

# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Cairns and Hinterland Health Hospital Service
Contact name <i>(only applicable for companies)</i>	C/- Daniel Favier Cardno (Qld) Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 1619
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4034 0500
Email address <i>(non-mandatory)</i>	<a href="mailto:daniel.favier@cardno.com.au">daniel.favier@cardno.com.au</a>
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	Q174143

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

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		9	Hospital Street	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	149	SR587	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

Name of airport:

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

<b>5) Are there any existing easements over the premises?</b>	
<i>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 <a href="#">DA Forms Guide</a>.</i>	
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input checked="" type="checkbox"/> No	

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>			
a) What is the type of development? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
Refurbishment and extension to the existing Mossman Hospital.			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
<b>6.2) Provide details about the second development aspect</b>			
a) What is the type of development? <i>(tick only one box)</i>			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input checked="" type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input type="checkbox"/> Development permit	<input checked="" type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
Carrying out Building Work on a Local Place of Significance			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			

**6.3) Additional aspects of development**

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

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

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <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 <sup>2</sup> ) (if applicable)
Hospital	Hospital “Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors”. [Douglas Shire Planning Scheme 2018]	N/A	Refer to attached plans

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

☒ Yes

☐ No

**Division 2 – Reconfiguring a lot**

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

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

--

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

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

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

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

**10.2) Will the subdivision be staged?**

☐ Yes – provide additional details below



<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <span style="border: 1px solid black; display: inline-block; width: 300px; height: 1.2em; vertical-align: middle;"></span>		
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$		

## PART 4 – ASSESSMENT MANAGER DETAILS

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

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

## PART 6 – INFORMATION REQUEST

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

## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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
\$		

<b>22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b>
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

<b>23) Further legislative requirements</b>			
<b><u>Environmentally relevant activities</u></b>			
<b>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 <i>Environmental Protection Act 1994</i>?</b>			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <small><b>Note:</b> Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</small>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b><u>Hazardous chemical facilities</u></b>			
<b>23.2) Is this development application for a hazardous chemical facility?</b>			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <small><b>Note:</b> See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</small>			
<b><u>Clearing native vegetation</u></b>			

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

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

☒ No

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

### **Environmental offsets**

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

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

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala conservation**

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

☐ Yes

☒ No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

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

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

☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

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

☒ No

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

### **Marine activities**

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

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

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

#### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

#### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:	Mossman Hospital	Place ID:	602713
-----------------------------	------------------	-----------	--------

#### **Brothels**

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

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

#### **Decision under section 62 of the *Transport Infrastructure Act 1994***

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

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

## PART 9 – FOR OFFICE USE ONLY

Date received:  Reference number(s):

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

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

#### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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



# Town Planning Report

9 Hospital Street, Mossman

Q174143

Development Permit for a Material Change of  
Use (Hospital) & Preliminary Approval for  
Carrying Out Building Work (Place of Local  
Significance)

Prepared for  
Cairns and Hinterland Health Hospital Service

February 2019

## Contact Information

**Cardno (QLD) Pty Ltd**  
**Trading as Cardno**  
ABN 57 051 074 992

PO Box 1619  
Cairns QLD 4870

Telephone: 07 4034 0500  
International: +614 7 4034 0500

cairns@cardno.com.au  
www.cardno.com.au

Author(s):



Daniel Favier  
Senior Planner

Approved by:



Senior Planner and Technical  
Lead (Planning) – Regional  
Queensland

## Document Information

Prepared for Cairns and Hinterland  
Health Hospital Service

Project Name 9 Hospital Street,  
Mossman

File Reference Q174143 – Town  
Planning Report

Job Reference Q174143

Version Number 001

Effective Date 6 February 2019

Date Approved: 6 February 2019

## Document History

Version	Effective Date	Description of Revision	Prepared by:	Reviewed by:
001	6 February 2019	Final	Daniel Favier	Stephen Whitaker

© Cardno. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

# Table of Contents

<b>1</b>	<b>Executive Summary</b>	<b>5</b>
1.1	Site Details	5
1.2	Application Details	5
<b>2</b>	<b>Introduction</b>	<b>6</b>
<b>3</b>	<b>Site Details and Characteristics</b>	<b>7</b>
3.1	Site Details	7
3.1.1	Location	7
	Figure 1 – Site Location Extract	7
3.1.2	Real Property Description	7
3.1.3	Shape, Size and Ownership	7
3.1.4	Easements	7
3.2	Site Characteristics	8
3.2.1	Current Use of the Site	8
3.2.2	Heritage Significance	8
3.2.3	Existing Significant Vegetation and Waterway Values	8
3.2.4	Site Contamination	8
3.2.5	Surrounding Land Uses	8
<b>4</b>	<b>Proposed Development</b>	<b>9</b>
<b>5</b>	<b>Statutory Town Planning Framework</b>	<b>10</b>
5.1	Introduction	10
5.2	The Planning Act 2016	10
5.2.1	Code Assessment	10
5.2.2	Referral	11
5.2.3	Public Notification	11
5.3	State Planning Policy	12
5.4	Far North Queensland Regional Plan 2009-2031	12
5.5	Douglas Shire Planning Scheme 2018	12
5.5.1	Zoning	12
5.5.2	Local Plan	13
5.5.3	Category of Development and Assessment	13
5.5.4	Assessment Benchmarks	13
<b>6</b>	<b>Compliance Summary</b>	<b>14</b>
6.1	Introduction	14
6.2	Douglas Shire Planning Scheme 2018	14
6.2.1	Community Facilities Zone Code	14
6.2.2	Mossman Local Plan Code	14
6.2.3	Community Facilities Code	15
6.2.4	Acid Sulfate Overlay Code	15
6.2.5	Places of Significance Overlay Code	16
6.2.6	Transport Network Overlay Code	16
6.2.7	Filling and Excavation Code	16
6.2.8	Infrastructure Works Code	16
6.2.9	Landscaping Code	16
6.2.10	Access, Parking and Servicing Code	16
<b>7</b>	<b>Conclusions and Recommendations</b>	<b>17</b>

## Appendices

Appendix A – Certificate of Title & Owners Consent

Appendix B – EMR/CLR Search Extracts

Appendix C – Proposed Plans of Development

Appendix D – Statement of Code Compliance

Appendix E – Heritage Impact Assessment

---

# Executive Summary

---

## 1.1 Site Details

Site Details	
<b>Address</b>	9 Hospital Street, Mossman Refer to <b>Figure 1 – Site Location Extract</b> (Section 3.1.1 of this Report)
<b>Real Property Description</b>	Lot 149 on Crown Plan SR587
<b>Owner</b>	Cairns and Hinterland Hospital and Health Service Refer to <b>Appendix A – Certificate of Title and Owner's Consent</b>
<b>Zoning</b>	Community Facilities Zone
<b>Local Plan</b>	Mossman Local Plan (no Precinct)
<b>Applicable Overlays</b>	<ul style="list-style-type: none"><li>▪ Acid Sulfate Soils Overlay</li><li>▪ Places of Local Significance Overlay</li><li>▪ Transport Network (Pedestrian and Cycle) Overlay</li><li>▪ Transport Network (Road Hierarchy) Overlay</li></ul>
<b>Site Area</b>	28,320m <sup>2</sup>
<b>Contaminated Land</b>	The site is not identified on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR) Refer to <b>Appendix B – EMR/CLR Search Extracts</b>

## Application Details

Application Details	
<b>Development Type</b>	Development Permit for a Material Change of Use (Hospital) Preliminary Approval for Carrying Out Building Work (Place of Local Significance)
<b>Category of Assessment</b>	Code Assessment
<b>Proposal Summary</b>	The application seeks to facilitate the internal refurbishment of, and extensions to, the existing Mossman Hospital. Primarily, the application seeks to enable the hospital to meet current legislated emergency department standards to deliver safe emergency care. No new clinical services will be facilitated as a result of the proposed works. Existing visitor parking spaces adjacent Johnston Road will be retained. Existing informal onsite staff parking off Jack Street will be formalised.
<b>Defined Land Use</b>	Hospital
<b>Referral Agencies</b>	Not applicable
<b>Applicant</b>	Cairns and Hinterland Health Hospital Service
<b>Applicant's Representative</b>	Cardno Daniel Favier Senior Planner T: 4034 0500 E: <a href="mailto:daniel.favier@cardno.com.au">daniel.favier@cardno.com.au</a>
<b>Reference</b>	Q174143

---

# Introduction

---

This Town Planning Report ('the Report') forms part of a Development Application over land at 9 Hospital Street, Mossman, more properly described as Lot 149 on Crown Plan SR587 ('the site') (refer to **Figure 1 – Site Location Extract**).

The Applicant, *Cairns and Hinterland Health Hospital Service*, seeks a Development Permit for a Material Change of Use (Hospital) and Preliminary Approval for Carrying Out Building Work (Place of Local Significance), to facilitate refurbishment and extensions to the existing Mossman Hospital located on the site.

**Section 4 – The Proposed Development** of this Report together with **Appendix C – Proposed Plans of Development** and **Appendix E – Heritage Impact Assessment** contain detailed information with regard to the proposed development.

The proposed development constitutes Assessable Development under the *Douglas Shire Planning Scheme 2018* ('Planning Scheme') for which Code Assessment is triggered. Section 45(3) of the *Planning Act 2016* ('the Planning Act') prescribes the requirements for Code Assessable development.

**Section 6 – Summary of Compliance** of this Report provides a summary of the proposed development's compliance with the applicable provisions of the relevant planning framework. **Appendix D – Statement of Code Compliance** to this Report contains the complete assessment of the proposed development against the applicable criteria of the relevant codes of the Planning Scheme.

---

# Site Details and Characteristics

---

## Site Details

### Location

The site is located at 9 Hospital Street, Mossman and is in the west of the Mossman township.

The location and surrounding context of the site are illustrated on **Figure 1 – Site Location Extract** below.



**Figure 1 – Site Location Extract**

### Real Property Description

The site is more properly described as Lot 149 on Crown Plan SR587.

A copy of the title search is included as **Appendix A – Certificate of Title and Owner's Consent** to this Report.

### Shape, Size and Ownership

The site is irregular in shape, with a total area of 28,320m<sup>2</sup>.

The registered owner of the site is *Cairns and Hinterland Hospital and Health Service*. Refer to **Appendix A – Certificates of Title and Owner's Consent**.

### Easements

The site is not burdened by, and does not benefit from, any easements.

Refer to **Appendix A – Certificates of Title and Owner's Consent**.

---

## Site Characteristics

### Current Use of the Site

The site is currently improved by the Mossman Hospital, which comprises a number of lowset buildings. Onsite car parking is provided in various locations across the site.

### Heritage Significance

The Mossman Hospital has been in operation since the 1930's and is identified as a Queensland Heritage Place, pursuant to the *Queensland Heritage Act 1992* (Queensland Heritage Register (QHR) ID# 602713). A heritage assessment is provided as **Appendix E – Heritage Impact Assessment** which provides detail regarding the heritage significance of the site.

### Existing Significant Vegetation and Waterway Values

The site is not identified as containing existing significant vegetation and/or waterway values.

### Site Contamination

The site is not listed on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR). Refer to **Appendix B – CLR / EMR Search Extract** for details.

### Surrounding Land Uses

The site is bound by residential development (north, east and south) and open space (west). Refer to **Figure 1 – Site Location Extract** for details.



---

## Proposed Development

---

The proposed development involves the internal refurbishment of, and extensions to, the existing Mossman Hospital located on the site. The proposed development seeks to improve the efficiencies of clinical services provided at the Mossman Hospital, particularly in response to Emergency Department legislated standards. No new clinical services are to be facilitated as a result of the proposed development and therefore the intensity of the use will remain unchanged.

Specifically, the proposed development includes the following works:

- Internal refurbishment of the:
  - o Emergency Department
  - o Staff Training and Administration Room
  - o Refurbish the existing Maintenance/Workshop as a Clinical Store
- New building works:
  - o Pedestrian footpath from the visitor car park
  - o Covered patient setdown
  - o Medical records and trolley store enclosure
  - o Ambulance set down
  - o Chiller plant enclosure
  - o Water tank tower
  - o 15 bay staff carpark

The development seeks to maintain the single storey building character of the site and maintain appropriate separation to site boundaries. Additional landscaping treatments are proposed to complement the landscape values of the site and surrounding area and soften the built form.

Existing visitor parking spaces adjacent Johnston Road will be retained. Existing informal onsite staff parking off Jack Street will be formalised.

The proposed development has been designed to ensure due consideration of the existing heritage features on the site (refer to **Appendix E – Heritage Impact Assessment**).

Plans detailing the proposed development are provided as **Appendix C – Proposal Plans of Development**.

---

# Statutory Town Planning Framework

---

## Introduction

This section of the Report explains the applicable components of the statutory town planning framework and their relevance to the proposed development.

## The 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* ('Planning Regulation').

### Code Assessment

Section 45(3) of the Planning Act provides the following in relation to Code Assessment:

- "(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".

Assessment benchmarks are described in Section 26 of the Planning Regulation:

- "(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 Regulation outlines matters that an assessment manager must have regard to in undertaking a code assessment as follows:

- "(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
  - (b) if the prescribed assessment manager is the chief executive—
    - (i) the strategic outcomes for the local government area stated in the planning scheme; and
    - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and
    - (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and
    - (iv) the State Planning Policy, parts C and D; and
    - (v) for premises designated by the Minister—the designation for the premises; and
  - (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; 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.*

At the time of lodgement of the development application, the common material comprises the application material only. The application material includes an assessment of the proposed development against the relevant assessment benchmarks. Information arising from *Part 3 – Information Request* stage will also form part of the common material to be assessed by Council.

### **Referral**

Section 54(2) of the Planning Act states that:

- “(2) A referral agency, for a development application, is—*
- (a) the person prescribed by regulation as a referral agency for applications of that type; or*
  - (b) if that person’s functions have been devolved or delegated to another person—the other person; or*
  - (c) if the Minister has decided that a person is a referral agency under section 48(7)—that person.”*

Section 22(1) of the Planning Regulation states that:

- “Schedules 9 and 10 prescribe—*
- (a) for section 54(2) (a) of the Act, the referral agency for the development applications stated in the schedules; and (b) for section 55(2) of the Act, the matters the referral agency—*
    - (i) may or must assess the development application against; and*
    - (ii) may or must assess the development application having regard to.”*

The development application does not trigger referral to any referral agency pursuant to the provisions of the Planning Regulation.

Notwithstanding that the site is identified on the Queensland Heritage Register, development is to be undertaken by the State and therefore, development is not referable pursuant to Schedule 10, Part 8, Division 2, Subdivision 1 of the Planning Regulation.

### **Public Notification**

Pursuant to Section 53 of the Planning Act, the notification stage of the development assessment process applies to an application if either of the following applies –

- “(a) any part of the application requires impact assessment; or*
- (b) the application includes a variation request.”*

The development application requires Code Assessment and does not seek a variation request. In this instance, public notification is not required.

---

## State Planning Policy

The *State Planning Policy* (SPP) is a State planning instrument made under Chapter 2, Part 2 of the Planning Act. The current version of the SPP was released on 3 July 2017.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, Part E of the SPP provides assessment benchmarks for the development application. Section 27(1)(d)(ii) also provides that the assessment manager may have regard to the SPP, to the extent it considers relevant, in assessing the development application. The SPP is only relevant, however, to the extent it is not identified as being appropriately reflected in the Planning Scheme.

The Minister has identified in Part 2 of the Planning Scheme that the following State interests as dated April 2016 are appropriately integrated.

1. *Liveable communities and housing*
  - a) *Liveable communities*
  - b) *Housing supply and diversity*
2. *Economic growth*
  - a) *Agriculture*
  - b) *Development and construction*
  - c) *Tourism*
3. *Environment and Heritage*
  - a) *Biodiversity*
  - b) *Coastal environment*
  - c) *Cultural heritage*
  - d) *Water quality*
4. *Hazards and safety*
  - a) *Emissions and hazardous activities*
  - b) *Natural hazards (flood, bushfire, landslide and coastal hazards)*
5. *Infrastructure*
  - a) *Energy*
  - b) *State transport infrastructure*".

Whilst it is acknowledged that the current version of the SPP is not reflected in the Planning Scheme it is considered that the extent of difference between the April 2016 and July 2017 versions of the SPP, as they relate to the site and the proposed development, is not of sufficient magnitude to warrant specific assessment of the proposed development against the SPP itself.

## Far North Queensland Regional Plan 2009-2031

The site is located within the area to which the *Far North Queensland Regional Plan 2009-2031* ('the Regional Plan') applies.

The minister has identified that the planning scheme appropriately advances the Regional Plan and in this regard it is not considered necessary to undertake a further specific assessment.

## Douglas Shire Planning Scheme 2018

The Planning Scheme came into force on 2 January 2018 and is the local planning instrument for Douglas Shire.

### Zoning

The site is located within the Community Facilities Zone of the Planning Scheme.

The purpose of the Community Facilities Zone is to:

*"...provide for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature".*

---

### **Local Plan**

The site is located within the Mossman Local Plan of the Planning Scheme.

The purpose of the Mossman Local Plan is to:

*“...facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town”.*

### **Category of Development and Assessment**

Pursuant to Part 5 – Tables of Assessment under the Planning Scheme a Material Change of Use for a Community Facilities Activity (Hospital) and Building Work (Place of Significance) is subject to Code Assessment.

The category of development and/or assessment of the proposed development is not otherwise altered.

### **Assessment Benchmarks**

As the proposed development is Code Assessable, the proposal is required to be assessed against the assessment benchmarks identified in Part 5 - Tables of Assessment of the Planning Scheme. The following Planning Scheme codes are identified as assessment benchmarks for the development application:

- Community Facilities Zone Code
- Mossman Local Plan Code
- Acid Sulfate Soils Overlay Code
- Places of Local Significance Overlay Code
- Transport Network Overlay Code
- Community Facilities Code
- Access, Parking & Services Code
- Environmental Performance Code
- Filling & Excavation Code
- Infrastructure Works Code
- Landscaping Code

A summary of compliance of the proposed development against the relevant assessment benchmarks is provided in **Section 6** of the Report. A detailed assessment against the Planning Scheme codes is provided in **Appendix D – Statement of Code Compliance**.

# Compliance Summary

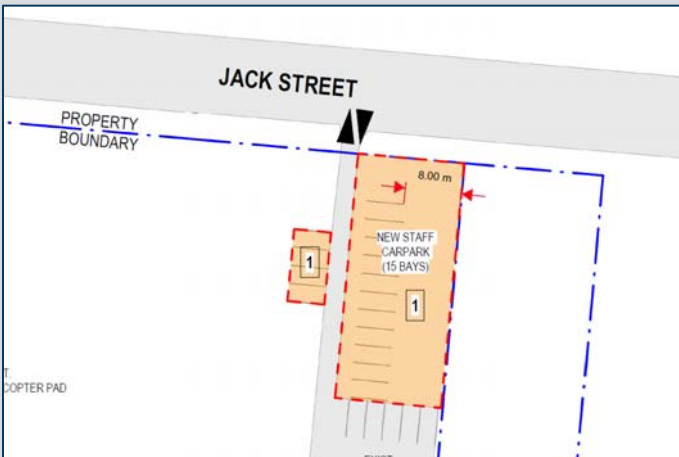
## Introduction

The following sections comprise a summary of compliance against the relevant provisions of the planning framework as they apply to the proposed development, identified in **Section 5** of this Report.

## Douglas Shire Planning Scheme 2018

A comprehensive assessment of the proposed development against the relevant assessment benchmarks of the Planning Scheme is provided in **Appendix D - Statement of Code Compliance** of this Report. Compliance with the relevant assessment benchmarks is summarised below.

### Community Facilities Zone Code

Acceptable Outcomes	Alternative
<b>Alternatives</b>	
<b>AO4.1 Subject Matter:</b> Landscape planting	
<i>The setback areas nominated in AO3 of this code are provided with landscape planting that: (a) provides an effective visual screen; (b) is maintained at all times.</i>	
<b>Response:</b> The existing boundary landscaping is proposed to be retained. The only new parking area proposed to which AO4.1 relates is the formalisation of onsite parking adjacent Jack Street indicated in Image 1 below. Presently this space is used informally for staff parking. It is submitted that this parking area is appropriately setback from the road (approximately 6m) and eastern side property boundary (approximately 8m), and the informal use of this area to date has not raised an issue for surrounding residents.	
It is respectfully requested that Council consider the proposed development based on its merits and that if there are any specific landscaping requirements these are confirmed via condition.	
	
<b>Image 1: Jack Street - Staff Onsite Parking</b>	
<b>AO4.2 Subject Matter:</b> Landscape planting	
<i>Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence and/or wall that is constructed of durable materials.</i>	
<b>Response:</b> see response above to AO4.1.	
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

### Mossman Local Plan Code

The proposal achieves compliance with the applicable Acceptable Outcomes and subsequently the Performance Outcomes and purpose of the Mossman Local Plan Code.

## Community Facilities Code

Acceptable Outcomes	Alternative
<p><b>Alternatives</b></p> <p><b>AO1 Subject Matter:</b> Hours of operation</p> <p><i>Development for non-residential use has hours of operation, including indoor activity areas and delivery vehicles, which are limited to 7am to 6pm.</i></p> <p><b>Response:</b> Existing hours of operation are to be retained, thereby maintaining community expectations. The proposed development will not result in increased impacts on the amenity of nearby sensitive land uses.</p> <p><b>AO2.1 Subject Matter:</b> Acoustic fencing.</p> <p><i>Where on a site adjoining a sensitive land use and located within 20 metres from the common boundary, a minimum 1.8 metre high acoustic fence is provided for the full length of the common boundary.</i></p> <p><b>Response:</b> The site adjoins dwelling houses along the eastern boundary. The proposed development maintains the existing setbacks to this boundary with the exception of a proposed carpark extension in the north-east. As noted above, this space is presently informally used as staff onsite parking. The proposal merely seeks to formalise this space.</p> <p>It is considered that the siting of the new carpark maintains a consistent level of protection to the amenity of the neighbouring premises, in way of light, noise, odour or other nuisances through a large separation and inclusion of existing scattered vegetation within this buffer.</p> <p>Please refer to <b>Image 1: Jack Street – Staff Onsite Parking</b> above and <b>Appendix C – Proposal Plans</b> for details.</p> <p><b>AO2.4 Subject Matter:</b> Mechanical plant and equipment</p> <p><i>“Mechanical plant and equipment is acoustically and visually screened from adjoining sensitive land uses.</i></p> <p><i>Note – Mechanical plant includes generators, motors, compressors and pumps such as air conditioning, refrigeration or cold rooms”.</i></p> <p><b>Response:</b> Changes to or new mechanical plant and equipment are appropriately located on the site to maintain similar levels of amenity in regards to light, noise, odour or other nuisance to adjoining sensitive land uses. The new chiller plant is located over approximately 90 metres to the adjoining sensitive land uses in the east.</p> <p>Refer to <b>Appendix C – Proposal Plan of Development</b> for details.</p> <p><b>AO6.2 Subject Matter:</b> Landscape buffer.</p> <p><i>Development provides a 3 metre wide landscape buffer capable of deep planting provided between vehicle movement and car parking areas and common boundaries any land use associated with the Accommodation activity group.</i></p> <p><b>Response:</b> see response above to AO4.1</p> <p><b>AO7 Subject Matter:</b> Car parking siting.</p> <p><i>Car parking is: (a) provided below or at the rear of the primary building for the use and is not within the front setback of the site; or (b) where forward of the building line, car parking is integrated with high quality landscaping.</i></p> <p><b>Response:</b> The proposed development incorporates an extension to the existing carpark in the north, which adjoins the road frontage to Jack Street. A single row parking off the existing sealed access driveway is proposed which will ensure that parking does not dominate the street frontage thus satisfying Performance Outcome.</p> <p>The proposed parking area indicated in Image 1 is presently used informally by staff. The edge of the car parks will be set back a considerable distance from the adjoining neighbouring residence to the east. It is expected that the proposal will improve the adjoining amenity by having dedicated parking spaces rather than disorderly parking.</p>	
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

## Acid Sulfate Overlay Code

The purpose of the Acid Sulfate Soils Overlay Code is to ensure that the release of acid and associated metal contaminant is avoided when excavating, removing soil or extracting ground water or filling land.

No excavation and filling is proposed and accordingly, no further assessment of the proposed development against the Acid Sulfate Overlay Code is considered necessary.

### Places of Significance Overlay Code

Acceptable Outcomes	Alternative
<p><b>Subject Matter:</b> Heritage</p> <p><b>AO4.1</b> Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p> <p><b>AO4.2</b> An archival record is prepared to document the changes.</p> <p><b>AO4.3</b> Development includes interpretation that explains the cultural significance of the place and the changes.</p> <p><b>Response:</b> The proposal is to be appropriately managed and documented during the development process, as detailed within the Heritage Impact Assessment (refer to <b>Appendix E – Heritage Impact Assessment</b>).</p> <p><b>AO5.2 Subject Matter:</b> Character, setting or appearance</p> <p><i>The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</i></p> <p><b>Response:</b> The proposed development introduces new built elements which will be seen from surrounding streets, however these elements are not obtrusive and are in keeping with the scale of the existing built form.</p>	
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

### Transport Network Overlay Code

The proposal achieves compliance with the applicable Acceptable Outcomes of the Transport Network Overlay Code. Alternative Outcomes have been provided only where Acceptable Outcomes have not been prescribed. The proposed development is considered to achieve compliance with all applicable Performance Outcomes of the Code and achieve consistency with the purpose of the code.

### Filling and Excavation Code

The purpose of the Excavation and Filling Code is to ensure that excavation and filling occurs in a manner that does not adversely impact upon character and amenity, environmental value, flooding and drainage and land stability.

No excavation and filling is proposed and accordingly, no further assessment of the proposed development against the code is considered necessary.

### Infrastructure Works Code

The proposal achieves compliance with the applicable Acceptable Outcomes of the Infrastructure Works Code. Alternative Outcomes have been provided only where Acceptable Outcomes have not been prescribed. The proposed development is considered to achieve compliance with all applicable Performance Outcomes of the Code and achieve consistency with the purpose of the code.

### Landscaping Code

The proposal achieves compliance with the applicable Acceptable Outcomes of the Landscaping Code. Alternative Outcomes have been provided only where Acceptable Outcomes have not been prescribed. The proposed development is considered to achieve compliance with all applicable Performance Outcomes of the Code and achieve consistency with the purpose of the code.

### Access, Parking and Servicing Code

The proposal achieves compliance with the applicable Acceptable Outcomes of the Access, Parking and Servicing Code. Alternative Outcomes have been provided only where Acceptable Outcomes have not been prescribed. The proposed development is considered to achieve compliance with all applicable Performance Outcomes of the Code and achieve consistency with the purpose of the code.



---

## Conclusions and Recommendations

---

This Report forms part of a development application by Cairns and Hinterland Health Hospital Service seeking a Development Permit for a Material Change of Use (Hospital) and a Preliminary Approval for Carrying Out Building Work (Place of Local Significance), to facilitate refurbishments and extensions to the existing Mossman Hospital at 9 Hospital Street, Mossman (Lot 149 on SR589).

An assessment of the proposed development against the applicable planning framework. This Report demonstrates that the proposed development complies, or is able to achieve compliance, with the relevant assessment benchmarks of the statutory town planning framework.

We therefore request that Council favourably consider the proposed development and approve the proposed development, subject to reasonable and relevant conditions.

Yours faithfully



**Daniel Favier**  
Senior Planner  
*For Cardno*

9 Hospital Street, Mossman

## APPENDIX

# A

CERTIFICATE OF TITLE & OWNER'S  
CONSENT

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27331700

Search Date: 14/11/2017 13:24

Title Reference: 50217099

Date Created: 06/05/1998

Previous Title: 40014465

## REGISTERED OWNER

Dealing No: 716282884 28/01/2015

CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE

## ESTATE AND LAND

Estate in Fee Simple

LOT 149 CROWN PLAN SR587  
Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40014465 (Lot 149 on CP SR587)

## ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712546991	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	24/06/2009 16:11	CURRENT

UNREGISTERED DEALINGS - NIL

## CERTIFICATE OF TITLE ISSUED - No

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]  
Requested By: D-ENQ CITEC CONFIRM

**Company owner's consent to the making of a development application  
under the *Planning Act 2016***

I, [Insert name in full.]

Sole Director/Secretary of the company mentioned below.

*[Delete the above where company owner's consent must come from both director and director/secretary]*

I, [Insert name in full.]

Allister Hodge  
Director of Infrastructure

Director of the company mentioned below.

and I, [Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

*Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.*

Of Cairns and Hinterland Hospital and Health Service

the company being the owner of the premises identified as follows:

Lot 149 on Crown Plan SR587

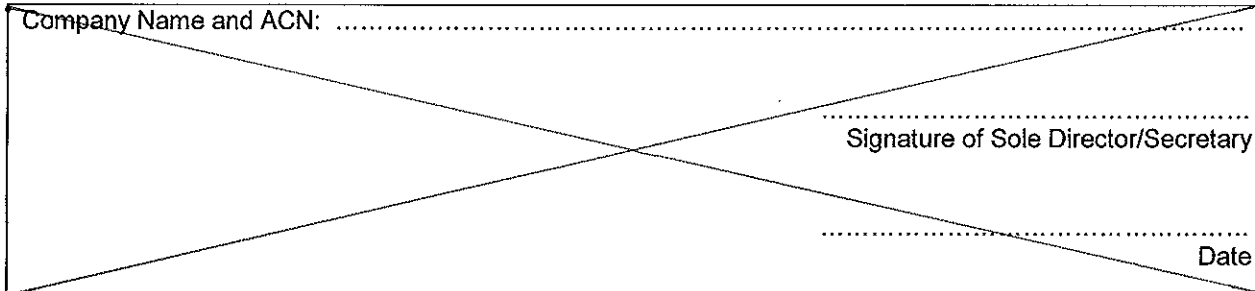
consent to the making of a development application under the *Planning Act 2016* by:

Cardno (Qld) Pty Ltd

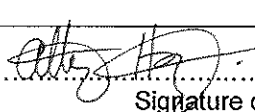
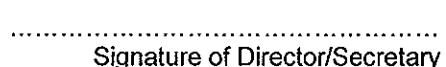
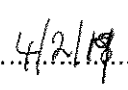
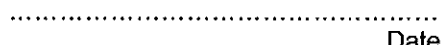
on the premises described above for:

Material Change of Use (Hospital)

Company seal *[if used]*

Company Name and ACN: .....	
<div style="text-align: center;"></div>	
Signature of Sole Director/Secretary .....	
Date .....	

*[Delete the above where company owner's consent must come from both director and director/secretary.]*

Company Name and ACN: .....	
<div style="text-align: center;"></div> <p>Signature of Director</p>	<div style="text-align: center;"></div> <p>Signature of Director/Secretary</p>
<p>Allister Hodge Director of Infrastructure</p> <div style="text-align: center;"></div> <p>Date</p>	<div style="text-align: center;"></div> <p>Date</p>

*[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]*

9 Hospital Street, Mossman

## APPENDIX

# B

EMR/CLR SEARCH EXTRACTS



Department of Environment and Science (DES)  
ABN 46 640 294 485  
400 George St Brisbane, Queensland 4000  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.des.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

UrbisPro Pty Ltd  
Level 6 / 410 Ann Street  
Brisbane QLD 4000

Transaction ID: 50476152      EMR Site Id: 09 August 2018  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:

Lot: 149      Plan: SR587  
9 HOSPITAL  
MOSSMAN

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

**Administering Authority**

9 Hospital Street, Mossman

## APPENDIX

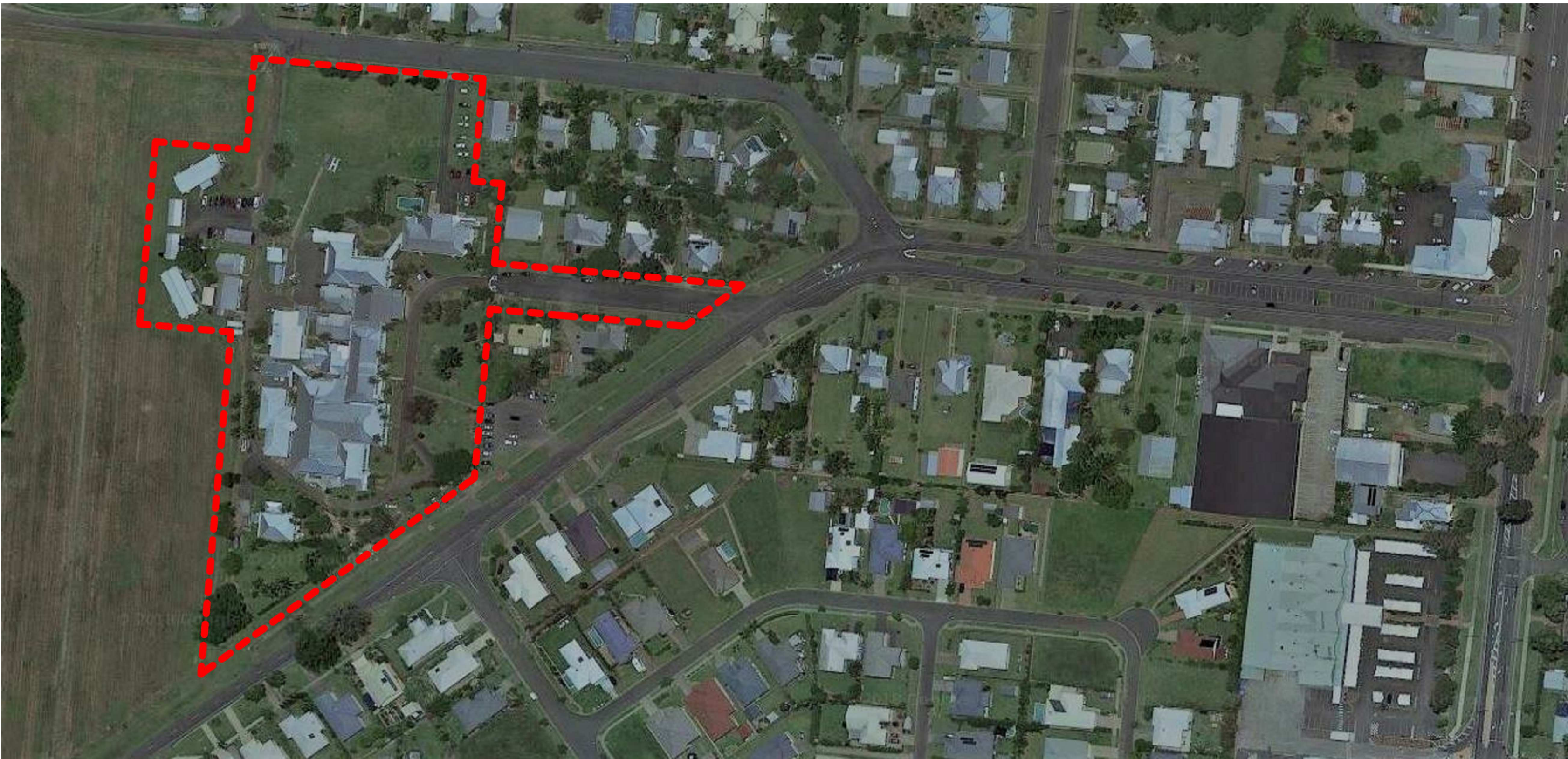
# C

## PROPOSED PLANS OF DEVELOPMENT



# MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873



DRAWING SCHEDULE		
		Drawing Series
DA-00	COVER PAGE	DA
DA-01	SITE PLAN	DA
DA-02	EXISTING GROUND FLOOR PLAN	DA
DA-03	GROUND FLOOR PLAN - DEMOLITION	DA
DA-04	GROUND FLOOR - PROPOSED PLAN	DA
DA-05	EXISTING ROOF PLAN	DA
DA-06	PROPOSED ROOF PLAN	DA
DA-07	ELEVATIONS	DA
DA-08	SECTIONS # 1	DA
DA-09	SECTIONS # 2	DA
DA-10	ISOMETRICS	DA

PROPOSED DEVELOPMENT SITE & ADJACENT ZONING

**MOSSMAN HOSPITAL ED UPGRADE**  
9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE    TA # 17.0235.17

© Copyright  
These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

**thomson  
adsett**

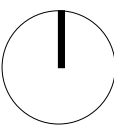
COVER PAGE

As indicated @ A1

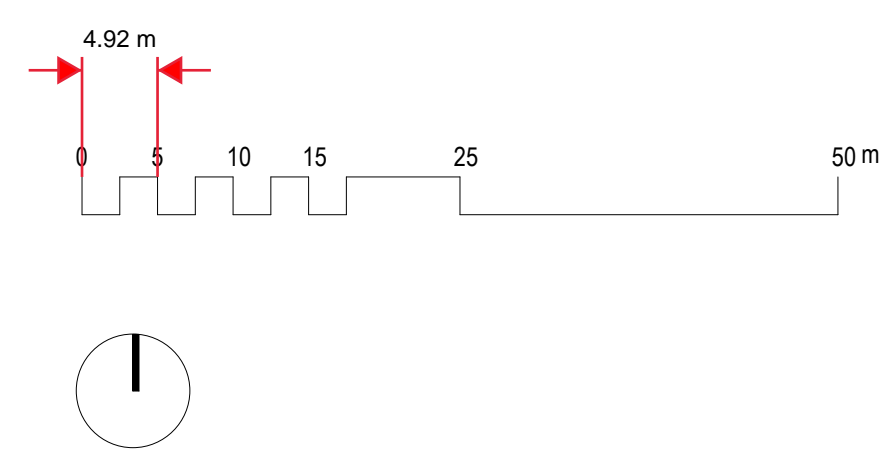
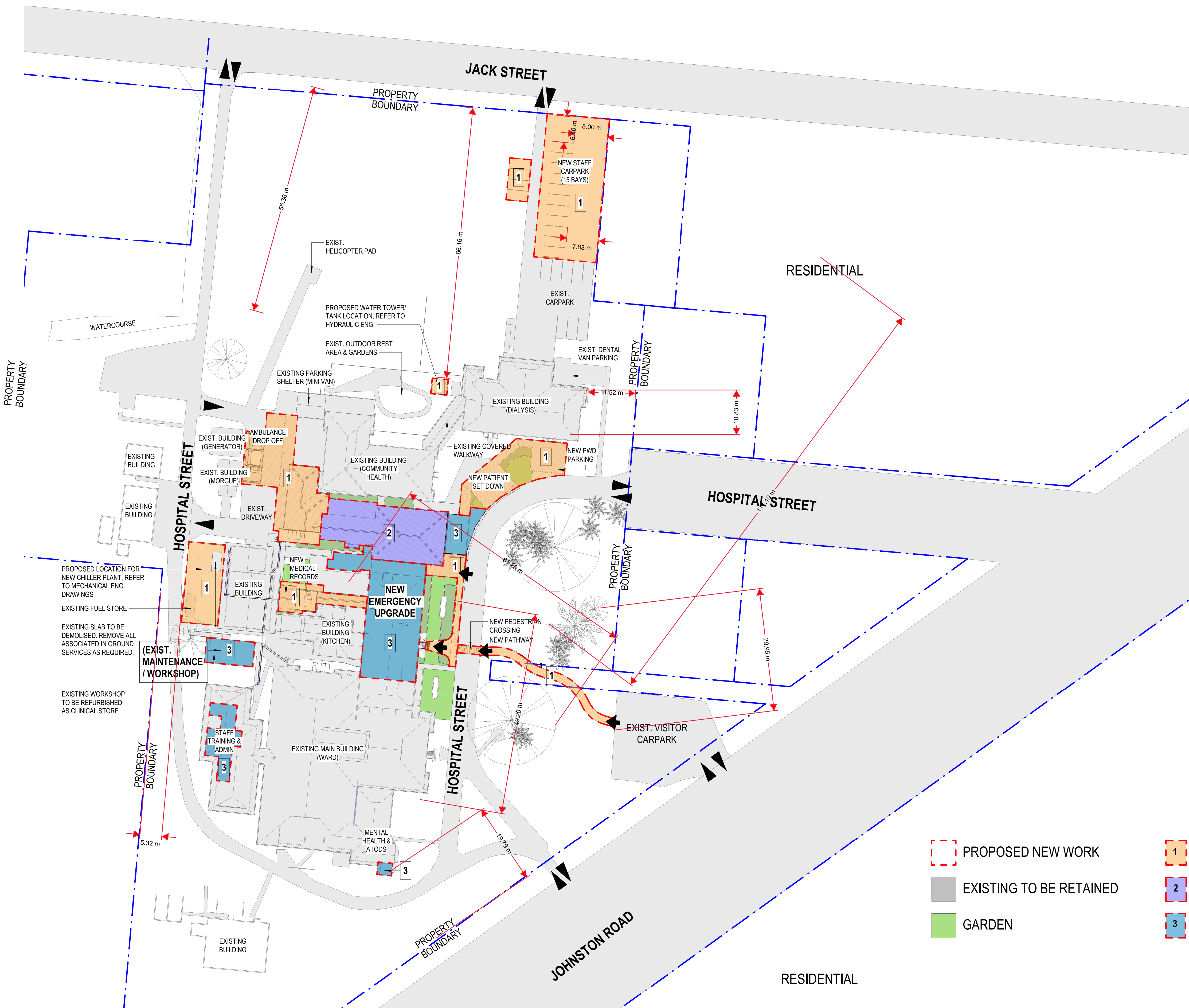
DA-00

18/01/2019

rev. 1







**MOSSMAN HOSPITAL ED UPGRADE**  
9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

© Copyright  
These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

**thomson  
adsett**

**SITE PLAN**

1 : 500 @ A1

**DA-01**

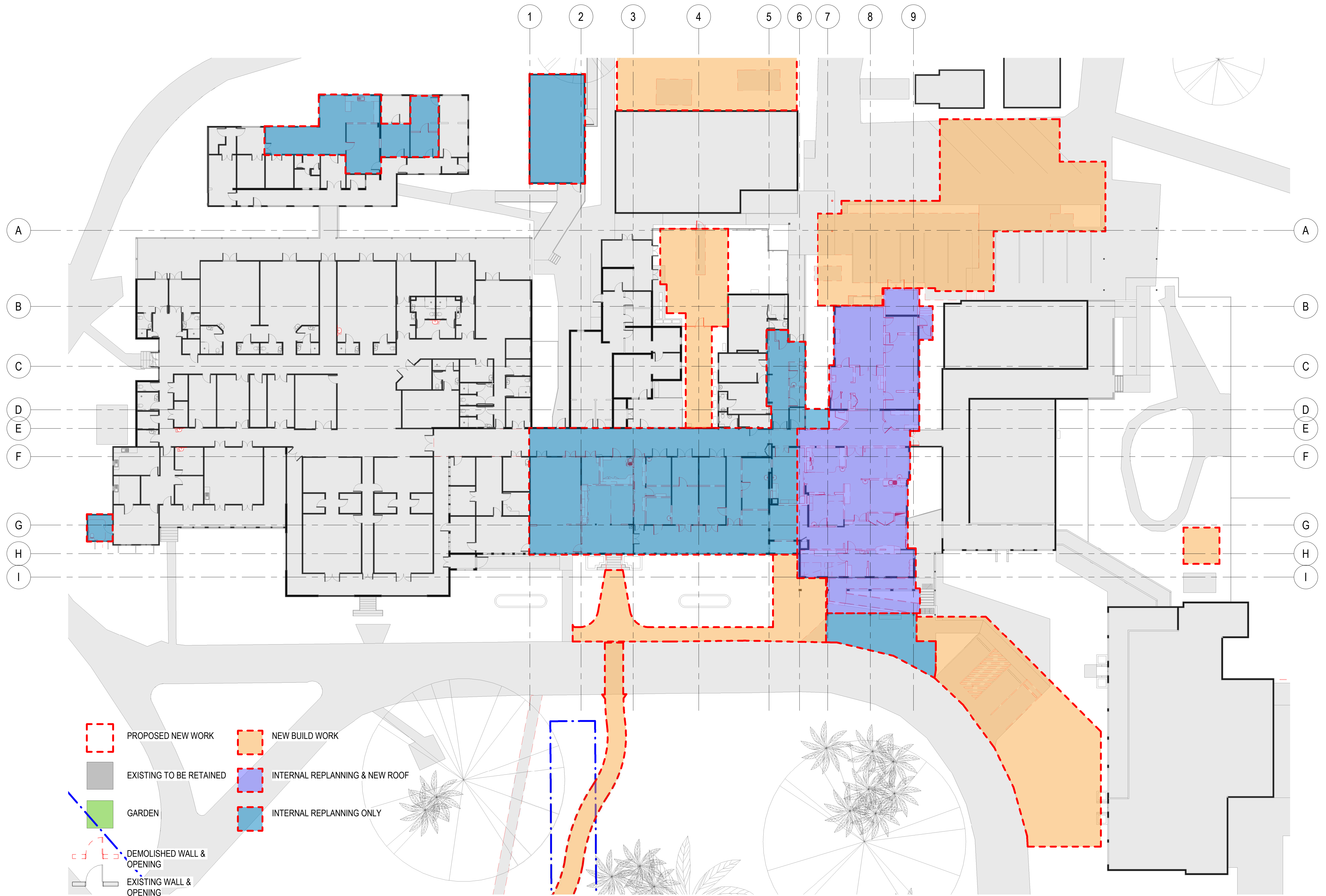
18/01/2019

**rev. 1**



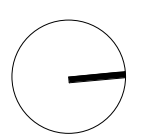
rev. 1





- PROPOSED NEW WORK
- NEW BUILD WORK
- EXISTING TO BE RETAINED
- INTERNAL REPLANNING & NEW ROOF
- GARDEN
- INTERNAL REPLANNING ONLY
- DEMOLISHED WALL & OPENING
- EXISTING WALL & OPENING

0 2 4 6 10 20 m



# MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

© Copyright  
These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

## GROUND FLOOR PLAN - DEMOLITION

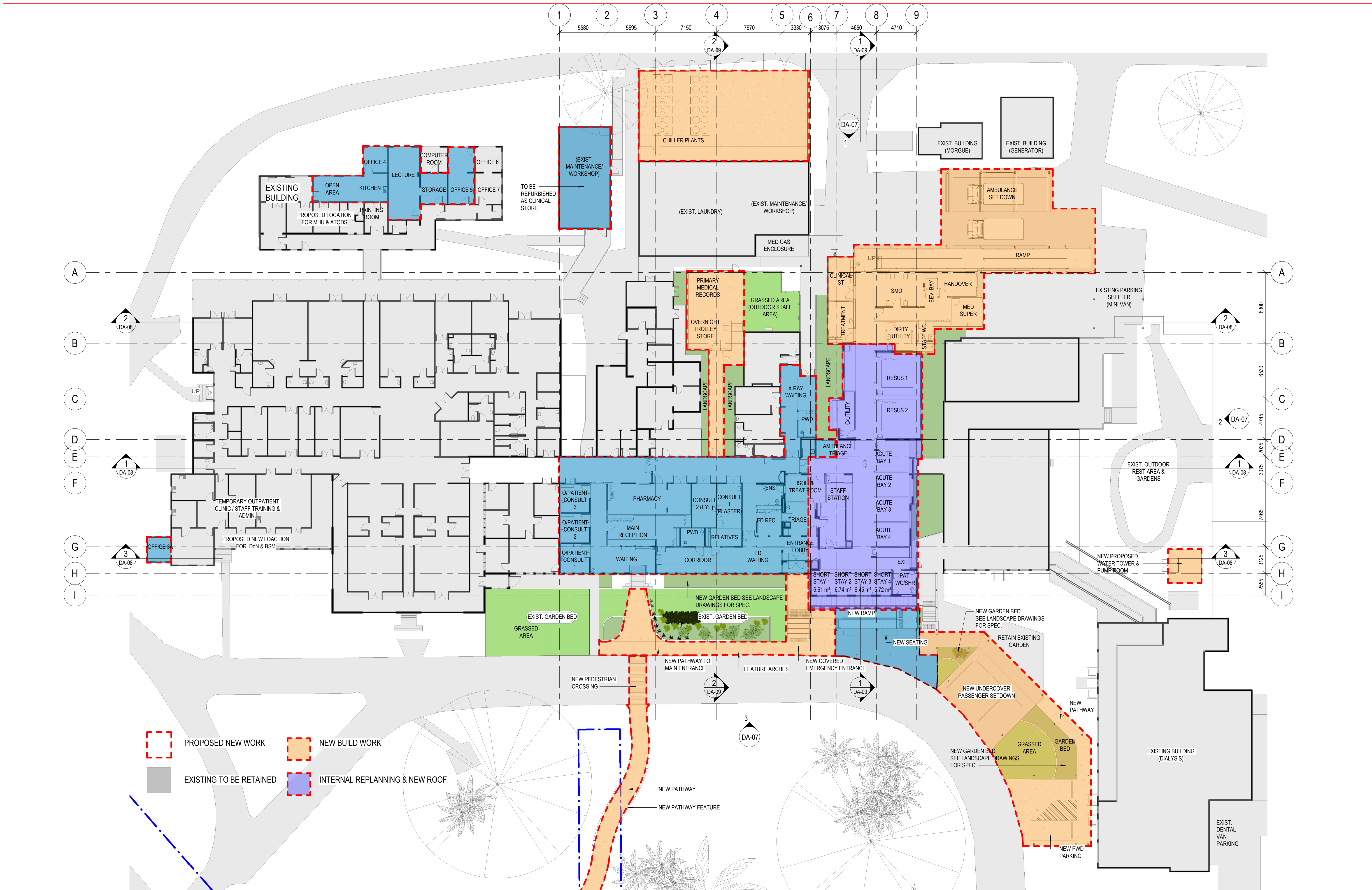
As indicated @ A1

DA-03

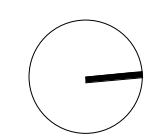
18/01/2019

rev. 1





0 2 4 6 10 20 m



## MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

© Copyright

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

GROUND FLOOR - PROPOSED PLAN

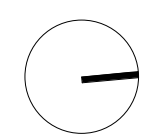
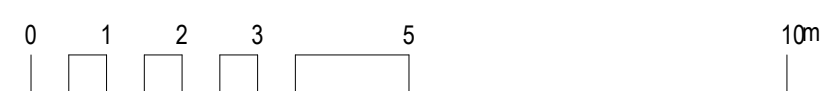
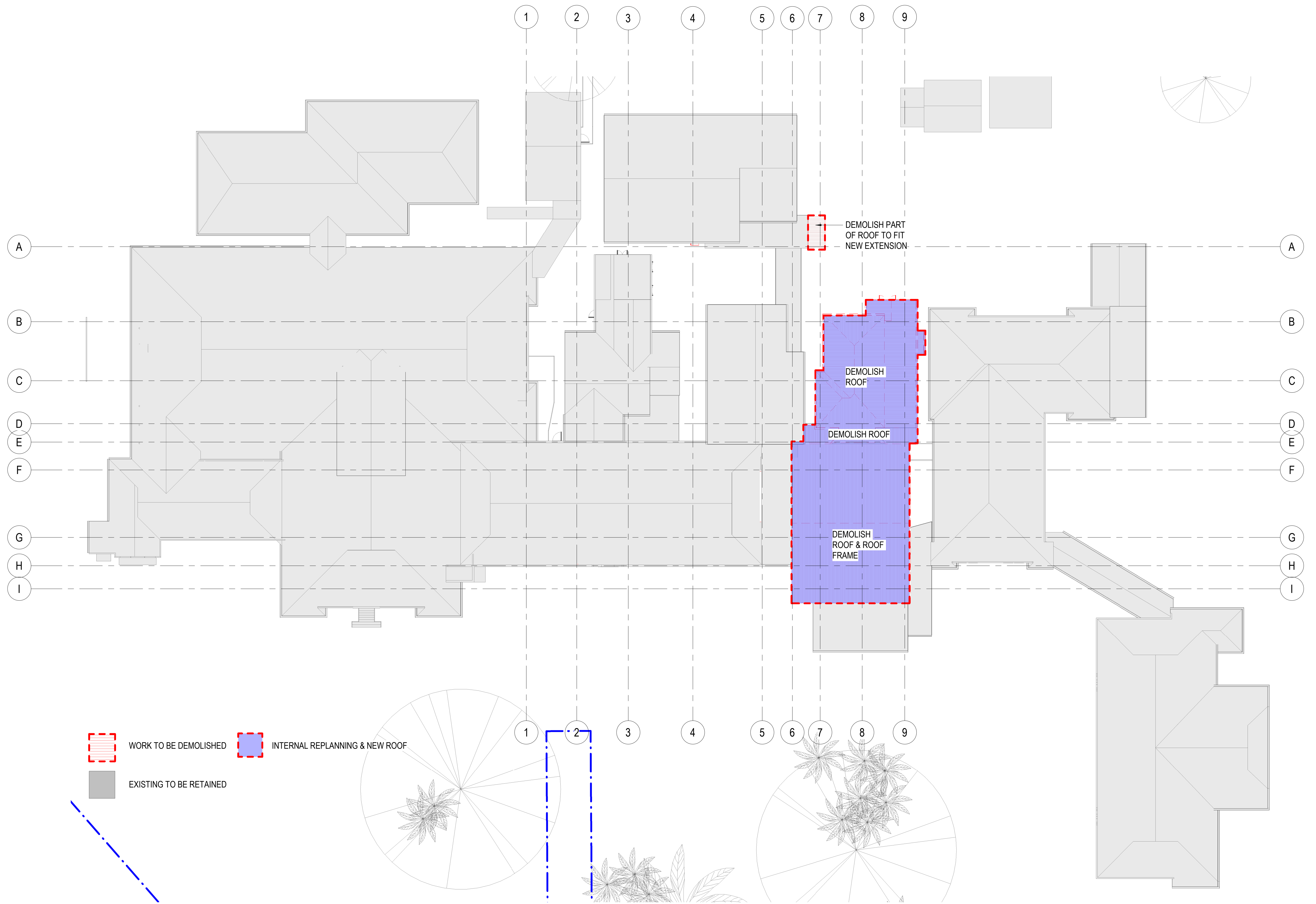
1 : 200 @ A1

DA-04

18/01/2019

rev. 1





## MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

© Copyright

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

EXISTING ROOF PLAN

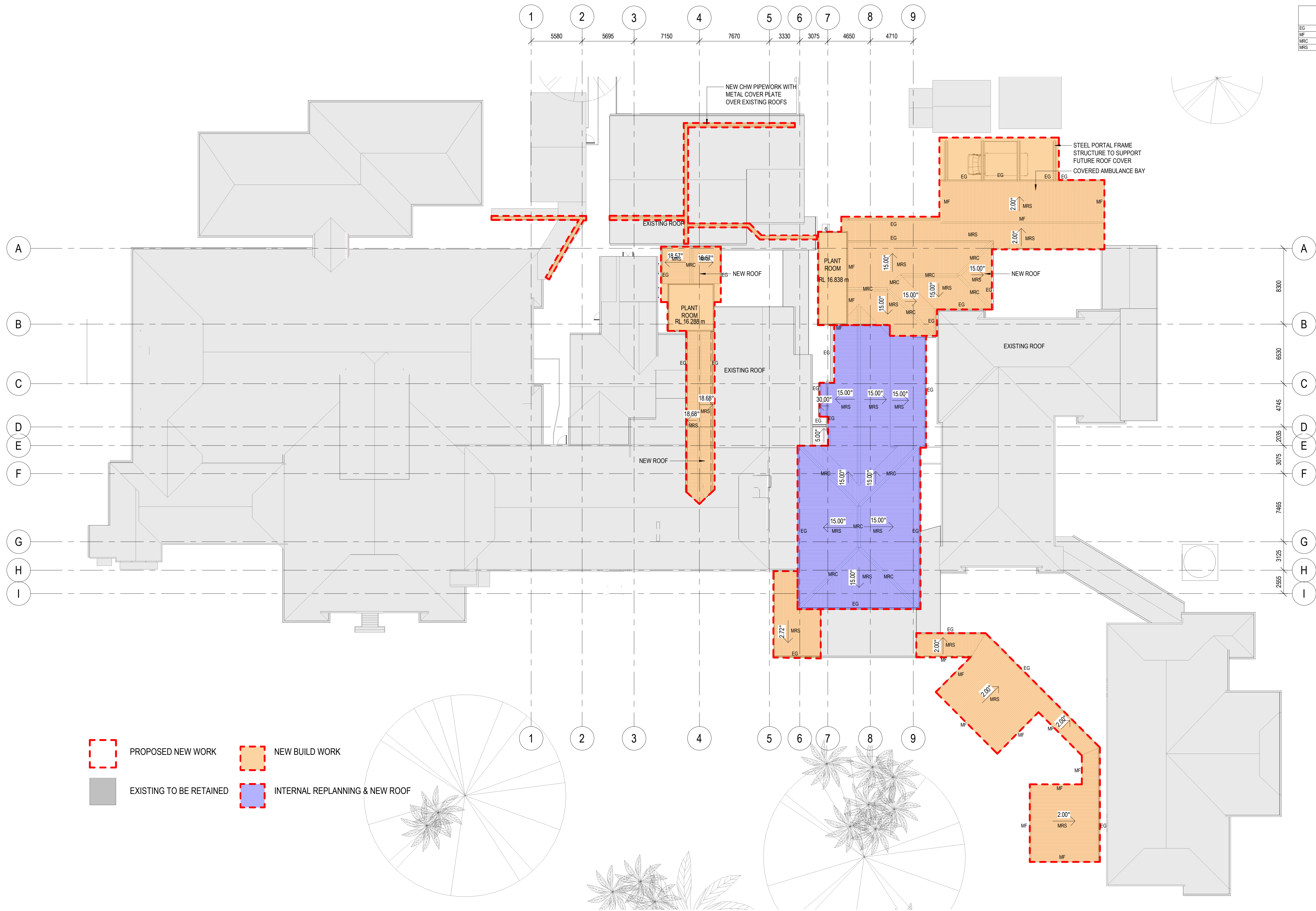
1 : 200 @ A1

DA-05

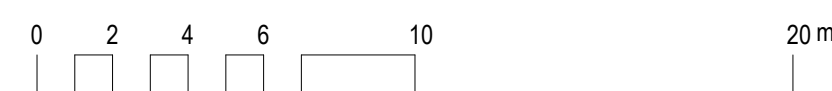
18/01/2019

rev. 1

ABBREVIATION LEGEND	
EG	EAVES GUTTER
MF	METAL FASCIA
MRC	METAL RIDGE CAPPING
MRS	METAL ROOF SHEETING



- PROPOSED NEW WORK
- NEW BUILD WORK
- EXISTING TO BE RETAINED
- INTERNAL REPLANNING & NEW ROOF



# **MOSSMAN HOSPITAL ED UPGRADE** 9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

© Copyright  
These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

## **PROPOSED ROOF PLAN**

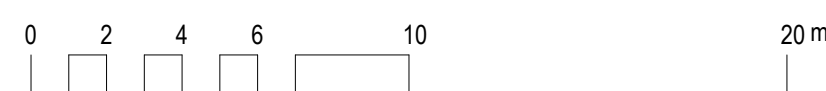
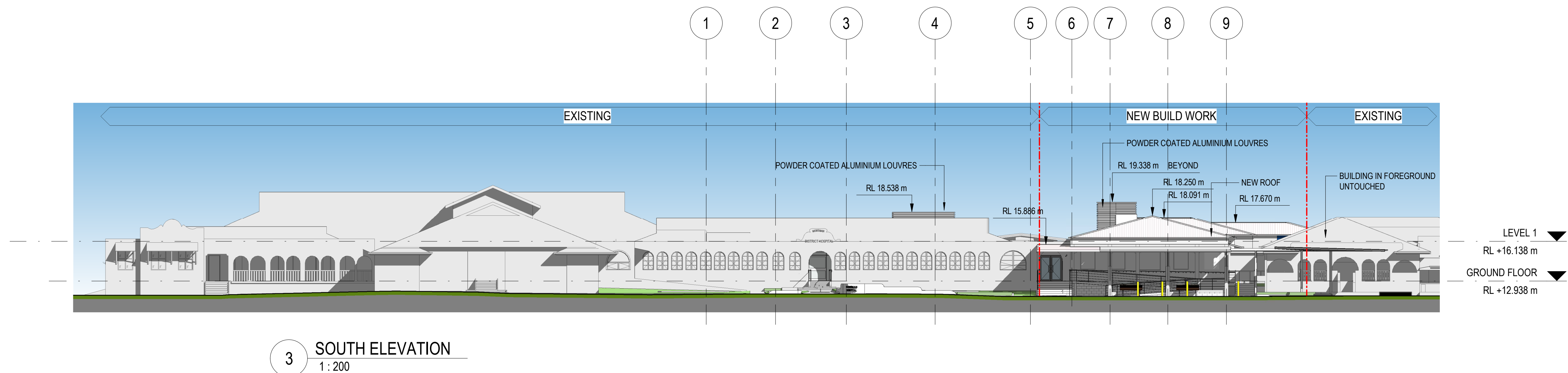
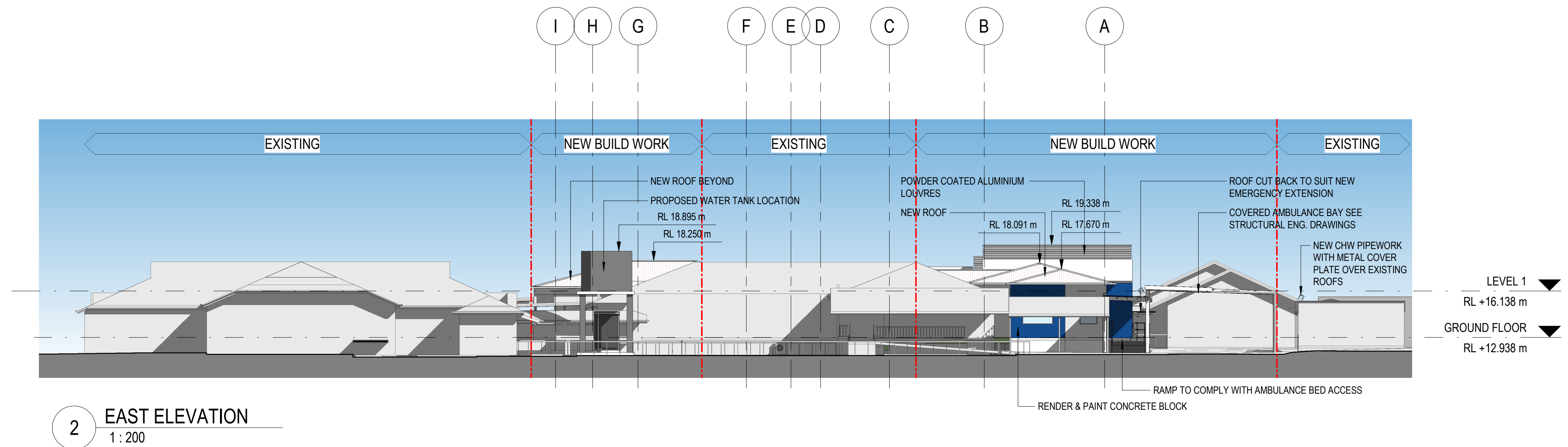
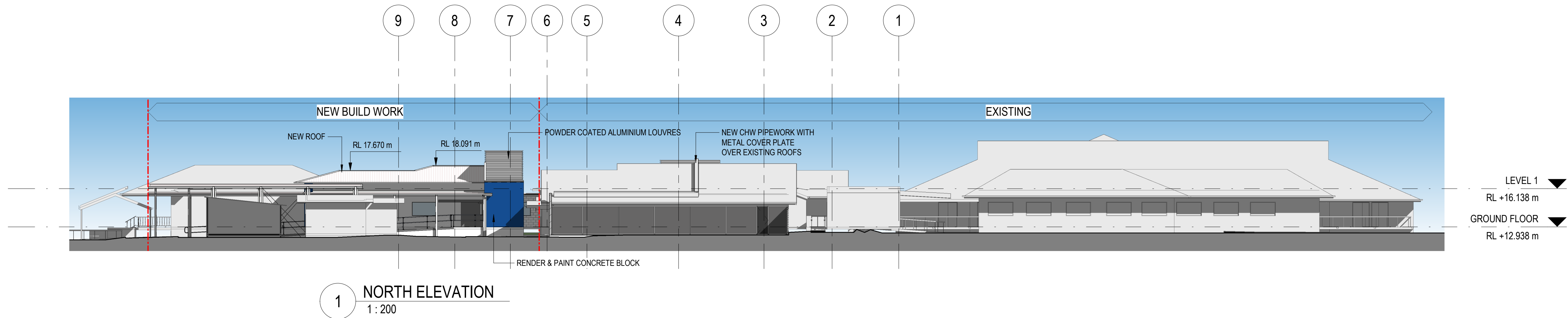
1 : 200 @ A1

DA-06

18/01/2019

rev. 1





## MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

### © Copyright

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

### ELEVATIONS

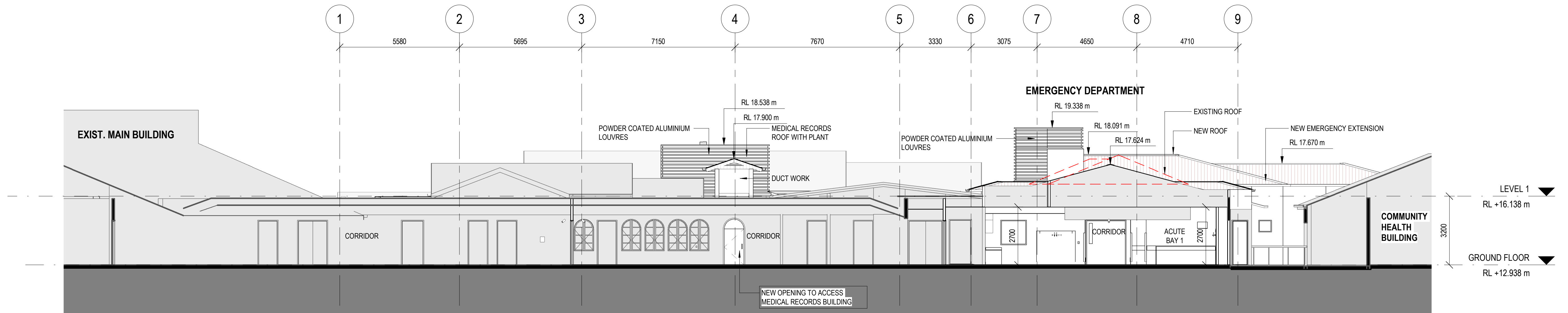
1 : 200 @ A1

DA-07

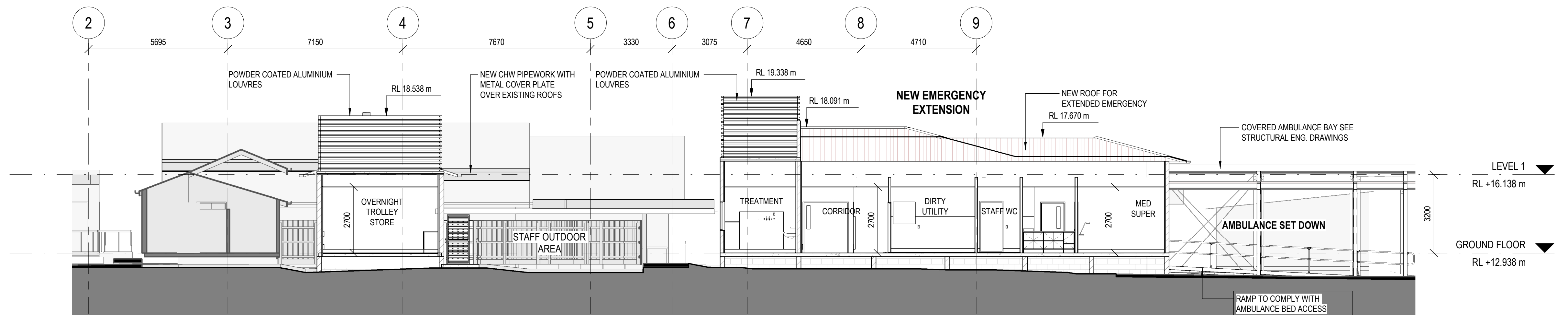
18/01/2019

rev. 1

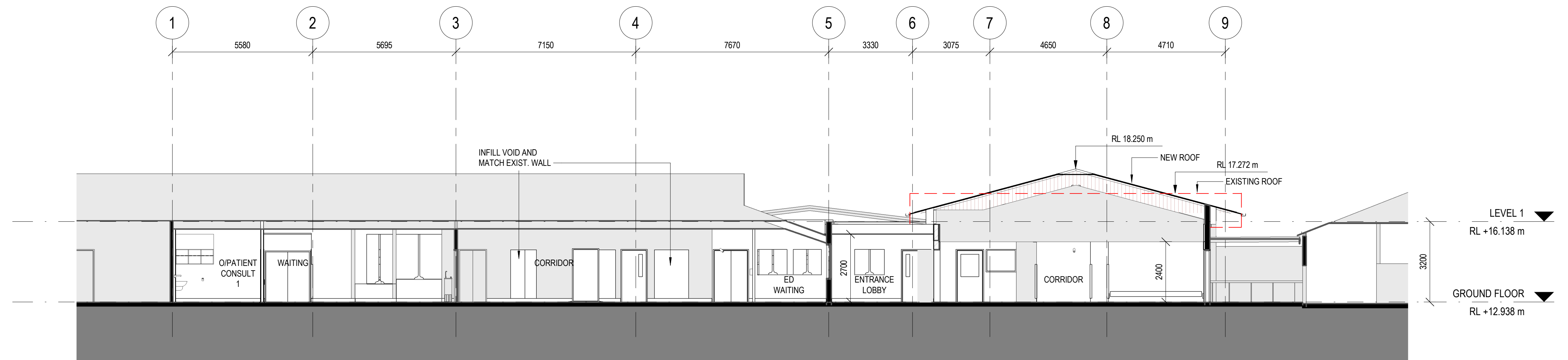




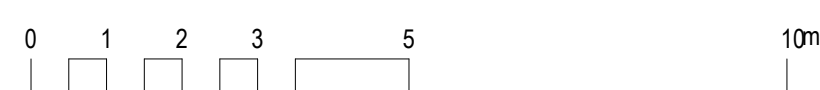
1 SECTION  
1:100



2 SECTION  
1:100



3 SECTION  
1:100



## MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

© Copyright  
These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

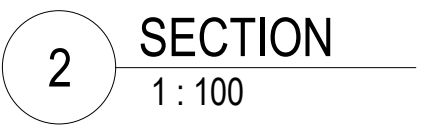
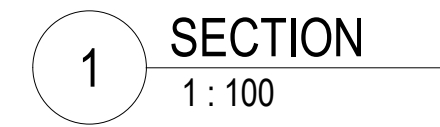
## SECTIONS # 1

1:100 @ A1

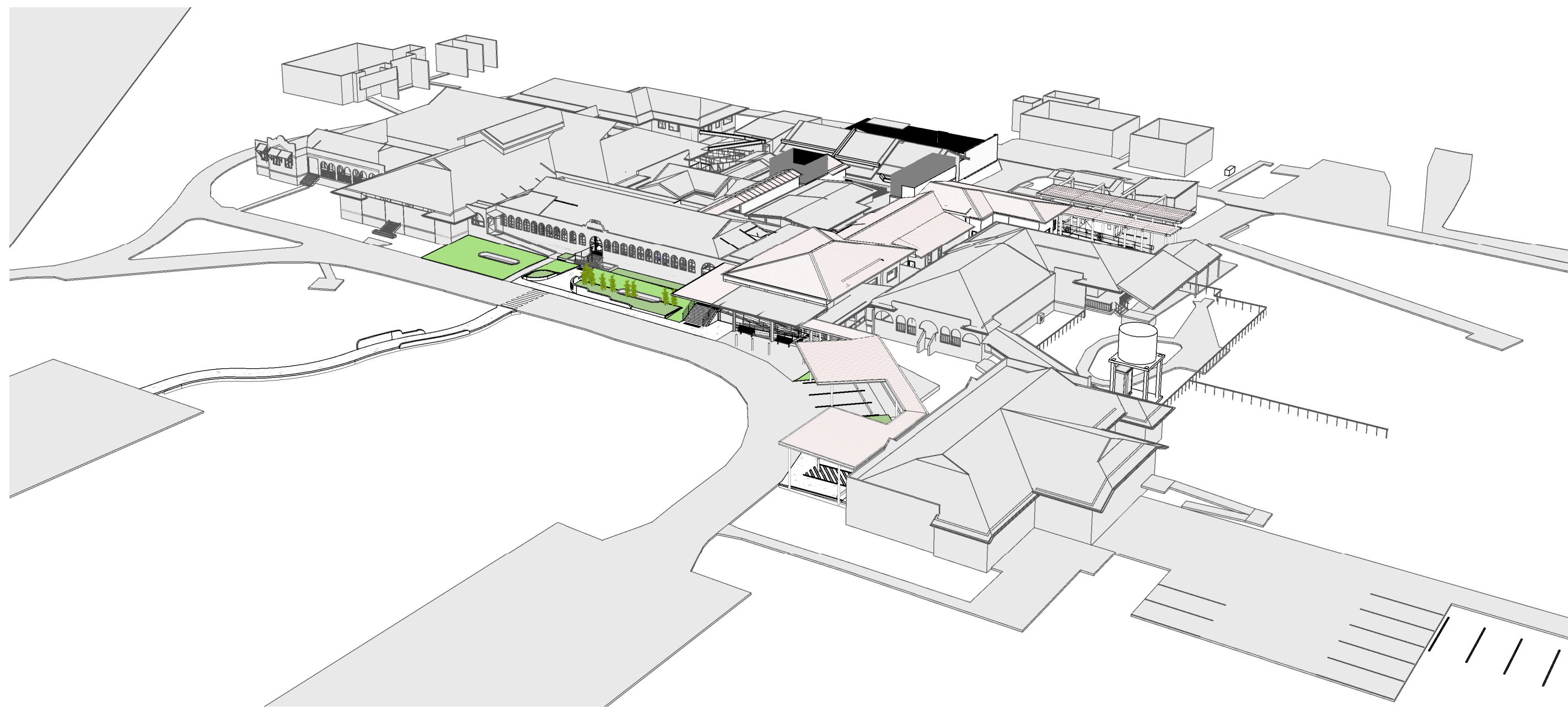
DA-08

18/01/2019

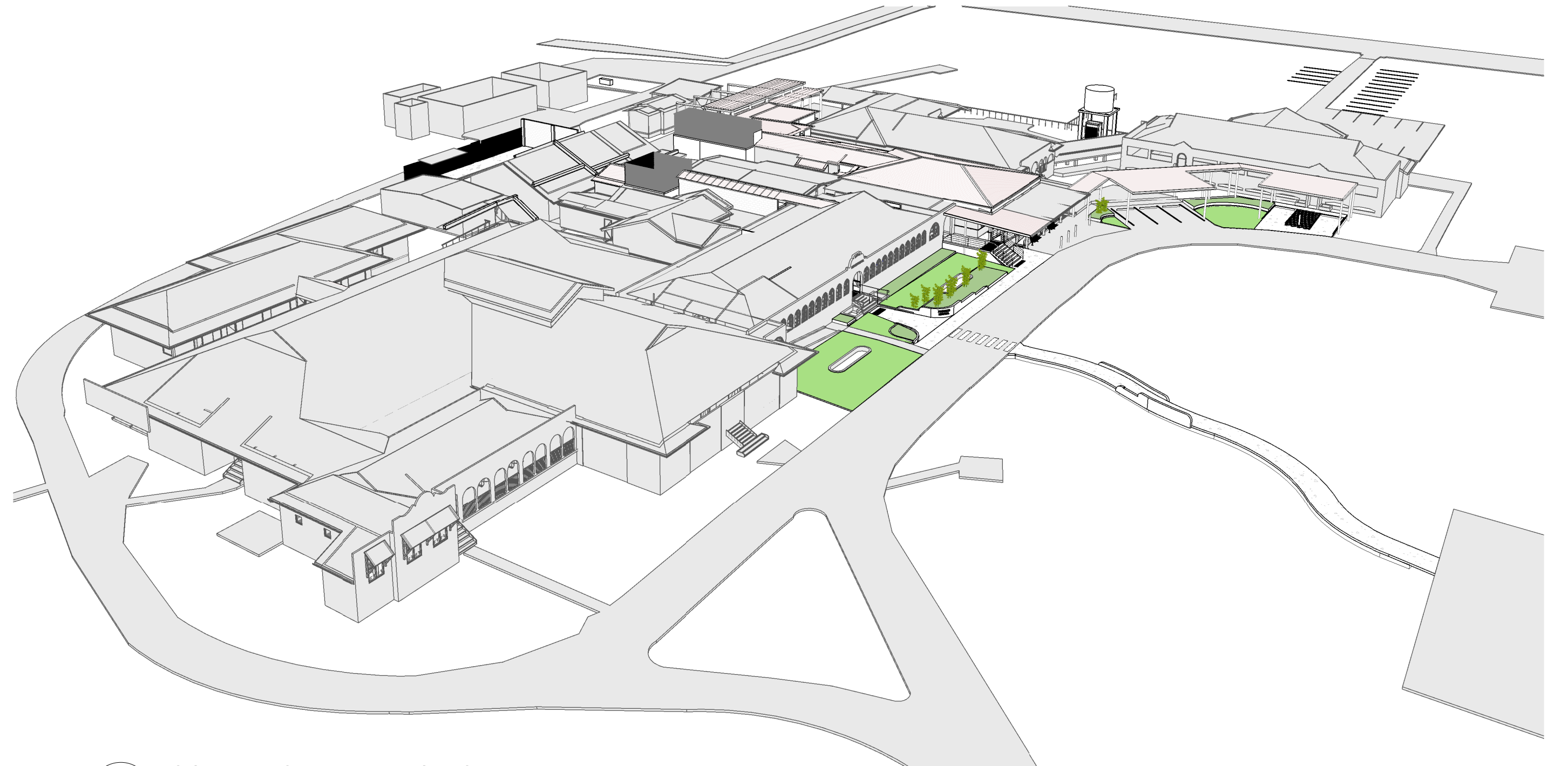
rev. 1



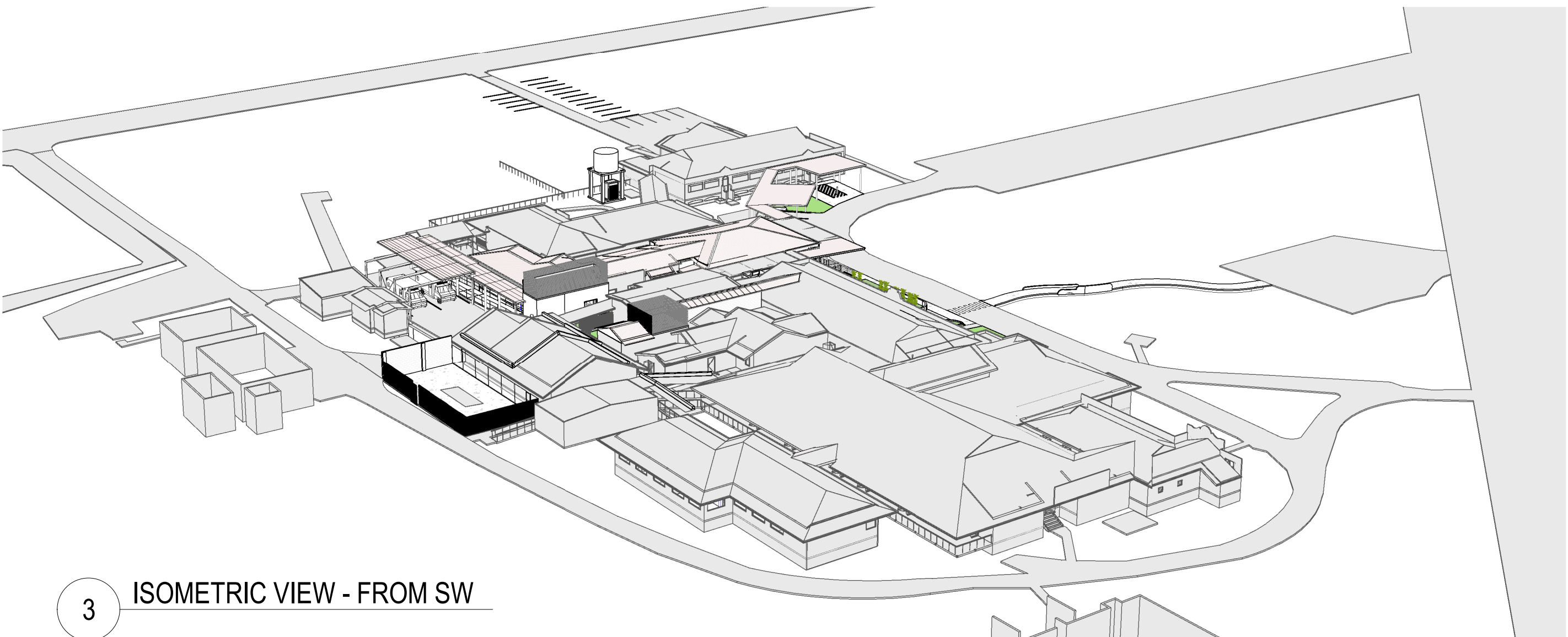




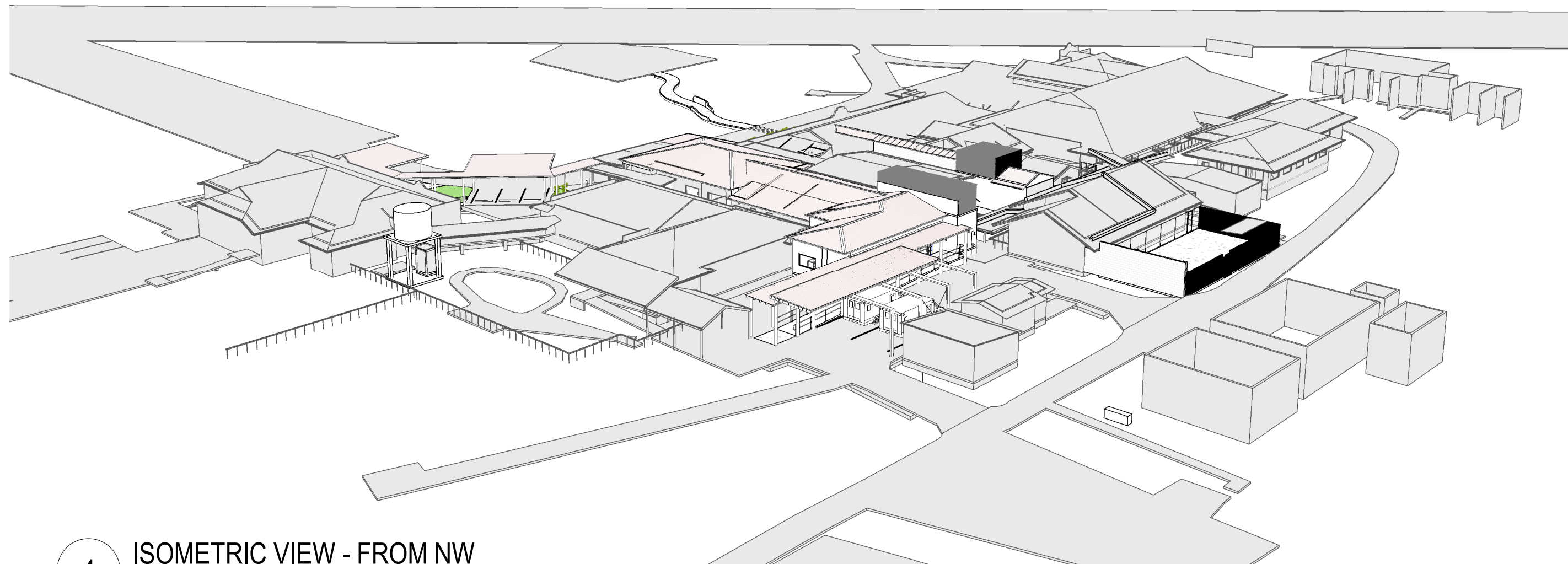
1 ISOMETRIC VIEW - FROM NE



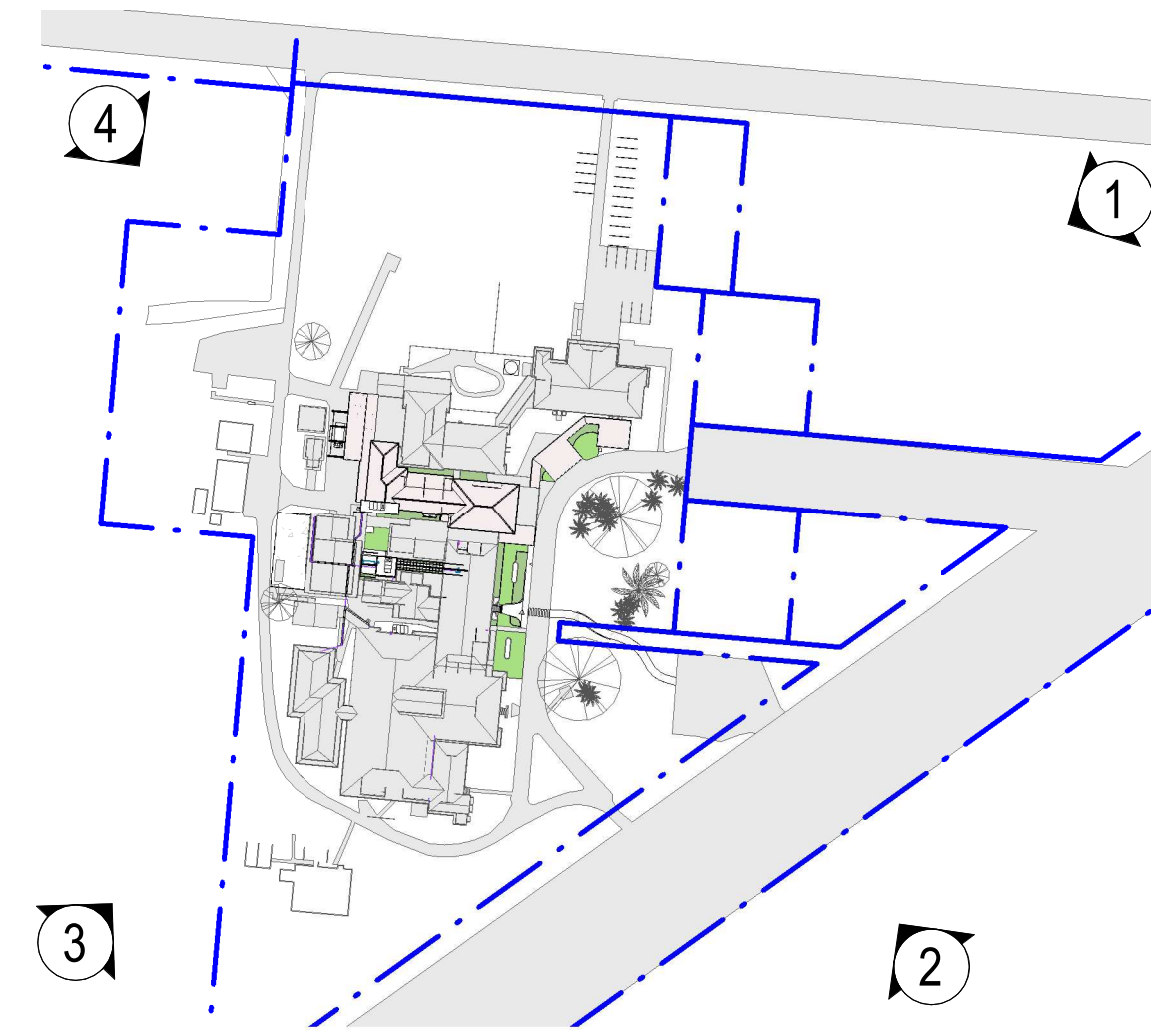
2 ISOMETRIC VIEW - FROM SE



3 ISOMETRIC VIEW - FROM SW

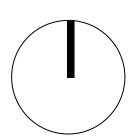


4 ISOMETRIC VIEW - FROM NW



5 KEYPLAN  
1 : 2000

0 20 40 60 100 200 m



## MOSSMAN HOSPITAL ED UPGRADE

9 HOSPITAL STREET, MOSSMAN QLD 4873

CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE TA # 17.0235.17

### © Copyright

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without written permission of Thomson Adsett Pty Ltd. ABN 76 105 314 654 Trading as ThomsonAdsett. Dimensions take precedence over scaling. Do not measure off drawings as print sizes may vary

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

thomson  
adsett

### ISOMETRICS

1 : 2000 @ A1

DA-10

18/01/2019

rev. 1



9 Hospital Street, Mossman

## APPENDIX

# D

### STATEMENT OF CODE COMPLIANCE

---

**Statement of Code Compliance****Douglas Shire Planning Scheme 2018**

- |   |                                     |
|---|-------------------------------------|
| 1 | Community Facilities Zone Code      |
| 2 | Mossman Local Plan Code             |
| 3 | Community Facilities Code           |
| 4 | Places of Significance Overlay Code |
| 5 | Transport Network Overlay Code      |
| 6 | Infrastructure Works Code           |
| 7 | Access, Parking and Servicing Code  |
| 8 | Landscaping Code                    |

## 1. Community Facilities Zone Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of buildings and structures is compatible with the character of the area and must not detrimentally impact on amenity of the area.	<b>AO1</b> Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	<b>R1 Complies</b> The proposed development maintains the building height existing on the site, being of a single storey and not more than 8.5 metres. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
<b>PO2</b> Buildings and structures are setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.	<b>AO2</b> Buildings and structures are setback not less than: (a) 8 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 6 metres from any other road frontage(s); (c) 6 metres from a boundary with land in a Residential zone; (d) 3 metres from a boundary in any other zone.	<b>R2 Complies</b> The proposed development does not significantly alter the existing setbacks on the site in seeking to maintain the character of the site and surrounding area. The buildings and structures will be set back as follows, complying with the setbacks prescribed by AO2. <ul style="list-style-type: none"> <li>&gt; Other road frontage (Jack Street): Minimum setback of over approximately 66 metres from the proposed Water Tower to Jack Street frontage.</li> <li>&gt; Boundary with land in a Residential Zone (East) &amp; Other road frontage (Hospital Street): Minimum setback of over approximately 12 metres from the existing building (dialysis) to the eastern boundary.</li> <li>&gt; Other road frontage (Johnston Road): Minimum setback of over approximately 20 metres from the existing main building (ward) to the southern boundary.</li> <li>&gt; Boundary in any other zone (West): Minimum setback of approximately 5 metres from the proposed location for new chiller plant to the western boundary (land zoned Community Facilities).</li> </ul> Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
<b>PO3</b> Areas used for vehicle parking are setback to ensure a high standard of amenity and to ensure the protection of the amenity of the: (a) the streetscape; (b) any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.	<b>AO3</b> Areas used for vehicle parking are setback not less than: (a) 6 metres from any road frontage(s); (b) 3 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group. (c) 2 metres from any other side or rear boundary.	<b>R3 Complies</b> The proposed development incorporates an extension to the existing carpark in the north, which adjoins the road frontage to Jack Street. The proposed car park is located approximately 6.5 metres from Jack Street and approximately 8 metres to the eastern boundary which adjoins a residential property. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>PO4</b> The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.	<b>AO4.1</b> The setback areas nominated in AO3 of this code are provided with landscape planting that: (a) provides an effective visual screen; (b) is maintained at all times.	<b>R4.1 Alternative Outcome</b> Existing landscaping will be retained to the road and side boundary setback areas. No further landscaping is proposed other than around the building entrance, ward and emergency department. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
	<b>AO4.2</b> Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence and/or wall that is constructed of durable materials.	<b>R4.2 Complies</b> The development does not seek to change the existing fences existing along the boundaries of the site.
<b>For assessable development</b>		
<b>PO5</b> The establishment of uses is consistent with the outcomes sought for the Community facilities zone and protects the zone from the intrusion of inconsistent uses.	<b>AO5</b> Uses identified in Table 6.2.2.3.b. are not established in the Community facilities zone.	<b>R5 Complies</b> A Hospital is not identified in Table 6.2.2.3.b as an inconsistent use within the Community Facilities Zone.
<b>PO6</b> Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account: (a) noise; (b) dust; (c) light; (d) odours; (e) electrical interference; (f) appearance; (g) streetscape.	<b>AO6</b> No acceptable outcomes are prescribed.	<b>R6 Performance Outcome (as no Acceptable Outcome prescribed) - Complies</b> The character and amenity of the surrounding area, particularly in consideration of noise, dust, light, odours, electrical interference, appearance and streetscape is maintained. Specifically: <ul style="list-style-type: none"> <li>&gt; Development seeks to maintain appropriate separations to adjoining sensitive land uses.</li> <li>&gt; The development incorporates additional landscaping elements to compliment building character.</li> <li>&gt; Overall, the operation of the site remains generally unchanged.</li> <li>&gt; Key heritage features are proposed to be retained.</li> </ul> Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
<b>PO7</b> All lots must be of suitable dimensions to accommodate the intended land use.	<b>AO7</b> No acceptable outcomes are prescribed.	<b>R7 Performance Outcome (as no Acceptable Outcome prescribed) - Complies</b>

---

Performance Outcomes	Acceptable Outcomes	Applicant Response
		The site is considered suitable in terms of its dimensions to accommodate refurbishments and extensions to the Hospital as proposed.

---



## 2. Mossman Local Plan Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Building and structures complement the height of surrounding development.	<b>AO1</b> Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	<b>R1 Complies</b> The site is identified within the Community Facilities Zone and the development maintains the existing building height of a single storey and no more than 8.5 metres in height. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
<b>For assessable development</b>		
<b>Development in the Mossman local plan area generally</b>		
<b>PO1</b> Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	<b>AO1.1</b> Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxton Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site.	<b>R1.1 Complies</b> The proposed development seeks to maintain the existing vegetation on the site. Additional landscape treatments are also proposed around the Hospital entrance including the ward and emergency departments. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
	<b>AO1.2</b> Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:	<b>R1.2 Complies</b> The proposed development maintains the low profile character of the site and therefore, do not intrude to important view/s and vistas.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	(a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley.	
	<b>AO1.3</b> Important landmarks, memorials and monuments are retained, including, but not limited to: (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road.	<b>R1.3 Complies</b> The site is identified as a Place of Local Significance (Mossman Hospital). Important landmarks, memorials or monuments will not be affected by the proposed development. The proposed development seeks to retain and protect the significance of the site.
<b>P02</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	<b>AO2</b> Development adjacent to the gateways and key intersections as identified on the Mossman 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.	<b>R2 Not Applicable</b> The site is not identified as adjacent to the gateways and key intersections on Council's Mossman Local Plan maps.
<b>P03</b> Landscaping of development sites complements the existing tropical character of Mossman.	<b>AO3</b> Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	<b>R3 Complies</b> Additional landscape treatments are proposed to complement the existing tropical character of the site and surrounding area, consistent with the relevant provisions in Planning Scheme Policy SC 6.2 – Landscaping. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
<b>P04</b> Development does not compromise the safety and efficiency of the State-controlled road network.	<b>AO4</b> Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	<b>R4 Complies</b> The site does not adjoin a State-controlled road as per State mapping. Vehicle and pedestrian accesses are maintained, from Hospital Street and Johnston Road (east) and Jack Street (north).
<b>For assessable development</b>		
<b>Additional requirements for Precinct 2 – Foxton Avenue precinct</b> – Not Applicable. The site is not identified within a Precinct.		
<b>Additional requirements for Precinct 3 – Junction Road residential precinct</b> - Not Applicable. The site is not identified within a Precinct.		

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>Additional requirements for Precinct 4 – Junction Road industry precinct</b> - Not Applicable. The site is not identified within a Precinct.		
<b>Additional requirements for Precinct 5 – Town Centre precinct</b> - Not Applicable. The site is not identified within a Precinct.		
<b>Additional requirements for Precinct 6 – Front Street precinct</b> - Not Applicable. The site is not identified within a Precinct.		
<b>Additional requirements for Precinct 7 – Emerging Community precinct</b> - Not Applicable. The site is not identified within a Precinct.		
<b>Additional requirements for Precinct 8 – Mossman South industry</b> - Not Applicable. The site is not identified within a Precinct.		
<b>Additional requirements for Precinct 9 – Mossman Gorge Community</b> - Not Applicable. The site is not identified within a Precinct.		

### 3. Community Facilities Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.	<b>AO1</b> Development for non-residential use has hours of operation, including indoor activity areas and delivery vehicles, which are limited to 7am to 6pm.	<b>R1 Alternative Outcome</b> Existing hours of operation are to be retained, thereby maintaining community expectations. Therefore, development will not result in increased impacts on the amenity of nearby sensitive land uses.
<b>PO2</b> Development is designed to protect nearby sensitive land uses from adverse impacts on the existing levels of amenity, including by way of light, noise, odour or other nuisance.	<b>AO2.1</b> Where on a site adjoining a sensitive land use and located within 20 metres from the common boundary, a minimum 1.8 metre high acoustic fence is provided for the full length of the common boundary.	<b>R2.1 Complies</b> The development does not seek to alter the existing fences along boundaries adjoining sensitive land uses (east).
	<b>AO2.2</b> Development does not involve amplification devices and does not generate noise that is clearly audible from nearby sensitive land uses.	<b>R2.2 Complies</b> No new clinical services will be facilitated as a result of the proposed works i.e. current intensity of the use will be maintained. Vehicle numbers and use of the site are also expected to remain as per the existing pattern. Amp devices are not proposed. Therefore, it is considered that similar levels of noise generation will remain per existing. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
	<b>AO2.3</b> Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.	<b>R2.3 Will Comply</b> The proposed development will incorporate outdoor lighting, as required by relevant standards to the extent required as a result of the proposed development.
	<b>AO2.4</b> Mechanical plant and equipment is acoustically and visually screened from adjoining sensitive land uses. Note – Mechanical plant includes generators, motors, compressors and pumps such as air conditioning, refrigeration or cold rooms.	<b>R2.4 Alternative Outcome</b> Changes to or new mechanical plants and equipment are appropriately located on the site to maintain similar levels of amenity in regards to light, noise, odour or other nuisance to adjoining sensitive land uses. The new chiller plant is located over approximately 90 metres to the adjoining sensitive land uses in the east. Refer to <b>Appendix C – Proposal Plan of Development</b> for details.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<b>AO2.5</b> Development: (a) does not involve activities that generate air emissions, including odour dust, fumes or smoke beyond the site; (b) where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive land use, and vents are separated by the following distances: (i) a minimum of 6 metres horizontally from a sensitive land use; (ii) a minimum of 2 metres above any thoroughfare with regular traffic.	<b>R2.5 Complies</b> No changes to land use activities or setbacks to kitchen areas are proposed.
<b>For assessable development</b>		
<b>PO3</b> Development on a site within a Community facilities zone must be protected for public use, and where a community facility ceases, its replacement must be for another community facility.	<b>AO3</b> Development of an existing community facility within a Community facilities zone may be transitioned to another type of use within the community facilities activity group where a demonstrable need of the community will be fulfilled.	<b>R3 Not Applicable</b> Development seeks to maintain the existing use established on the site (Hospital); no changes to the existing land use is proposed.
<b>PO4</b> Development for a community facility which is purpose built on public land delivers buildings and structures that are designed as multi-purpose community hubs where possible, rather than stand-alone or single use facilities to: (a) create a sense of place, belonging and community and to provide a focal point for community activity; (b) increase efficiencies in built form; (c) provide efficiencies in infrastructure costs; (d) facilitate adaption of building and infrastructure to respond to changing community needs.	<b>AO4</b> No acceptable outcomes are prescribed.	<b>R4 Alternative Outcome (as no Acceptable Outcome is prescribed)</b> Development is associated with the Cairns and Hinterland Health Services operated Mossman Hospital, on land owner by the Cairns and Hinterland Hospital and Health Service.
<b>PO5</b> Development must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land.	<b>AO5</b> Development is of a scale, height and bulk that is not greater than that of surrounding development.	<b>R5 Complies</b> The proposed development involves refurbishments and extensions to the existing Mossman Hospital. The scale, height and bulk of development as proposed is consistent with the character existing on the site and within reasonable expectations within the local area, considering the nature of the site. Specifically,

Performance Outcomes	Acceptable Outcomes	Applicant Response
		<ul style="list-style-type: none"> <li>&gt; No new clinical services will be facilitated as part of the proposed works (the intensity of the use will remain);</li> <li>&gt; Building heights will remain consistent with that established on the site; and</li> <li>&gt; Additional landscaping is proposed to compliment the built form.</li> </ul> <p>Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.</p>
<b>PO6</b> Development does not impose adverse visual amenity impacts on any land associated with Accommodation activity group.	<b>AO6.1</b> Development has a building setback from a site boundary with any land use associated with the Accommodation activity group of 6 metres, or half the height of the building at that point, whichever is the greater.	<b>R6.1 Complies</b> The site adjoins residential dwellings along the eastern boundary. The proposed development maintains the existing building setbacks to this side boundary (approximately 12 metres). Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
	<b>AO6.2</b> Development provides a 3 metre wide landscape buffer capable of deep planting provided between vehicle movement and car parking areas and common boundaries any land use associated with the Accommodation activity group.	<b>R6.2 Alternative Outcome</b> The proposed development incorporates an extension to the existing carpark in the north, which adjoins the road frontage to Jack Street. Regarding the road frontage, it is noted that vegetation to the boundary is proposed to be retained. Further, the width of the car park is such that it take up approximately 5% of the frontage and will not significantly affect the amenity of the streetscape in this regard. Also it is noted that, <ul style="list-style-type: none"> <li>▪ Car parking areas and the development are visible from road frontages already; and</li> <li>▪ The nature of the use and existing use patterns are such that a formalised car park is consistent with commercial site expectations.</li> </ul>
<b>PO7</b> Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use does not dominate the frontage of the premises and maintains the amenity of the street and adjacent properties.	<b>AO7</b> Car parking is: <ul style="list-style-type: none"> <li>(a) provided below or at the rear of the primary building for the use and is not within the front setback of the site;</li> <li>or</li> <li>(b) where forward of the building line, car parking is integrated with high quality landscaping.</li> </ul>	<b>R7 Alternative Outcome</b> The proposed development incorporates an extension to the existing carpark in the north, which adjoins the road frontage to Jack Street. Regarding the road frontage, it is noted that vegetation to the boundary is proposed to be retained. Further, the width of the car park is such that it comprises approximately 5% of the frontage and will not significantly affect the amenity of the streetscape in this regard. Also it is noted that this area is presently informally used for staff onsite parking.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO8</b></p> <p>Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO8</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R8 Alternative Outcome (as no Acceptable Outcome is prescribed)</b></p> <p>Safety of users has been appropriately considered in the design. No new points of access are proposed. Overall, the extent of works does not significantly materially change the existing built form.</p> <p>Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.</p>
<p><b>PO9</b></p> <p>Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p><b>AO9</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R9 Alternative Outcome (as no Acceptable Outcome is prescribed)</b></p> <p>The proposed development incorporates landscape treatments to complement the safety and amenity of the streetscape.</p> <p>Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.</p>

## 4. Places of Significance Overlay Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For assessable development</b>		
<b>Demolition or removal of a place of local significance</b>		
<p><b>PO1</b></p> <p>Development does not result in the demolition or removal of a place of local significance.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p><b>AO1</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R1 Alternative Outcome (as no Acceptable Outcome is prescribed)</b></p> <p>The proposed development will not result in the demolition/removal of an identified place of local significance (Mossman Hospital). The proposal largely involves internal building works and re-roofing of the emergency department. The impacts on the existing building fabric will be minimal and managed to the greatest extent possible.</p> <p>Please refer to <b>Appendix C – Proposal Plans of Development</b> and <b>Appendix E – Heritage Impact Assessment</b> for details.</p>
<p><b>PO2</b></p> <p>Development is compatible with the conservation and management of the cultural significance of the place.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p><b>AO2</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R2 Alternative Outcome (as no Acceptable Outcome is prescribed)</b></p> <p>The proposed development seeks to minimise adverse impacts on the cultural significance of the Mossman Hospital. Development predominately relates to internal refurbishments which maintain and complement the existing significance of the development.</p> <p>Refer to <b>Appendix E – Heritage Impact Assessment</b> for details.</p>
<p><b>PO3</b></p> <p>Development conserves the features and values of a place of local significance that contribute to its cultural significance.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p><b>AO3</b></p> <p>Development does not alter, remove or conceal significant features of a place of local significance.</p>	<p><b>R3 Complies</b></p> <p>The proposed development seeks to minimise adverse impacts on the cultural significance of the Mossman Hospital. Development predominately relates to internal refurbishments which maintain and complement the existing significance of the development.</p> <p>Please refer to <b>Appendix C – Proposal Plans of Development</b> and <b>Appendix E – Heritage Impact Assessment</b> for details.</p>
<p><b>PO4</b></p> <p>Changes to a place of local significance are appropriately managed, documented and interpreted.</p>	<p><b>AO4.1</b></p> <p>Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p>	<p><b>R4.1 Alternative Outcome</b></p> <p>The Project Team has developed the design concepts in association with the Queensland Heritage Council. At the time of lodgement of this Development Application the Queensland Heritage Council was in the process of providing recommendation to the Minister based on a number of suggested conditions.</p>
	<p><b>AO4.2</b></p>	<p><b>R4.2 Alternative Outcome</b></p>



Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>An archival record is prepared to document the changes.</p>	<p>The extent of works are not considered extensive and as such is not proposed to prepare an archival record. However, Council's requirements in this regard can be confirmed via development conditions.</p>
	<p><b>AO4.3</b></p> <p>Development includes interpretation that explains the cultural significance of the place and the changes.</p>	<p><b>R4.3 Alternative Outcome</b></p> <p>Given the nature and extent of works it is not considered necessary to provide cultural interpretations onsite. However, Council's requirements in this regard can be confirmed via development conditions.</p>
<p><b>PO5</b></p> <p>Development does not adversely affect the character, setting or appearance of the place of local significance, including removal of vegetation that contributes to the cultural heritage significance of the place.</p>	<p><b>AO5.1</b></p> <p>The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance.</p>	<p><b>R5.1 Complies</b></p> <p>The scale, location and design of the proposed development is considered to be in keeping with the character, setting and appearance of the site. Specifically:</p> <ul style="list-style-type: none"> <li>&gt; Building heights will remain consistent with the single storey nature on the site; and</li> <li>&gt; Additional landscaping is proposed to soften the built form.</li> </ul> <p>Please refer to <b>Appendix C – Proposal Plans of Development</b> and <b>Appendix E – Heritage Impact Assessment</b> for details.</p>
	<p><b>AO5.2</b></p> <p>The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p>	<p><b>R5.2 Alternative Outcome</b></p> <p>The proposed development does not seek to materially impact upon the built form of the existing development, nor the Mossman Hospital. Existing vegetation will also be maintained on the site.</p>
	<p><b>AO5.3</b></p> <p>Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.</p>	<p><b>R5.3 Complies</b></p> <p>The proposed development seeks to maintain existing vegetation. Additional landscape treatments are also proposed around the building entrance, ward and emergency department to complement the existing landscape character.</p>
	<p><b>AO6.1</b></p> <p>The impact of excavation is minor and limited to parts of the place of local significance that have been disturbed by previous excavation.</p>	<p><b>R6.1 Not Applicable</b></p> <p>The development application does not include notable excavation or other earthworks.</p>
<p><b>PO6</b></p> <p>Excavation or other earthworks do not have a detrimental impact on archaeological values.</p> <p>Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p><b>AO6.2</b></p> <p>An archaeological management plan is prepared for development involving subsurface disturbance.</p>	<p><b>R6.2 Not Applicable</b></p> <p>The development application does not include notable excavation or other earthworks.</p>
<p><b>Advertising devices</b></p>		

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO7</b></p> <p>Advertising devices located on, or on premises adjoining a state heritage place are sited and designed so as to:</p> <p>(a) be compatible with the cultural significance of the state heritage place or place of local significance;</p> <p>(b) not obscure the appearance or prominence of the state heritage place or place of local significance when viewed from the street or other public places;</p> <p>(c) not alter or conceal significant features of the state heritage place, or place of local significance.</p>	<p><b>AO7</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R7 Not Applicable</b></p> <p>The proposed development does not include advertising devices.</p>
<b>Development on premises adjoining a state heritage place</b>		
<p><b>PO8</b></p> <p>Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as to:</p> <p>(a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places;</p> <p>(b) not to intrude into important vistas of the state heritage place;</p> <p>(c) not to place buildings and structures between a state heritage place and its primary or secondary street frontage;</p> <p>(d) to ensure new buildings or structures are setback from the street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place;</p> <p>(e) to minimise disturbance to the original fabric of the state heritage place;</p> <p>(f) to retain, where intact, the significant or original siting and context of the state heritage place.</p> <p>Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p><b>AO8</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R8 Not Applicable</b></p> <p>The site is a State Heritage Place, however does not adjoin a state heritage place, per Douglas Shire Council mapping.</p>

## 5. Transport Network Overlay Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For assessable development</b>		
<b>PO1</b> Development supports the road hierarchy for the region.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	<b>R1.1 Complies</b> Johnston Road, Hospital Street and Jack Street are identified as a Collector Road, as per Council mapping. Given the existing use and nature and scale of the proposed works it is considered that the development is compatible with the intended role and function of the transport networks.
	<b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.	<b>R1.2 Complies</b> Vehicle access to the site will remain per that existing. No changes are proposed which affect the safe and efficient operation of the transport network.
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	<b>R1.3 Not Applicable</b> The proposed development does not include alterations to the existing vehicle access to the site.
<b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (e) the Transport network overlay maps contained in Schedule 2; (a) any relevant Local Plan.  Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	<b>R2 Not Applicable</b> No additional information is required to be provided pursuant to the Transport network overlay maps.
	<b>AO3</b> No acceptable outcomes are prescribed.  Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	<b>R3 Not Applicable</b> The site is not identified within a major transport corridor buffer area, pursuant to Douglas Shire Council mapping.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive lan use.		
<b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.	<b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.	<b>R4 Not Applicable</b> The site is not identified within a major transport corridor, pursuant to Douglas Shire Council mapping.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	
	<p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p>	
	<p><b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	
	<p><b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p> <p><b>R5 Not Applicable</b> The site is not identified within a major transport corridor area, pursuant to Douglas Shire Council mapping.</p>
<b>Pedestrian and cycle network</b>		
<p><b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p>	<p><b>R6.1 Complies</b> The proposed development provides a new pedestrian pathway from the existing visitor carpark located off Johnston Road; identified as a Principal Route on Council's Transport Network (Pedestrian and Cycle) Overlay Map. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.</p>
	<p><b>AO6.2</b> The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p><b>R6.2 Will Comply</b> The proposed pedestrian pathway will be appropriately constructed in accordance with relevant provisions.</p>

## 6. Infrastructure Works Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>Works on a local government road</b>		
<b>PO1</b> Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<b>AO1.1</b> Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>R1 Not Applicable</b> The proposed development does not involve works on a local government road.
	<b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.  <i>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</i>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<b>AO1.5</b> Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
<b>Accessibility structures</b>		
<b>PO2</b> Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.  Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	<b>AO2.1</b> Accessibility structures are not located within the road reserve. <hr/> <b>AO2.2</b> Accessibility structures are designed in accordance with AS1428.3. <hr/> <b>AO2.3</b> When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	<b>R2.1 Complies</b> Accessibility structures are not proposed to be located within the road reserve. <hr/> <b>R2.2 Will Comply</b> Any accessibility structures will be designed in accordance with relevant standards. <hr/> <b>R2.3 Will Comply</b> Any accessibility structures will be designed in accordance with relevant standards. Accessibility structures will not be located within road reserves.
<b>Water supply</b>		
<b>PO3</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	<b>AO3.1</b> The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; Or <b>AO3.2</b> Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm	<b>R3 Complies</b> No changes to water supply is proposed.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
<b>Treatment and disposal of effluent</b>		
<b>PO4</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	<b>AO4.1</b> The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or <b>AO4.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	<b>R4 Complies</b> No changes to sewerage system connections are proposed.
<b>Stormwater quality</b>		
<b>PO5</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	<b>AO5.1</b> A connection is provided from the premises to Council's drainage system; or <b>AO5.2</b> An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. <hr/> <b>AO5.3</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed	<b>R5 Complies</b> No changes to stormwater drainage is proposed.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> <li>(d) rainfall erosivity.</li> </ul> <hr/> <p><b>AO5.4</b></p> <p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <hr/> <p><b>AO5.5</b></p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
<b>Non-tidal artificial waterways</b>		
<p><b>PO6</b></p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> <li>(d) perform a function in addition to stormwater management;</li> </ul>	<p><b>AO6.1</b></p> <p>Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> <li>(a) environmental values in downstream waterways are protected;</li> <li>(b) any ground water recharge areas are not affected;</li> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</li> </ul>	<p><b>R6 Not Applicable</b></p> <p>The proposed development does not involve non-tidal artificial waterways.</p>



Performance Outcomes	Acceptable Outcomes	Applicant Response
(e) achieve water quality objectives.	<p>(d) existing areas of ponded water are included.</p> <hr/> <p><b>AO6.2</b> Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> <li>(a) outside natural wetlands and any associated buffer areas;</li> <li>(b) to minimise disturbing soils or sediments;</li> <li>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul> <hr/> <p><b>AO6.3</b> Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <ul style="list-style-type: none"> <li>(a) there is sufficient flushing or a tidal range of &gt;0.3 m; or</li> <li>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</li> <li>(c) there is no introduction of salt water into freshwater environments.</li> </ul> <hr/> <p><b>AO6.4</b> Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> <li>(a) amenity (including aesthetics), landscaping or recreation; or</li> <li>(b) flood management, in accordance with a drainage catchment management plan; or</li> <li>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</li> <li>(d) aquatic habitat.</li> </ul> <hr/> <p><b>AO6.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <hr/> <p><b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>	
<b>Wastewater discharge</b>		
<p><b>PO7</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.</p>	<p><b>AO7.1</b> A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.</p> <hr/> <p><b>AO7.2</b> The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p> <hr/> <p><b>AO7.3</b> Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p><b>R7 Not Applicable</b> No changes to wastewater drainage is proposed.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO7.4</b></p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
<b>Electricity supply</b>		
<p><b>PO8</b></p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO8.1</b></p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p><b>AO8.2</b></p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	<p><b>R8 Complies</b></p> <p>No changes to electricity supply is proposed.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>PO9</b> Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	<b>AO9.1</b> Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	<b>R9 Not Applicable</b> No changes to electricity supply is proposed.
	<b>AO9.2</b> Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>R10 Complies</b> No changes to telecommunication services are proposed.
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>R11 Not Applicable</b> No additional telecommunication infrastructure is required.
<b>Road construction</b>		
<b>PO12</b> The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	<b>AO12.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	<b>R12 Complies</b> The proposed development does not seek to alter the existing constructed road frontages. The road frontages will maintain the existing standards of construction and design.
	<b>AO12.2</b> There is existing road, kerb and channel for the full road frontage of the site.	<b>R12.2 Complies</b> The site adjoins existing road, kerb and channel along the full road frontages of the site.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<b>AO12.3</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	<b>R12.3 Not Applicable</b> The proposed development does not seek to alter the existing road accesses to the site.
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b> Infrastructure is integrated with, and efficiently extends, existing networks.	<b>AO13</b> Development is designed to allow for efficient connection to existing infrastructure networks.	<b>R13 Not Applicable</b> The proposed development does not include alterations and repairs to public utility services.
<b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or <b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>R14 Not Applicable</b> The proposed development does not include alterations and repairs to public utility services.
<b>Construction management</b>		
<b>PO15</b> Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	<b>AO15</b> Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	<b>R15 Will Comply</b> Appropriate measures will be undertaken during the construction of the proposed works to minimise impacts to vegetation.
<b>PO16</b> Existing infrastructure is not damaged by construction activities.	<b>AO16</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>R16 Will Comply</b> Construction, alterations and repairs required to any infrastructure will be undertaken in accordance with relevant provisions.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>R17 Alternative Outcome (as no Acceptable Outcome prescribed)</b> No changes to telecommunication services are proposed.
<b>Trade waste</b>		
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	<b>AO18</b> No acceptable outcomes are prescribed.	<b>R18 Alternative Outcome (as no Acceptable Outcome prescribed)</b> No changes to trade waste management proposed.
<b>Fire services in developments accessed by common private title</b>		
<b>PO19</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO19.1</b> Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. <hr/> <b>AO19.2</b> Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	<b>R19 Not Applicable</b> The proposed development is for a Material Change of Use regarding the existing Hospital. The site is not accessed by common private title.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO20</b></p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p><b>AO20</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>R20 Alternative Outcome (as no Acceptable Outcome is prescribed)</b></p> <p>The proposed development is for a Material Change of Use regarding the existing Hospital. The site is not accessed by common private title.</p>

## 7. Access, Parking and Servicing Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely number of visitors to the site;</li> <li>(d) the level of local accessibility;</li> <li>(e) the nature and frequency of any public transport serving the area;</li> <li>(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;</li> <li>(h) whether or not the proposed use involves the retention of significant vegetation.</li> </ul>	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	<b>R1.1 Alternative Outcome</b> The proposed development is to enable the Hospital to meet current legislated Emergency Department standards to deliver safe emergency care. No new clinical services will be facilitated as a result of the proposed works, therefore maintaining the current intensity and demand for the use. Existing internal car parking is proposed to be relocated (10) spaces and an additional 5 spaces provided, all adjacent the Jack Street access. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.
	<b>AO1.2</b> Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	<b>R1.2 Complies</b> Car parking spaces are proposed to remain unobstructed for users of the site at all times.
	<b>AO1.3</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	<b>R1.3 Not Applicable</b> No changes to motorcycle parking is proposed.
	<b>AO1.4</b> For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	<b>R1.5 Not Applicable</b> The development does not seek to alter or proposed parking areas that exceed 50 spaces.
<b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.	<b>AO2</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard: <ul style="list-style-type: none"> <li>(a) AS2890.1;</li> <li>(b) AS2890.3;</li> <li>(c) AS2890.6.</li> </ul>	<b>R2 Will Comply</b> Vehicle parking areas will be designed and constructed in accordance with relevant standards.



Performance Outcomes	Acceptable Outcomes	Applicant Response
<p><b>PO3</b></p> <p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) to operate safely and efficiently;</li> <li>(b) to accommodate the anticipated type and volume of vehicles</li> <li>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</li> <li>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</li> <li>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</li> <li>(f) so that they do not adversely impact current and future on-street parking arrangements;</li> <li>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</li> <li>(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).</li> </ul>	<p><b>AO3.1</b></p> <p>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"> <li>(a) Australian Standard AS2890.1;</li> <li>(b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual – access crossovers.</li> </ul> <hr/> <p><b>AO3.2</b></p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> <li>(a) are not placed over an existing: <ul style="list-style-type: none"> <li>(i) telecommunications pit;</li> <li>(ii) stormwater kerb inlet;</li> <li>(iii) sewer utility hole;</li> <li>(iv) water valve or hydrant.</li> </ul> </li> <li>(b) are designed to accommodate any adjacent footpath;</li> <li>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</li> </ul> <hr/> <p><b>AO3.3</b></p> <p>Driveways are:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</li> </ul>	<p><b>R3.1 Alternative Outcome</b></p> <p>The proposed development does not seek to change the existing access to the site. The Mossman Hospital can be accessed via Jack Street or Johnston Road. These accesses are considered appropriate to accommodate the land use and volume of vehicles accessing the site.</p> <hr/> <p><b>R3.2 - 3.3 Complies</b></p> <p>The proposed development does not seek to change the existing accesses to the site.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<b>AO3.4</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	<b>R3.4 Complies</b> The proposed development does not seek to change the existing accesses to the site.
<b>PO4</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>AO4</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>R4 Not Applicable</b> No changes to accessible parking spaces is proposed.
<b>PO5</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>AO5</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>R5 Will Comply</b> Any new access for people with disabilities within the proposed scope of works will be provided in accordance with relevant standards.
<b>PO6</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>AO6</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>R6 Not Applicable</b> The proposed development does not seek to alter bicycle parking spaces on the site.
<b>PO7</b> Development provides secure and convenient bicycle parking which: (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.	<b>AO7.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); <hr/> <b>AO7.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. <hr/> <b>AO7.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	<b>R7 Not Applicable</b> The proposed development does not seek to alter bicycle parking spaces on the site.
<b>PO8</b> Development provides walking and cycle routes through the site which: (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;	<b>AO8</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (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.	<b>R8 Alternative Outcome</b> The proposed development does not seek to alter the existing walking and cycle routes through the site. New pedestrian pathways are proposed to improve the linkages within the site. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.

Performance Outcomes	Acceptable Outcomes	Applicant Response
(c) ensure pedestrian and cyclist safety.		
<b>PO9</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (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.	<b>AO9.1</b> Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	<b>R9.1 Will Comply</b> The proposed vehicle manoeuvring and onsite parking for service vehicles will be designed and constructed in accordance with relevant standards. No changes are proposed to existing access driveways.
	<b>AO9.2</b> Service and loading areas are contained fully within the site.	<b>R9.2 Complies</b> Service and loading areas will remain within the site.
	<b>AO9.3</b> The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	<b>R9.3 Complies</b> The proposed new ambulance bay has been designed and located to minimise impacts to accessing parking spaces and facilitate safe and efficient vehicle and pedestrian movement.
<b>PO10</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	<b>AO10.1</b> Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	<b>R10.1 Complies</b> The proposed development does not seek to alter the existing on-site vehicle queuing associated with the patient set down area. The existing queuing and set down area is consistent to remain appropriate for the demand of the development.
	<b>AO10.2</b> Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	<b>R10.2 Not Applicable</b> The proposed development does not seek to alter the existing on-site vehicle queuing associated with the patient set down area.

## 8. Landscaping Code

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>Landscape design</b>		
<p><b>PO1</b> Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> <li>(a) promoting the Shire's character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> <li>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</li> <li>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</li> <li>(g) ensuring private outdoor recreation space is useable;</li> <li>(h) providing long term soil erosion protection;</li> <li>(i) providing a safe environment;</li> <li>(j) integrating existing vegetation and other natural features of the premises into the development;</li> <li>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</li> </ul>	<p><b>AO1</b> Development provides landscaping:</p> <ul style="list-style-type: none"> <li>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p><b>R1 Complies</b> The proposed development incorporates additional landscaping treatments to complement the built form and existing landscape character. No new boundary landscaping is proposed. Please refer to <b>Appendix C – Proposal Plans of Development</b> for details.</p>
<b>For assessable development</b>		
<p><b>PO2</b> Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p><b>AO2.1</b> No acceptable outcomes are specified.</p> <p>Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> <p><b>AO2.2</b> Tropical urbanism is incorporated into building design.</p>	<p><b>R2.1 Alternative Outcome (as no Acceptable Outcome is prescribed)</b> The proposed landscaping treatments are functional to the surroundings and seek to enhance the development.</p> <p><b>R2.2 Complies</b> Landscaping will incorporate elements of tropical urbanism, particularly via species recognition.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	
<b>PO3</b> Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	<b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	<b>R3.1 Complies</b> Existing scattered landscaping existing on the site will be retained and incorporated as much as possible.
	<b>AO3.2</b> Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	<b>R3.2 Complies</b> Mature vegetation that is to be removed or damaged will be appropriately replaced; however proposed to be retained.
	<b>AO3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	<b>R3.3 Complies</b> Landscaping will seek to complement the existing landscape character within the local area.
	<b>AO3.4</b> Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	<b>R3.4 Not Applicable</b> The proposed development does not include street trees.
<b>PO4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>AO4</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>R4 Can Comply</b> Particular species will be appropriately selected considering the scale and form of the development, screening, buffering, streetscape, shading and the locality of the area.
<b>PO5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	<b>AO5</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>R5 Can Comply</b> Particular species will be appropriately selected considering the scale and form of the development, shading and the locality of the area.
<b>PO6</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>AO6.1</b> A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>R6 Alternative Outcome</b> The scale of landscaping proposed is not considered to require a maintenance program. Proposed landscaping will be designed to allow for efficient maintenance.
	<b>AO6.2</b> Tree maintenance is to have regard to the ‘Safe Useful Life Expectancy of Trees (SULE).	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	
<b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	<b>AO7.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. <b>AO7.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	<b>R7 Not Applicable</b> The development does not incorporate podium and roof tops.
<b>PO8</b> Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	<b>AO8</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	<b>R8 Will Comply</b> Weeds and invasive species detected will be removed.
<b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>AO9</b> No acceptable outcomes are specified.  Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	<b>R9 Alternative Outcome</b> The proposed landscaping is designed to complement the existing and proposed built form and maintain opportunities for casual surveillance.
<b>PO10</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<b>AO10</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>R10 Alternative Outcome</b> Species will be appropriately selected and located to ensure that they do not adversely affect the function and accessibility of services and facilities and service areas.

9 Hospital Street, Mossman

APPENDIX

E

HERITAGE IMPACT ASSESSMENT

# *Mossman District Hospital*

## HERITAGE IMPACT REPORT

Thom Blake & Peter Marquis-Kyle



Unless otherwise acknowledged the text and images in this document are

© COPYRIGHT 2018 Thom Blake and Peter Marquis-Kyle

We support and encourage dissemination of information about culturally significant places, so we licence the use of copyright material in this document under the Creative Commons *Attribution-Non-Commercial-No Derivatives 4.0* licence.

This licence allows us to maintain copyright in our work but allows you to copy and distribute it provided you attribute it to us, do not change it in any way, and make no commercial use of it. You can find the details at [www.creativecommons.org](http://www.creativecommons.org).

Peter Marquis-Kyle conservation architect  
Thom Blake historian  
13 September 2018  
version 1.0

THIS REPORT forms part of an application under the *Planning Act 2016* and the *Queensland Heritage Act 1992* for development approval to upgrade facilities at the Mossman District Hospital.

The hospital is owned and operated by the State of Queensland and is listed in the Queensland Heritage Register, so the development is subject to §71 of the *Queensland Heritage Act 1975*. This report is addressed particularly to the Queensland Heritage Council which will consider the impact of the development and advise the Minister for Health whether to proceed with the project.

The architects of the proposal, ThomsonAdsett, showed sketches to the heritage council at its meeting on 27 July 2018 and asked for preliminary advice. The heritage council recognised the need to adapt the hospital, but expressed concern about the impact on cultural heritage significance.<sup>1</sup> The council recommended *that the input of a conservation architect be sought*.

ThomsonAdsett have responded by engaging us—Thom Blake and Peter Marquis-Kyle—to advise them on refining the design and to prepare this report.<sup>2</sup>

In summary, the present scheme will involve a small loss of historical evidence but will allow the hospital to remain in use, providing up-to-date medical services.

## THE PROPOSAL

The proposal is shown in the drawings by ThomsonAdsett included in the submission. In brief, the work involves these changes to the fabric:

- » Main wing—removal of some internal walls and insertion of new walls, upgrade of heating, ventilation and air conditioning (HVAC) and hydraulic systems
- » Former operating theatre—alterations for compliance and improved

efficiency of emergency department; upgrade of HVAC and hydraulics systems

- » Former maternity wing—minor internal alterations
- » Former staff quarters—minor internal alterations and upgrade of HVAC and hydraulics systems

ThomsonAdsett have continued to develop the preliminary scheme that was presented to the heritage council in July. The most notable change is the simplification of the shelter at the hospital entrance—this change has been made to reduce the visual impact on the front of the hospital. Other refinements have been made to improve the functioning of the hospital and reduce impacts on cultural significance.

### **THE CULTURAL HERITAGE SIGNIFICANCE OF THE HOSPITAL**

In 2009 the Queensland Heritage Council decided that the Mossman District Hospital qualifies for entry in the Queensland Heritage Register under two of the criteria set out in the *Queensland Heritage Act 1992*—criteria *a* and *e*.<sup>3</sup> We agree that the hospital satisfies those two criteria, but disagree with some of the statements in the register entry. In the following sections we will discuss the different aspects of significance, point out where each aspect is embodied in the fabric of the hospital, and assess the impact of the proposal.

### **HISTORICAL SIGNIFICANCE (CRITERION A)**

This criterion deals with the importance of the hospital in demonstrating the evolution or pattern of Queensland's history. The register entry says:

*The construction of the Mossman District Hospital (c1930 with 1930s and 1940s additions) is important in demonstrating the evolution of Queensland's history, being surviving evidence of the impact of the Hospitals Act 1923 in expanding the provision of hospital facilities in rural Queensland.*

*The place is important also in demonstrating the consolidation of Mossman as the administrative and service centre of Douglas Shire, at the expense of Port Douglas. This in turn reflected the importance of sugar cropping and milling in the district during the first half of the twentieth century, generating the income and population to support a district hospital in Mossman during the interwar period.*

*The Mossman District Hospital remains important evidence of a pavilion plan hospital of the early twentieth century. Of the 78 pavilion plan hospitals*

*and wards erected in Queensland between 1901 and 1938, only 23 (just under 30 per cent) were extant and substantially intact by 1996. At the Mossman District Hospital, the original layout of separate but walkway-connected single-storeyed pavilions remains evident, despite later infill additions, illustrating a particular philosophy of hospital design popular in Queensland during the first four decades of the twentieth century. The principal c1930 pavilions—main wing and kitchen block, maternity ward, original nurses' quarters, and doctor's residence—remain in situ, as do the 1936 nurses' quarters, c1940 operating theatre and c1949 staff quarters, and retain their early form and much original fabric. The use of deep surrounding verandahs is important in illustrating the adaptation of pavilion ward design to a subtropical climate.<sup>4</sup>*

### ***Understanding the historical significance of the hospital***

The first two paragraphs just quoted—the ones that deal with the *Hospitals Act 1923* and the shift of focus from Port Douglas to Mossman—are correct. But the third paragraph—about pavilion planning—is flawed.

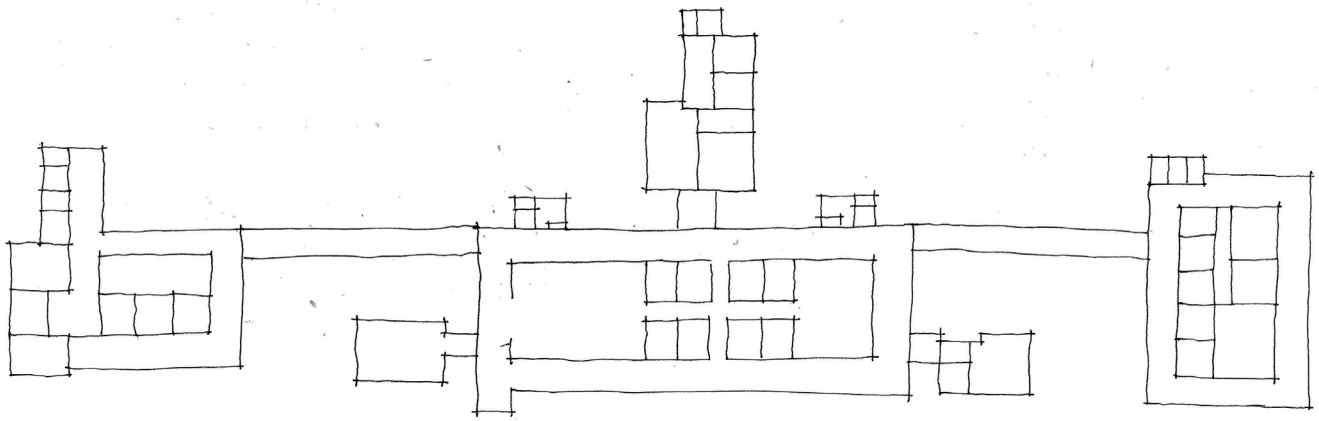
*Pavilion plan hospitals were . . . made up of a series of single or two storey rectangular ward blocks, usually placed at right angles to a linking corridor—covered in some hospitals, open to the sky in others, and omitted altogether in fever hospitals. The blocks were fairly widely separated from each other, usually by lawns. Each ward occupied a whole floor of the block and was cross-ventilated through opposite rows of windows reaching from floor to ceiling. Beds were placed head-to-the-wall, one between each pair of windows.<sup>5</sup>*

The male and female wards and the maternity ward were originally built on this model around 1930, but have all been subdivided internally and otherwise modified, so the Mossman District Hospital is no longer a good example of a pavilion plan hospital.

Other buildings at the hospital are erroneously referred to as pavilions. They are not pavilions in the particular sense that term is used to describe hospital plans. The kitchen is a kitchen, the nurses quarters and doctor's quarters are what their names say.

What is significant about Mossman District Hospital is that it retains an ensemble of buildings that demonstrate the typical components of a rural hospital of the mid-20th century, with its wards, its operating theatre, its kitchen, and its quarters for nurses and doctors.

After a major capital works program by Queensland Health began in the mid-1990s, most pre-World War II hospital complexes like Mossman were demolished and replaced by suites of new buildings—for example those at Cunnamulla in the far south-west and Springsure in central Queensland.



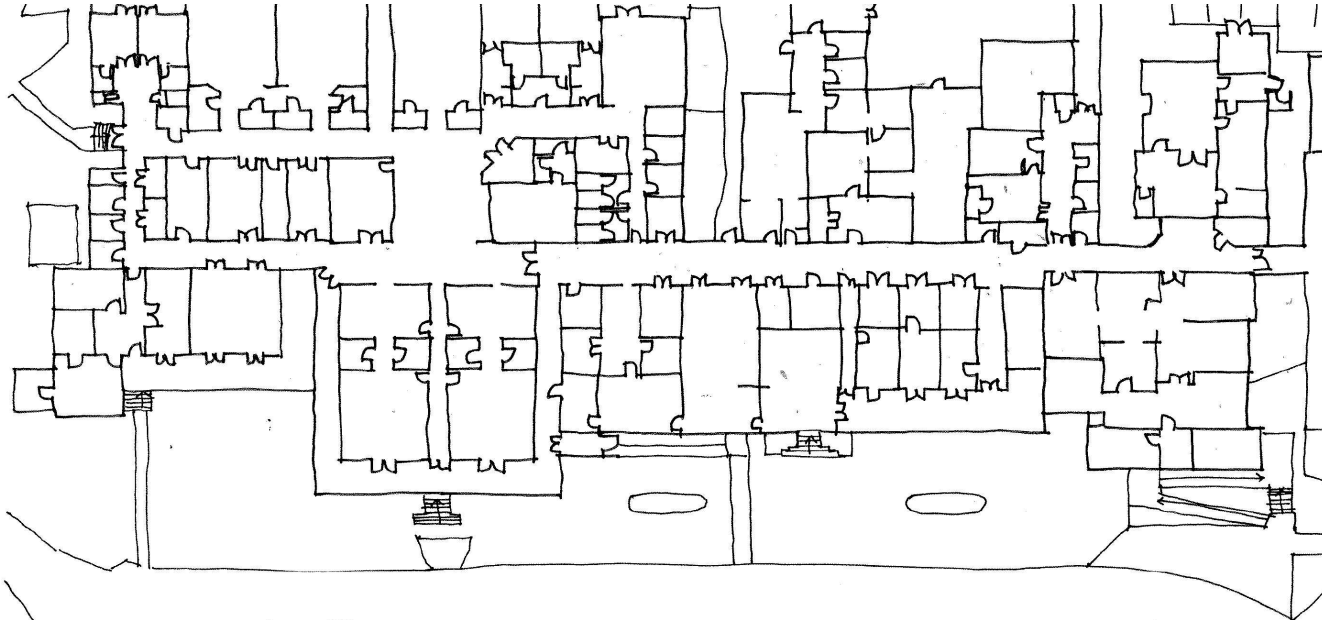
The Mossman District Hospital as laid out in the 1930s showed the typical features of pavilion hospital planning. Note the large open wards and the open verandahs and covered ways linking the widely spaced buildings. [Traced by Thomson-Adsett from an electrical plan by Hill & Taylor, circa 1930.]

Mossman Hospital is now a rare example of this type of hospital complex in Queensland. Understood in this way, the hospital has a high level of cultural heritage significance and deserves to be in the Queensland Heritage Register, but for reasons that differ from those set out in the entry.<sup>6</sup> The historical significance of the hospital is most strongly represented in these attributes:

- » The architectural form and Spanish Mission style of the arcaded concrete facade
- » The cluster of linked single-storey buildings that provide evidence of the functions of a mid-twentieth century district hospital—medical wards, maternity department, operating theatre, quarters for medical and nursing staff—set in spacious grounds
- » The location of the hospital in Mossman, along with other significant buildings that reflect the expansion of the town in the 1920s and '30s. Impacts on historical significance

The proposal will have these impacts on the historical attributes of the hospital:

- » There will be minor (and potentially reversible) alterations to some internal spaces whose significance has already been substantially reduced by alterations.
- » Other aspects of significance will not be harmed.



### **AESTHETIC SIGNIFICANCE (CRITERION E)**

The register entry says *Retaining much of the attractive original exterior detailing in the Spanish Mission style, and set in lush gardens against a spectacular mountain backdrop and with early decorative concrete arches to the street entrances, the Mossman Hospital and grounds is significant for its strong aesthetic appeal, which has been a valued characteristic of the place since 1930. It is the only Queensland public hospital designed with Spanish Mission style exteriors. The incorporation of similar stylistic elements.*

For comparison with the plan on the opposite page, this sketch of the same parts of the hospital as they exist now shows that the large pavilion wards have been subdivided, and the open spaces between the wards have been infilled. [Traced by ThomsonAdsett from current plans.]

### **Understanding the aesthetic significance of the hospital**

The hospital's aesthetic significance is primarily embodied in these features:

- » The arcaded facade
- » The cluster of linked pavilions
- » The entrance gateway
- » The visual contrast of the white-painted buildings and their setting of green lawns and gardens in the foreground, and vegetated hills behind.

### **Impacts on aesthetic significance**

The aesthetic significance of the hospital will be not be harmed by the proposal.

## **SOCIAL SIGNIFICANCE (CRITERION G)**

The register entry does not mention criterion g—*strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*—but the Mossman District Hospital is likely to have this kind of value. Even if it does not meet the threshold for entry in the register on this basis, we believe the social value of the hospital should be taken into account.

### ***Understanding the social significance of the hospital***

A local hospital is one of those places that are associated in the community's collective memory with important social experiences—life beginning and ending, illness and recovery. The hospital has been an integral part of the town since 1930 and is one of the most visible and distinctive public buildings.

The hospital's social significance is expressed in these attributes:

- » The entrance gateway which is a memorable icon
- » The arcaded facade which is the most characteristic feature
- » Views of the front of the hospital set against the mountain backdrop
- » The location in the town on a frequently used route
- » Continuity of use as a hospital

### ***Impact on social significance***

The proposal will enable the hospital to continue to provide essential health services in Mossman and for its social significance to remain undiminished.

## SUMMARY OF IMPACTS

This table outlines the impact of the proposal on the significance of different parts of the hospital.

<i>Part of hospital</i>	<i>Works proposed</i>	<i>Impact on significance</i>
Building 1—main wing (1930).	Removal of some internal walls; construction of new walls; HVAC and hydraulic system upgrades.	Minor reversible impact—the significance of the fabric affected has already been reduced by previous alterations,
Building 2—former operating theatre (1940s).	Adaptations to allow compliant and efficient use by emergency department. Upgrade of HVAC and hydraulic systems.	Minor impact—the former operating theatre has some significance in demonstrating the inclusion of such a facility in the hospital in the 1940s, but it is an unremarkable example.
Building 3—former maternity wing (1940s).	Minor internal alterations	Negligible impact.
Building 4—former staff quarters (1940s)	Minor internal alterations and upgrade of HVAC and hydraulic systems.	Negligible impact.
Grounds.	Minor changes to roadway and set down areas,	Negligible impact.



## BALANCING AND MITIGATING IMPACTS

The main reason these works are being proposed is to improve the emergency facilities at Mossman hospital—an upgrade that is urgent and necessary.

To achieve the upgrade without making these changes to the existing fabric would require construction of a separate new wing, or a new hospital. Adding a separate new wing for this intermittently-used facility would be more expensive and less efficient in terms of staffing; a new hospital would be even more expensive. Either of those options would remove a function from the heritage-listed hospital and make its long term conservation problematic.

On balance, accepting the small loss of historical evidence so that the hospital remains in use and providing up-to-date medical services, appears to be a responsible choice to make. The impact can be further mitigated in the following ways:

### *Recording the fabric*

An archival photographic record should be made of the hospital before any work is done.<sup>7</sup>

### *Retaining evidence in the fabric*

The details of the new work should aim to retain, rather than destroy, evidence of the previous form of the buildings—for example, by creating openings in partition walls rather than removing them entirely.

### *Storing parts of the building for later restoration*

All of the windows and doors that are removed, and representative examples of mouldings and other elements, should be catalogued and stored on the site.

## NOTES

- 1 Letter from Debbie Best (Chair, Queensland Heritage Council) to Clare Douglas (Chief Executive, Cairns and Hinterland Hospital and Health Service), 13 August 2018.
- 2 Dr Thom Blake is a historian and heritage consultant. He was principal author of the 1996 *Queensland Heath Heritage Survey* and understands the history and cultural significance of hospitals.  
Peter Marquis-Kyle is a conservation architect and heritage consultant with wide experience. He has collaborated on many projects with Thom since the early 1990s, including a recent series of conservation management plans for listed hospital buildings at Herston.
- 3 *Mossman District Hospital* was entered in the Queensland Heritage Register, with file number 602713, on 12 June 2009.
- 4 <https://environment.ehp.qld.gov.au/heritage-register/detail/?id=602713> downloaded on 27 August 2018.
- 5 Barbara Duncum, 'The development of hospital design and planning,' in F N L Poynter, editor, *The evolution of hospitals in Britain* (London: Pitman, 1964), 215.
- 6 The heritage council might consider replacing the third paragraph under criterion a in the entry with something along these lines:  
  
The Mossman Hospital is an important example of an early twentieth century rural hospital with a series of low-set timber buildings. It is unusual in including a 1930 pavilion plan ward, maternity ward (1930), kitchen (1930), nurses quarters (1930 and 1936), and doctor's quarters. These buildings demonstrate the range of facilities that were integral to the typical rural public hospital in Queensland in the first part of the 20th century: wards for male and female patients, a maternity ward, kitchen, and accommodation for the nurses and medical superintendent. The buildings are linked by covered walkways and the main concrete facades in the Spanish Mission style provide an architectural cohesiveness which is rare for a hospital complex in Queensland.
- 7 Archival recording should be done in accordance with the *Guideline: archival recording of heritage places* (Brisbane: DEHP, 2013).