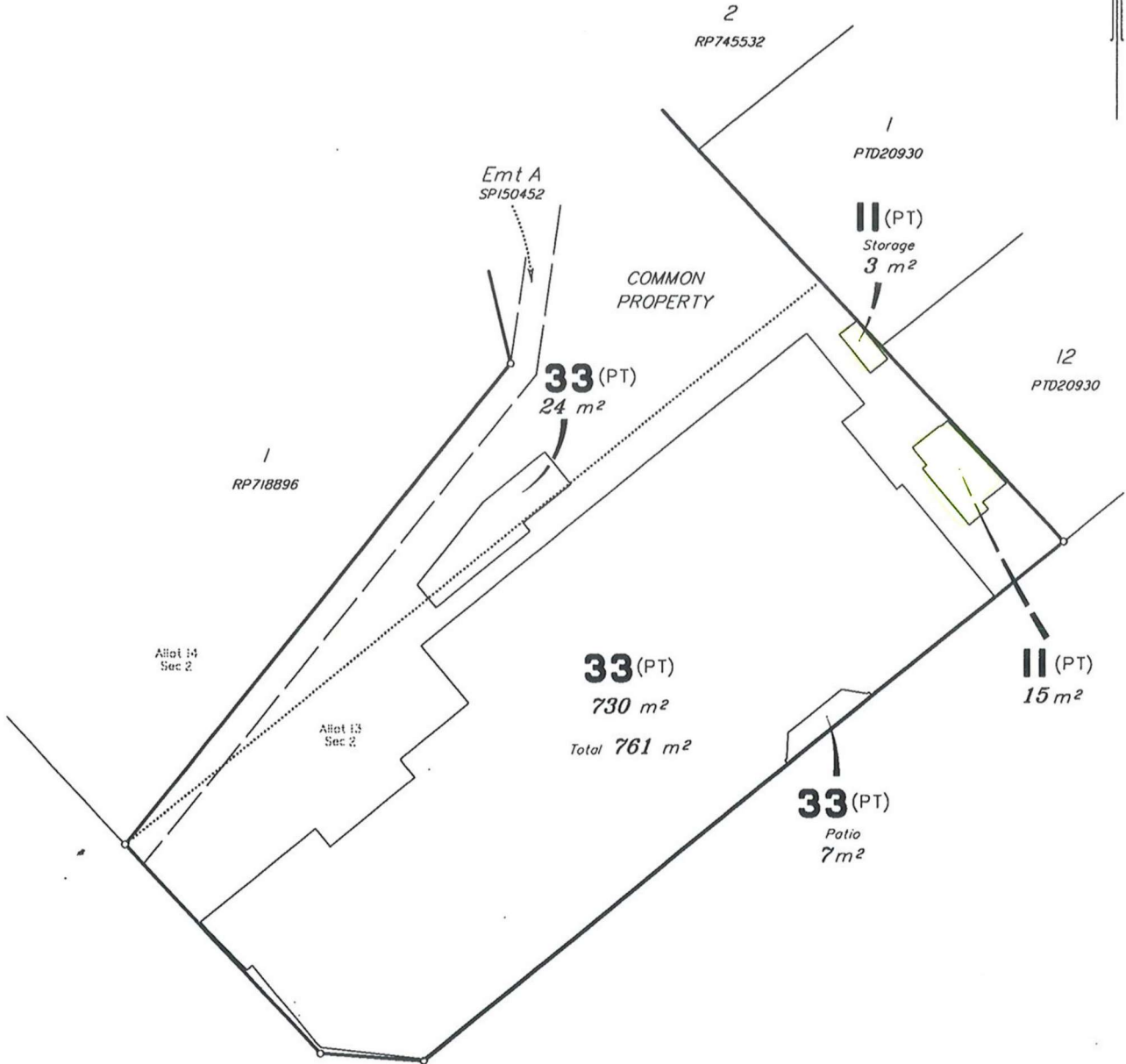
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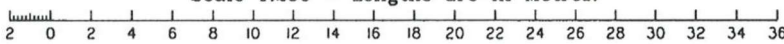
State copyright reserved.

Insert Plan Number **SP154579**

LEVEL B



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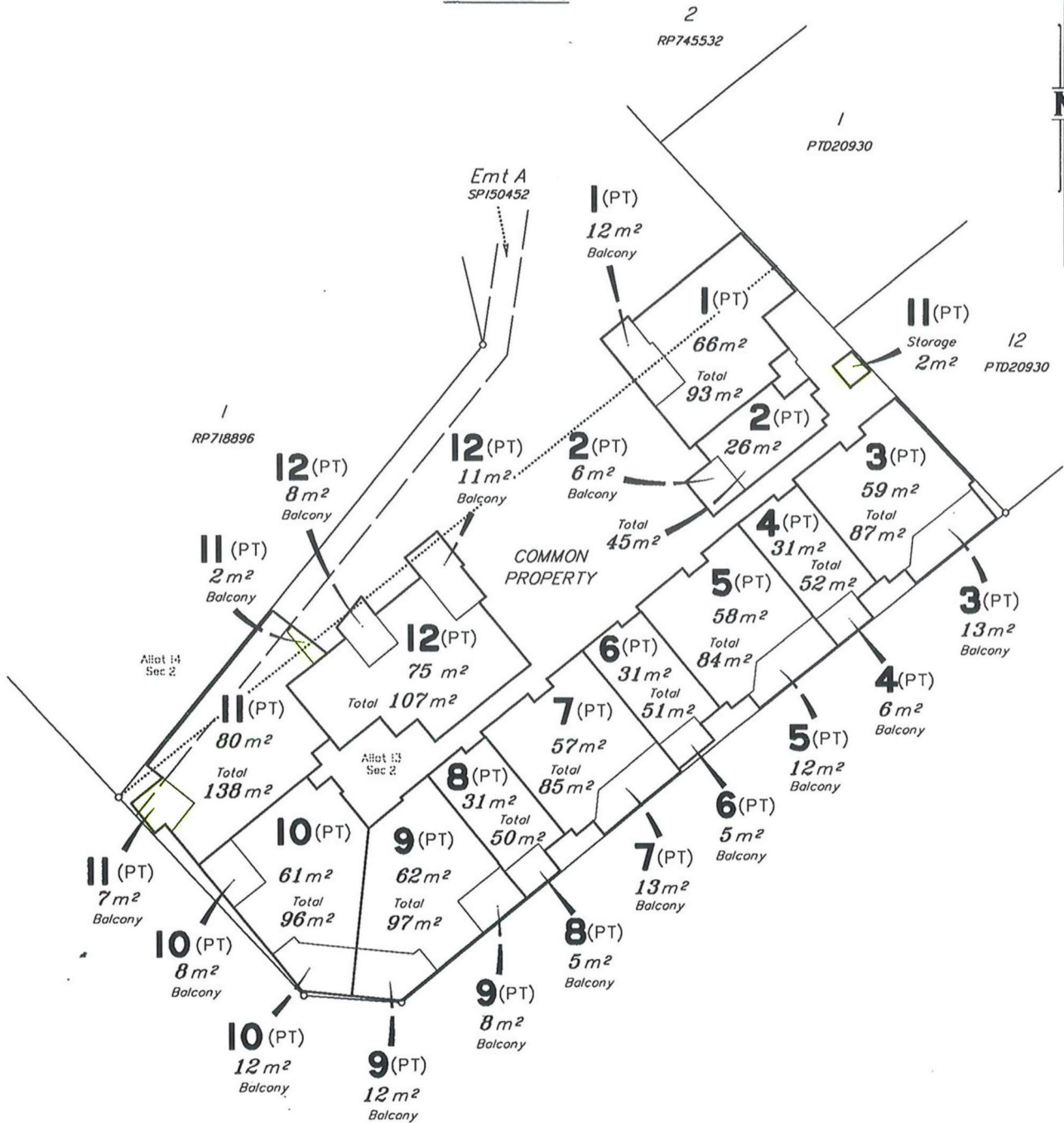


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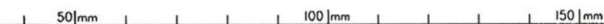
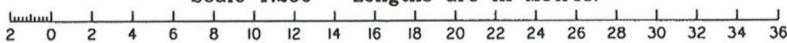
Insert Plan Number **SP154579**

0 50|mm 100|mm 150|mm

LEVEL C



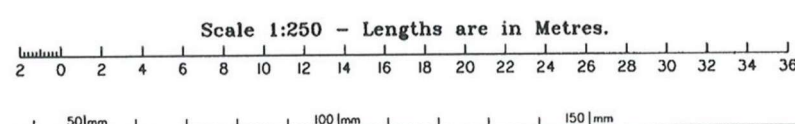
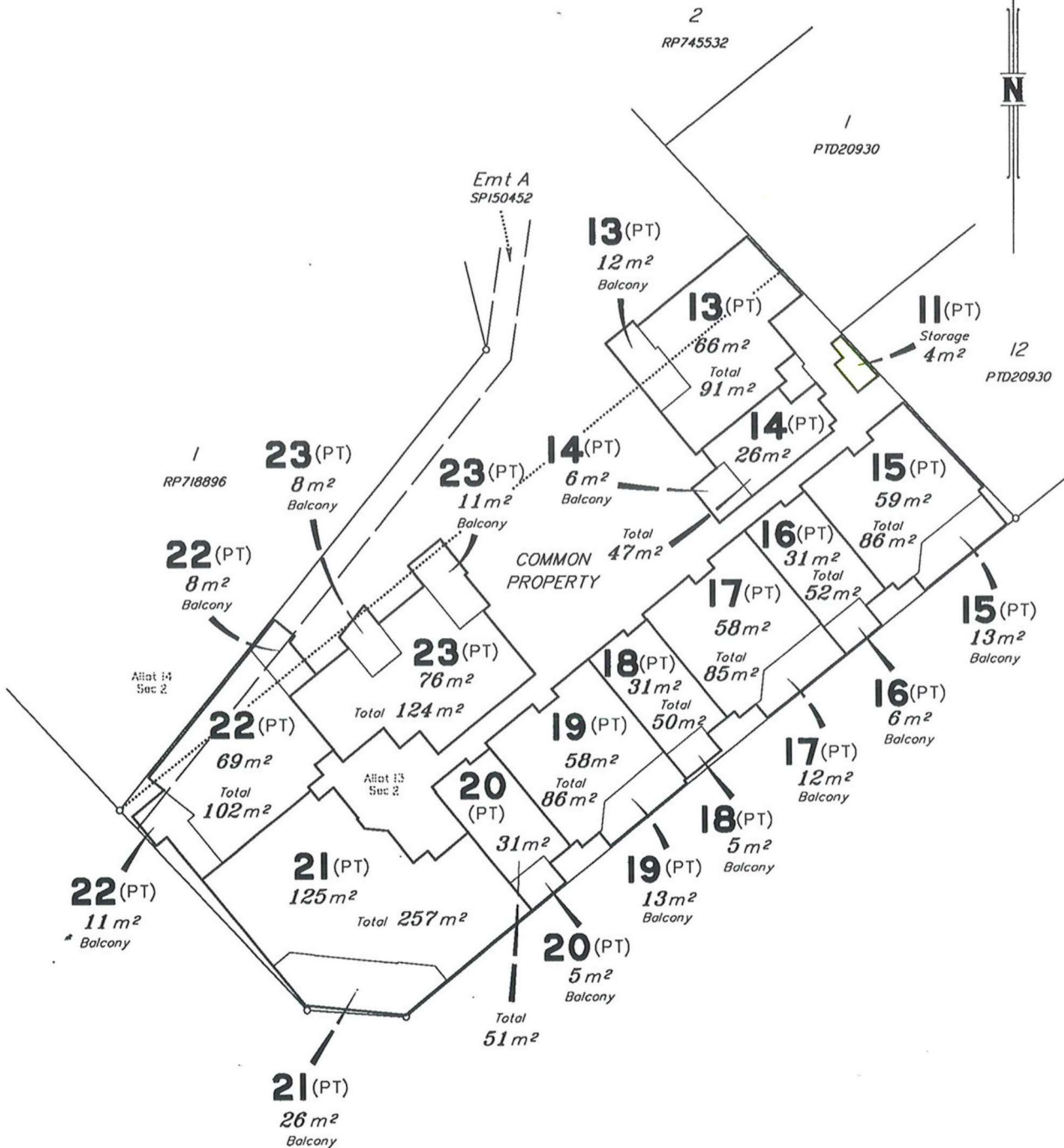
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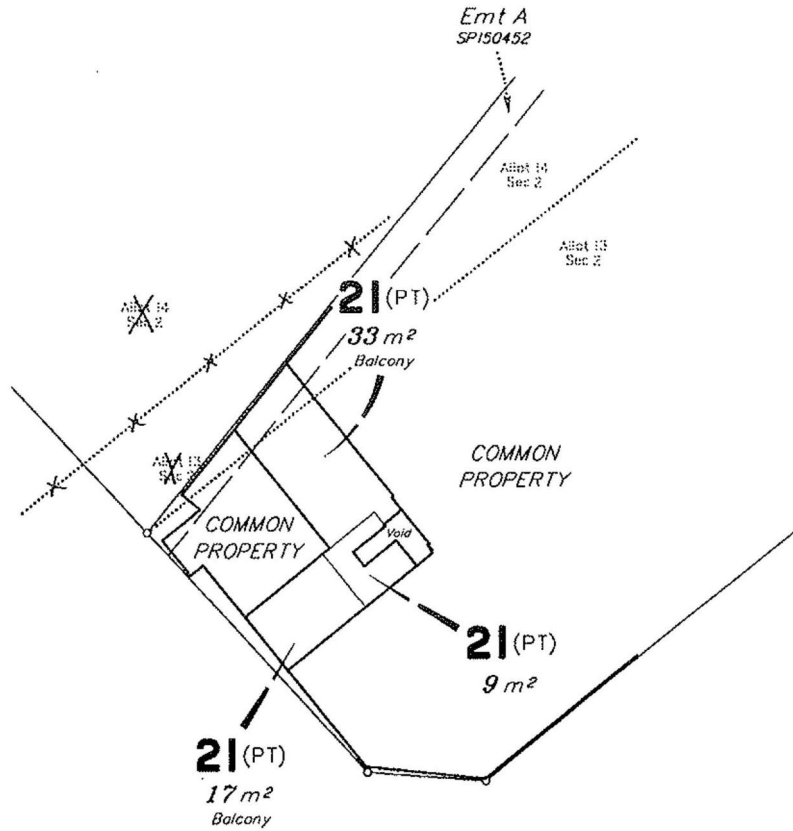
Insert Plan Number **SP154579**

LEVEL D

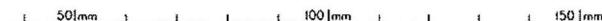
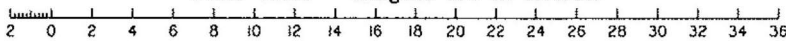


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Insert Plan Number **SP154579**

LEVEL E



Scale 1:250 - Lengths are in Metres.



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Insert Plan Number **SP154579**

Attachment 2

Proposal Plan

Attached Separately

Attachment 3

Code Assessment

6.2.1 Centre zone code

6.2.1.1 Application

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

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of land uses and activities.
 - (a) These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.
 - (b) Centres are found at a variety of scales based on their location and surrounding activities.
- (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 3.4.3 Activity Centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.4 Sense of place, community and identity, Element 3.7.6 Arts and Culture
 - (iii) Theme 5 : Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.3 Tourism.
 - (b) provide for a mix of uses and level of economic and social activity to serve community needs.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development creates a range of retail, commercial, community and residential uses.
 - (b) Development is consistent with any location specific provisions contained within a Local Plan.
 - (c) Development provides activation and surveillance at ground level where adjoining roads or other public spaces.
 - (d) Development is integrated and coordinated both within the site and in relation to surrounding land uses and activities.
 - (e) Development provides a built form that establishes a cohesive streetscape and continuous pedestrian connections and shelters.
 - (f) Development is sensitively designed and managed to mitigate impacts on surrounding sensitive land uses.
 - (g) Development has access to infrastructure and services.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.a – Centre zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and must not adversely affect the amenity of the neighbourhood.</p>	<p>AO1 The maximum height of buildings and structures is: (a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.</p>	<p>Not applicable. No change in building exterior is proposed. Development is limited to internal change of use and building works only.</p>
<p>PO2 The siting of buildings contributes to the use of the land, desired amenity and character of the area and protects the amenity of other land uses.</p>	<p>AO2.1 Buildings and structures are setback to road frontages: (a) in accordance with the provisions of any applicable local plan; (b) a minimum of 6 metres where no local plan applies or there are no particular provisions specified in the local plan for the site.</p> <p>AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres.</p> <p>AO2.3 Where adjoining land in any other zone, buildings are setback 3 metres or ¼ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.</p> <p>AO2.4</p>	<p>Not applicable. No change in building exterior is proposed. Development is limited to internal change of use and building works only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas:</p> <p>(a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO2.1(b) above;</p> <p>(b) adjacent to the boundary with the other zone for the setback area nominated in AO2.3 above.</p>	
<p>PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.</p>	<p>AO3 Site coverage does not exceed 80%, unless otherwise specified in a Local plan.</p>	<p>Not applicable. No change in building exterior proposed. Development is limited to internal change of use and building works only.</p>
For assessable development		
<p>PO4 The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4 Inconsistent uses as identified in table 6.2.1.3.b are not established in the Centre zone.</p>	<p>Complies with AO4. The proposal seeks approval for a Short Term Accommodation Dual Key Unit configuration. The use is consistent with the Centre Zone.</p>
<p>PO5 Development provides a range of convenient goods and services for the daily needs of discrete residential communities.</p>	<p>AO5 Development complies with the requirements specified in a local plan.</p>	<p>Complies with AO5. The proposal is consistent with the Port Douglas / Craiglie Local Plan (Precinct 1a – Town Centre), which supports a mix of residential and visitor accommodation outcomes within the Centre Zone.</p> <p>The proposal strengthens the accommodation offering within the town centre by enhancing operational flexibility and market responsiveness, thereby supporting sustained visitation and economic activity. In doing so, it reinforces the strategic role of the Port Douglas town centre as a compact, walkable, tourism-oriented destination.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6 Development does not lower the standard 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 Centre zone;</p> <p>(b) the Sensitive land use activity group, located outside the Centre zone.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>	<p>Complies with PO6.</p>
<p>PO7 Reconfiguration of land results in</p> <p>(a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots.</p> <p>(b) lots no less than 600m² in area.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>	<p>Not applicable.</p>

Table 6.2.1.3.b – Inconsistent uses within the Centre Zone

Inconsistent uses		
<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Major electrical infrastructure • Major sport and entertainment facility • Marine industry, except where located within sub-precinct 1b Waterfront North in the Port Douglas / Craiglie Local Plan. • Medium impact industry • Motor sport facility • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility, being a wind farm • Resort complex • Retirement facility • Roadside stall • Rural industry • Rural workers accommodation • Special industry • Tourist park • Transport depot • Utility installation • Winery

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

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

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

6.2.5.2 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/Craigie local plan code.

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

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 Craigie (Four Mile). Craigie 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 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.
 - (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:
- (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:

- 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;
- (iii) 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.
- (iv) 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.
- (v) 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.
- (vi) 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.

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;
- T (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:
- (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.

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;
 - (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;
 - (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.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
<p>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.</p>	<p>AO1 A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO2 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 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. The proposal relates to a material change of use of an existing building and internal building works.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.2 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> <p>(a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.</p> <p>AO2.3 Important landmarks, memorials and monuments are retained.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	<p>Not applicable.</p>
<p>PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p>AO4 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>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO5 Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO5 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
<p>PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.</p>	<p>AO6.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p> <p>AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO7 Vehicle access, parking and service areas:</p> <ul style="list-style-type: none"> (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times. 	<p>AO7.1 For all buildings, parking is:</p> <ul style="list-style-type: none"> (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street. <p>AO7.2 Ground level parking incorporates clearly defined pedestrian routes.</p> <p>AO7.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.</p> <p>AO7.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p>	<p>Not applicable. The site is within Precinct 1a.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.5 On-site car parking available for public use is clearly signed at the site frontage.</p> <p>AO7.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>	
<p>PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
<p>PO9 Building heights:</p> <p>(a) do not overwhelm or dominate the town centre;</p> <p>(b) respect the desired streetscape;</p> <p>(c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct;</p> <p>(d) remain subservient to the natural environment and the backdrop of Flagstaff Hill.</p> <p>(e) do not exceed 3 storeys.</p>	<p>AO9 Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres.</p> <p>Note – Height is inclusive of the roof height.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO11 Buildings:</p> <p>(a) address street frontages;</p>	<p>AO11 No acceptable outcomes are prescribed.</p>	<p>Not applicable.</p>



Performance outcomes	Acceptable outcomes	Applicant response
(b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas.		The proposal relates to a material change of use of an existing building and internal building works.
PO12 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street.	AO12 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	Not applicable. The proposal relates to a material change of use of an existing building and internal building works.
AO13 Buildings do not result in a reduction of views and vistas from public places to: (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance.	AO13 No acceptable outcomes are prescribed.	Not applicable. The proposal relates to a material change of use of an existing building and internal building works.
PO14 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.	AO14 Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s; or If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s. Note – PO24 provides more detail on awning design.	Not applicable. The proposal relates to a material change of use of an existing building and internal building works.
PO15	AO15.1 Centre activities establish:	Complies with PO15.

Performance outcomes	Acceptable outcomes	Applicant response
Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	at street level on active street frontages; a maximum of one level above street level. AO15.2 Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.	The building presents as a contemporary, purpose-built mixed-use, tourist accommodation complex comprising ground-level commercial tenancies and upper-level accommodation units. Access to the unit is provided via internal common corridors and lift/stair facilities. The development includes communal facilities typical of serviced holiday accommodation, including shared circulation spaces, landscaped areas, and associated common property infrastructure under the Body Corporate. The existing unit is located above the ground floor commercial.
PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.	AO16 No acceptable outcomes are prescribed.	Not applicable. The proposal relates to a material change of use of an existing building and internal building works.
PO17 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.	AO17 No acceptable outcomes are prescribed.	Not applicable. The proposal relates to a material change of use of an existing building and internal building works.

Performance outcomes	Acceptable outcomes	Applicant response
(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.		
<p>PO18 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO19 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p> <p>(c) assist in maintaining comfortable indoor temperatures;</p> <p>(d) minimising heat loads;</p> <p>(e) enrich the North Queensland tropical character of the Town Centre sub-precinct;</p> <p>(f) provide architectural interest to building façades.</p>	<p>AO19 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO20 Buildings are finished with high quality materials, selected for:</p> <p>(a) their ability to contribute the character of Town Centre sub-precinct;</p> <p>(b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.</p>	<p>AO20 No acceptable outcomes are prescribed</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO21 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO22.1 Development has a maximum length of unbroken building façade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p> <p>AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p> <p>AO22.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended façade of a development:</p> <p>(a) a change in roof profile;</p> <p>(b) a change in parapet coping;</p> <p>(c) a change in awning design;</p> <p>(d) a horizontal or vertical change in the wall plane;</p> <p>or</p> <p>(e) a change in the exterior finishes and exterior colours of the development.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO23 Building façades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>AO23 Building façades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across the frontage of the site; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing. 	<p>AO24 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p>AO25 Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct</p>		
<p>PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.</p>	<p>AO26 Uses identified as inconsistent uses in Table 7.2.4.b – Inconsistent uses in sub-precinct 1b Waterfront North sub precinct are not established in sub-precinct 1b - Waterfront North.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.</p>	<p>AO27 Buildings and structures are not more than: (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. Note – Height is inclusive of roof height.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO28 Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct</p>	<p>AO28 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO29 Public pedestrian access along the water's edge is maximised.</p>	<p>AO29.1 Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.</p> <p>AO29.2 A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'.</p> <p>AO29.3 Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.</p>	<p>AO30 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient.</p>	<p>AO31 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.</p>	<p>Not applicable. The site is within Precinct 1a.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO32 Buildings do not result in a reduction of views and vistas from public places to:</p> <ul style="list-style-type: none"> (a) Dickson Inlet; (b) public open space; (c) places of significance. 	<p>A032 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO33 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.</p>	<p>A033 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO34 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>A034.1 Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level. A034.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO35 Detailed building design:</p> <ul style="list-style-type: none"> (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained. 	<p>A035 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO36 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <ul style="list-style-type: none"> (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys. 	<p>AO36 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO37 Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <ul style="list-style-type: none"> (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view; (c) rooftops are not used for advertising. 	<p>AO37 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO38 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; 	<p>AO38 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades.		
PO39 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	AO39 No acceptable outcomes are prescribed.	Not applicable. The site is within Precinct 1a.
PO40 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	AO40 No acceptable outcomes are prescribed.	Not applicable. The site is within Precinct 1a.
PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.	AO41.1 Development has a maximum length of unbroken building façade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres. AO41.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation. AO41.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended façade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design;	Not applicable. The site is within Precinct 1a.

Performance outcomes	Acceptable outcomes	Applicant response
	(d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development	
<p>PO42 Building façades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>AO42 Building façades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow; 	<p>AO43 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>



Performance outcomes	Acceptable outcomes	Applicant response
(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.		
PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.	AO44.1 Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality. AO44.2 Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.	Not applicable. The site is within Precinct 1a.
PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of: (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage.	AO45 No acceptable outcomes are prescribed.	Not applicable. The site is within Precinct 1a.
PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	AO46 No acceptable outcomes are prescribed.	Not applicable. The site is within Precinct 1a.



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by:</p> <ul style="list-style-type: none"> (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront. 	<p>AO47 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.</p>	<p>AO48 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO49 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, particularly with respect to the slipway operation.</p>	<p>AO49 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.</p>	<p>AO50 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.</p>	<p>AO51 Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes.</p>	<p>Not applicable. The site is within Precinct 1a.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	AO52 Uses identified as inconsistent uses in Table 7.2.4.4.c are not established in Precinct 1c – Waterfront South.	Not applicable. The site is within Precinct 1a.
PO53 Development does not adversely impact on the natural environment, natural vegetation or watercourses.	AO53.1 An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report. AO53.2 An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas. Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.	Not applicable. The site is within Precinct 1a.
PO54 Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.	AO54 A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.	Not applicable. The site is within Precinct 1a.
PO55 Buildings and structures are of a height, and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and	AO55.1 Development has a height of not more than 10 metres. AO55.2	Not applicable. The site is within Precinct 1a.



Performance outcomes	Acceptable outcomes	Applicant response
environmental qualities of the adjacent area are not adversely affected.	Development is setback from all property boundaries not less than 3 metres.	
<p>PO56 The site coverage of all buildings and structures ensures development:</p> <p>(a) is sited in an existing cleared area or in an area approved for clearing;</p> <p>(b) has sufficient area for the provision of services;</p> <p>(c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.</p>	<p>AO56 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO57 Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <p>(a) be accommodated on-site;</p> <p>(b) maximise safety and efficiency of loading;</p> <p>(c) protect the visual and acoustic amenity of sensitive land use activities;</p> <p>(d) minimise adverse impacts on natural characteristics of adjacent areas.</p>	<p>AO57.1 Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p> <p>AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.</p> <p>AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to:</p> <p>(a) minimise erosion from storm water runoff;</p> <p>(b) retain all existing vegetation.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.</p>	<p>AO58 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>



Performance outcomes	Acceptable outcomes	Applicant response
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	AO59 Areas used for loading and unloading, storage, utilities and car parking are screened from public view: (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres.	Not applicable. The site is within Precinct 1a.
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	AO60 For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	Not applicable. The site is within Precinct 1a.
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.	AO61 Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	Not applicable. The site is within Precinct 1a.
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	AO62 No acceptable outcomes are prescribed.	Not applicable. The site is within Precinct 1a.
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	AO63 No acceptable outcomes are prescribed	Not applicable. The site is within Precinct 1a.



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through:</p> <ul style="list-style-type: none"> (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; (c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed; (d) protection of the views from public viewing points in the Port Douglas precinct. 	<p>AO64 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		
<p>PO65 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 Town Centre Precinct.</p>	<p>AO65 Development consists of service and light industries and associated small scale commercial activities.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.</p>	<p>AO66.1 Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.</p>	<p>Not applicable. The site is within Precinct 1a.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO66.2 The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p> <p>AO66.3 Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area.</p> <p>AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.</p>	
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
<p>PO67 No additional lots are created within the precinct.</p>	<p>AO67 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>
<p>PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.</p>	<p>AO68 No acceptable outcomes are prescribed.</p>	<p>Not applicable. The site is within Precinct 1a.</p>

Table 7.2.4.4.b – Inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Table 7.2.4.4.c – Inconsistent uses in sub-precinct 1c – Waterfront South sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note –

Table 7.2.4.4.b – Inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct or

Table 7.2.4.4.c – Inconsistent uses in sub-precinct 1c – Waterfront South sub-precinct do 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.

9.3.13 Multiple dwelling, short term accommodation and retirement facility code

9.3.13.1 Application

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

9.3.13.2 Purpose

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

9.3.13.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
<p>PO1 The site has sufficient area and frontage to:</p> <ul style="list-style-type: none"> (a) accommodate the scale and form of buildings considering site features; (b) achieve communal open space areas and private outdoor spaces; (c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; (d) achieve safe and convenient vehicle and pedestrian access; (e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers. 	<p>AO1.1 The site has a minimum area of 1000m².</p> <p>AO1.2 The site has a minimum frontage of 25 metres.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO2 Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ul style="list-style-type: none"> (a) the establishment and extension of public streets and pathways; the provision of parks and other public spaces as appropriate to the scale of the development; (c) inclusion of a mix of dwelling types and tenures and forms; (d) buildings that address the street; (b) building height and setback transitions to adjoining development of a lower density or scale. 	<p>AO2 Development on a site 5,000m² or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>

<p>PO3 Development ensures that the proportion of buildings to open space is:</p> <ul style="list-style-type: none"> (a) in keeping with the intended form and character of the local area and immediate streetscape; (b) contributes to the modulation of built form; (c) supports residential amenity including access to breezes, natural light and sunlight; (d) supports outdoor tropical living; (e) provides areas for deep tropical planting and / or for the retention of mature vegetation. 	<p>AO3.1 The site cover is not more than 40%.</p> <p>AO3.2 The development has a gross floor area of not more than:</p> <table border="1" data-bbox="544 835 963 1039"> <thead> <tr> <th>Zone</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Low-medium density residential</td> <td>0.8 x site area</td> </tr> <tr> <td>Medium density residential</td> <td>1.2 x site area</td> </tr> <tr> <td>Tourist accommodation</td> <td>1.2 x site area</td> </tr> <tr> <td>All other zones</td> <td>No acceptable outcome specified</td> </tr> </tbody> </table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
Zone	Maximum GFA											
Low-medium density residential	0.8 x site area											
Medium density residential	1.2 x site area											
Tourist accommodation	1.2 x site area											
All other zones	No acceptable outcome specified											
<p>PO4 Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> (a) provides for natural light, sunlight and breezes; (b) minimises the impact of the development on the amenity and privacy of neighbouring residents; (c) provides for adequate landscaping. 	<p>AO4.1 Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p>AO4.2 Buildings and structures are setback not less than 4 metres to the rear boundary.</p> <p>AO4.3 The side boundary setback for buildings and structures is:</p> <ul style="list-style-type: none"> (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building. 	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>										

<p>PO5 Building depth and form must be articulated to (a) ensure that the bulk of the development is in keeping with the form and character intent of the area; (b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.</p>	<p>AO5.1 (a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres. (b) The minimum distance between buildings on a site is not less than 6 metres;</p> <p>AO5.2 The length of any continuous eave line does not exceed 18 metres.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO6 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.</p>	<p>AO6.1 Development incorporates a number of the following design elements: (b) balconies; (c) verandahs; (d) terraces; (e) recesses.</p> <p>AO6.2 Development reduces building bulk by: (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (a) use of elements at a finer scale than the main structural framing of the building.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO7 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide</p>	<p>AO7.1 Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p>AO7.2 Development provides balconies and windows</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>

<p>overlooking and casual surveillance; (d) building entrances.</p>	<p>from the primary living area that face and overlook the street or public space.</p>	
<p>PO8 Buildings exhibit tropical design elements to support Douglas Shire's tropical climate, character and lifestyle.</p>	<p>AO8.1 Development has floor to ceiling heights of 2.7 metres;</p> <p>AO8.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p> <p>AO8.3 Development incorporates deep recesses, eaves and sun-shading devices</p> <p>AO8.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p> <p>AO8.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>

<p>PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO9.1 Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level. <p>AO9.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>AO9.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
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<p>PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p>AO10 A minimum of 35% of the site is allocated as landscaping and recreation area.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11 Development provides landscaping as follows: (a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages; (b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.</p>	<p>AO12.1 Communal open space is provided at: (a) a minimum of 5% of site area of 50m² whichever is the greater; and (b) a minimum dimension of 5 metres.</p> <p>AO12.2 Development provides communal open space that: (a) is consolidated into one useable space; where communal open space exceeds 100m², the communal open space may be split into two, and so forth incrementally.</p> <p>AO12.3 Communal open space: (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p> <p>AO12.4 Communal open space is designed to provide for</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>

	<p>a range of facilities, typically including some, or all, of the following elements:</p> <ul style="list-style-type: none">(a) seating;(b) barbecue;(c) play equipment;(d) swimming pool;(e) communal clothes drying;(f) vegetable garden. <p>AO12.5</p> <ul style="list-style-type: none">(b) Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.	
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<p>PO13 Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1 Development provides private open space which: (a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres.</p> <p>AO13.2 Development provides private open space areas that are: (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m² minimum dimension capable of screening air conditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p>AO13.3 Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p> <p>AO13.4 Where secondary balconies are provided to a</p>	<p>Complies with PO13. The Planning Scheme identifies a minimum private open space provision of 12m² for accommodation units. The proposed dual key configuration results in balcony areas of approximately 8m² and 11m² respectively. While these areas are numerically below the prescribed Acceptable Outcome, the proposal achieves the relevant Performance Outcome for the following reasons.</p> <p>Firstly, the balconies are existing and form part of an approved, purpose-built tourism accommodation complex. No reduction in balcony area is proposed as part of this application. The development does not intensify the built form, reduce open space provision, or alter the external building envelope. Rather, the proposal relies on established private open space areas that have historically serviced a two-bedroom accommodation unit.</p> <p>Secondly, the balconies are consistent in size, design and presentation with other balcony spaces throughout the Mantra in the Village complex. The proposal does not create an anomalous or visually inconsistent outcome within the building. The balcony dimensions reflect the established architectural character of the development and maintain uniformity across the façade.</p> <p>Importantly, the balcony spaces remain functional and usable for the intended scale of occupancy. A one-bedroom holiday accommodation unit is typically occupied by one or two persons. An 8m² or 11m² balcony provides sufficient area to accommodate a small outdoor table and two-chair setting, while still allowing circulation space and the placement of a compact clothes drying rack. The configuration supports practical outdoor dining, relaxation, and incidental domestic functions</p>
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		<p>consistent with short-term holiday accommodation.</p> <p>The Planning Scheme's private open space provisions are intended to ensure adequate amenity, usability, and access to outdoor space for occupants. In this instance, the balconies achieve these outcomes. The spaces are directly accessible from the living areas, receive natural light and ventilation, and provide meaningful outdoor amenity. Additionally, occupants benefit from access to communal recreational facilities and common property areas within the complex, further supplementing private open space provision.</p> <p>Given that:</p> <ul style="list-style-type: none"> • the balcony areas are existing and approved, • no reduction in open space is proposed, • the spaces are consistent with the broader complex, • the balconies are functional for the intended occupancy level, and • the development is located within a compact town centre setting with immediate access to public open space and coastal amenity, <p>the proposal satisfies the intent and overall outcomes of the Planning Scheme despite not meeting the numeric Acceptable Outcome of 12m².</p> <p>Accordingly, the minor variation is considered reasonable and does not give rise to any adverse amenity, character or planning impacts.</p>
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Performance outcomes	Acceptable outcomes	
	<p>side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p>AO13.5 Private open space:</p> <ul style="list-style-type: none"> (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters. 	

<p>PO14 Development provides front fencing and retaining walls that must:</p> <ul style="list-style-type: none"> (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape. 	<p>AO14.1 Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of:</p> <ul style="list-style-type: none"> (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road. <p>AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact</p> <p>AO14.3 Development for a retaining wall is:</p> <ul style="list-style-type: none"> (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge 	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>
<p>PO15 Development minimises light nuisances.</p>	<p>AO15 Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>Not applicable. The proposal relates to a material change of use of an existing building and internal building works.</p>

<p>PO16 Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.</p>	<p>AO16 Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage; (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</p> <p>Note - The Environmental performance code contains requirements for waste and recyclable material storage.</p>	<p>May be Conditioned to Comply. No change is proposed to the current waste management scheme.</p>
<p>PO17 Development provides a secure storage area for each dwelling.</p>	<p>AO17 A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event.</p> <p>Note – A cupboard within a unit will not satisfy this requirement.</p>	<p>Not applicable. The proposal relates to Short Term Accommodation, not Multiple Dwelling.</p>
<p>Additional requirements for a Retirement facility</p>		
<p>PO18 Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.</p>	<p>AO18 Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.</p>	<p>Not applicable.</p>

<p>PO19 Retirement facilities are designed to provide for the amenity and security of residents.</p>	<p>AO19.1 The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex.</p> <p>AO19.2 Internal pathways have firm, well drained and non-slip surfaces.</p> <p>AO19.2 Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.</p> <p>AO19.3 An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.</p>	<p>Not applicable.</p>
<p>PO20 The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently access the site.</p>	<p>AO20.1 The design of the Retirement facility ensures that external circulation and access and egress points on the site facilitate the evacuation of the site in an efficient manner.</p> <p>AO20.2 The site of a Retirement facility is not prone to inundation.</p> <p>AO20.3 The location of the Retirement facility is readily accessible to emergency vehicles.</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	
<p>PO21 The development is designed for the needs of the age group, and to allow 'aging in place' to occur.</p>	<p>AO21.1 Development applies adaptable housing principles.</p> <p>AO21.2 A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>	<p>Not applicable.</p>

9.4 Other development codes

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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</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>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 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>Complies with AO1.1. The existing unit provides 1 parking space on title. The code prescribes 0.5 spaces per unit, which with the single allocate parking space the development achieves.</p> <p>Complies with AO1.2.</p> <p>Not applicable.</p> <p>Not applicable.</p>
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> (a) AS2890.1; (b) AS2890.3; (c) AS2890.6. 	<p>Complies with AO2. Access and parking is existing and currently functions to an appropriate standard.</p>

<p>PO3 Access points are designed and constructed:</p> <ul style="list-style-type: none"> (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; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (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>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. <p>AO3.3 Driveways are:</p> <ul style="list-style-type: none"> (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (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>Complies with AO2. Access and parking is existing and currently functions to an appropriate standard.</p>
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	<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 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Not applicable.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Not applicable.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p>Not applicable. No change is proposed or required to onsite bicycle parking.</p>

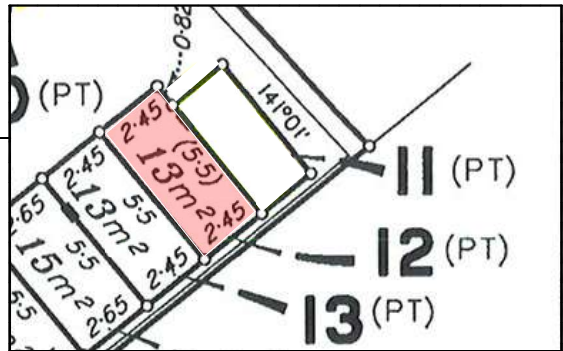
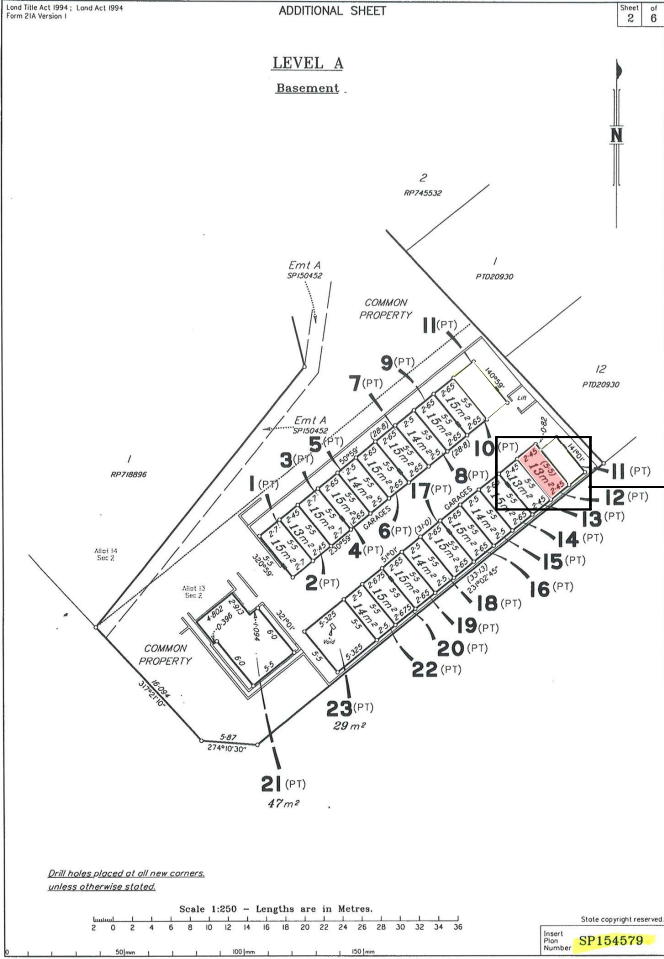
<p>PO7 Development provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	<p>A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not applicable.</p>
<p>PO8 Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> (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; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	<p>A08 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	<p>Not applicable.</p>
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	<p>A09.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and</p>	<p>Not applicable. Access, parking and servicing areas are existing and currently function to an appropriate standard.</p>

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

Table 9.4.1.3.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.



1 **CARPARK LAYOUT** NOT FOR CONSTRUCTION

Project **NEW ENTRY**
Location **UNIT 12 MANTRA VILLAGE, PORT DOUGLAS, QLD**
Client **C. DOBROMILSKY**
PROJECT **101-2025**

CONSULTING ENGINEERS & BUILDING DESIGNERS
RPEQ No.1412
QBCC No.110653
RPEQ Pty Ltd, Shop 21 Level 2, Salt Water Inn & Cafe, 2421 Mackrossham Street, Port Douglas, QLD 4877.
P: 07 486 6070 E: enq@trouba.com.au ABN:620119705

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REGISTERED CHEMICAL ENGINEER
REGISTERED AGRICULTURAL ENGINEER
REGISTERED METALLURGICAL ENGINEER
REGISTERED MINING ENGINEER
REGISTERED PETROLEUM ENGINEER
REGISTERED AERONAUTICAL ENGINEER
REGISTERED MARINE ENGINEER
REGISTERED ACOUSTIC ENGINEER
REGISTERED ENVIRONMENTAL ENGINEER
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