

# 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>	Nathan Verri Pty Ltd
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5150
Email address <i>(non-mandatory)</i>	Patrick.C@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20190781

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
		58	Mudlo Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	11	PTD20933	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

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

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

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

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<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 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 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>	
Dual Occupancy	
e) Relevant plans	
<b>Note:</b> <i>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 type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input 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 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>	
e) Relevant plans	
<b>Note:</b> <i>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 DA Form 2 – Building work details                                       |

### Division 1 – Material change of use

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

#### 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Dual Occupancy	Dual Occupancy	2	Approx. 442m <sup>2</sup>

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

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

### Division 2 – Reconfiguring a lot

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

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

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

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

### 10) Subdivision

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

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

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

- Yes – provide additional details below
- 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?

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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: |                                     |  |

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)

\$	
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## PART 4 – ASSESSMENT MANAGER DETAILS

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

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

Matters requiring referral to the <b>chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <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
Matters requiring referral to <b>the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the <b>Minister under the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the <b>relevant port operator:</b> <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the <b>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 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
<p><b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:</p> <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> <p>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</p>

## PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

- Yes – show cause or enforcement notice is attached  
 No

23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

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

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

### Hazardous chemical facilities

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

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

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation



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

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

No

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

### Environmental offsets

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

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

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](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:		Place ID:	
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#### **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	
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<b>QLeave notification and payment</b>	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

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

I, Kelvin Fowler

[Insert full name.]

as owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

58 Mudlo St Port Douglas


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

Kelvin Fowler

[Insert name of applicant.]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

 Kelvin Fowler 28/2/19.

[signature of owner and date signed]



GMA Certification  
Group

*Leader's in  
Building Certification Services*



## **PLANNING STATEMENT**

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For: Nathan Verri Pty Ltd  
Development: Dual Occupancy  
At: 58 Mudlo Street, Port Douglas (Lot 11 PTD20933)  
Prepared by: GMA Certification Group  
File Ref: 20190781  
Revision: A

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## 1.0 Introduction

This report has been prepared in behalf of Nathan Verri in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dual Occupancy on land at 58 Mudlo Street, Port Douglas, and described as Lot 11 on PTD20933.

The application site is a single allotment with an area of 1012 m<sup>2</sup> and with frontage to Mudlo Street of approximately 20 metres. The site is currently improved by a single detached dwelling with associated outbuildings, which would be demolished to facilitate the proposed development. The topography of the site is reasonable flat with a gentle fall from the rear, in the east, to the frontage, in the west. There is no significant vegetation on the site with vegetation establish on the common boundary with the adjoining sites to the east and south.

The locality containing the site is generally characterised by short-term tourist accommodation and multiple dwellings. To the south and east the site adjoins multiple dwellings/tourist accommodation and to the north the site adjoins vacant land. On the opposite side of Mudlo Street, is vacant land that is heavily vegetated with estuarine and marine vegetation. Mudlo Street at the site frontage is a constructed road with kerb and channel.

It is proposed to develop the site for the purpose of a Dual Occupancy with the two dwellings separated by a common wall. Each dwelling would be two storey and would contain an integrated double garage, bedroom, living and dining and utility room at the ground floor and two bedrooms on the first floor.

The application is identified as Code Assessable and in assessing the application, consideration can only be given to the assessment benchmarks contained within the Douglas Shire Planning Scheme.

The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

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



## 2.0 Development Summary

<b>Address:</b>	58 Mudlo Street, Port Douglas
<b>Real Property Description:</b>	Lot 11 PTD20933
<b>Easements &amp; Encumbrances:</b>	Nil
<b>Site Area/Frontage:</b>	Area: 1,012m <sup>2</sup> Frontage: Approx. 20 metres
<b>Registered Owner:</b>	Kevin Gerald Fowler and Kirsty Lee Fowler
<b>Proposal:</b>	Dual Occupancy
<b>Approval Sought:</b>	Development Permit
<b>Level of Assessment:</b>	Code Assessment
<b>State Interests – State Planning Policy</b>	<ul style="list-style-type: none"><li>• Safety and Resilience to Hazards – Flood Hazard Area Level 1; Erosion Prone Area, in part; and, Medium Storm Tide Inundation, in part.</li></ul>
<b>State Interests – SARA Mapping:</b>	<ul style="list-style-type: none"><li>• Coastal Protection – Erosion Prone Area, in part; and, Medium Storm Tide Inundation, in part.</li><li>• Native Vegetation Clearing – Category X.</li></ul>
<b>Referral Agencies:</b>	Nil
<b>State Development Assessment Provisions:</b>	N/A
<b>Regional Plan Designation:</b>	Urban Footprint
<b>Zone:</b>	Tourist Accommodation Zone
<b>Local Plan Designation:</b>	Port Douglas/Craiglie Local Plan
<b>Overlays:</b>	<ul style="list-style-type: none"><li>• Acid Sulfate Soils Overlay</li><li>• Transport Network Overlay</li></ul>



## 4.0 Proposal

It is proposed to develop the site for the purpose of a dual occupancy comprising two x three bedroom dwelling units. The dwellings would be two storeys in height (approximately 6.5 metres) and share a common wall with exclusive use area for each unit provided to the rear and containing a swimming pool.

The development would be setback from the street boundary by 5 metres; 1 metre to the garage wall at the side boundaries, increasing to 3.7 metres to the dwelling; and, 7 metres to the rear boundary. Each dwelling unit would be provided with a separate access from Mudlo Street, which would provide access to a double integrated garage.

The ground floor of each unit would have a floor area of 192m<sup>2</sup>, including garages and excluding a rear patio of 34m<sup>2</sup>. The ground floor would contain a double garage and laundry/utility room, the main bedroom with walk in robe and ensuite bathroom and kitchen, dining and living areas. The living area would have direct access to an unenclosed private patio with an area of 34m<sup>2</sup> that overlooks the rear recreation area containing a swimming pool.

The first floor of each unit would have a floor area of 75m<sup>2</sup> and would contain two additional bedrooms, each with ensuite bathroom.

Proposal Plans are attached at [Appendix 2](#).

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

Development Feature	Proposal
Site Area:	1,012m <sup>2</sup>
Frontage:	Approx. 20 metres
Height:	Approx. 65. metres
Gross Floor Area:	442m <sup>2</sup>
Site Cover:	44.6%
Setbacks:	<ul style="list-style-type: none"><li>• Front – 5 metres</li><li>• Side – 1 metre – 3.7 metres</li><li>• Rear – 7 metres</li></ul>
Access:	Off Mudlo Street
Car Parking Spaces:	Double integrated garage per unit.

## 5.0 Statutory Planning Considerations

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

### 5.1 Planning Act 2016

#### 5.1.1 Categorisation of Development

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

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

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

#### 5.1.2 Assessment Manager

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

#### 5.1.3 Level of Assessment

The application involves the development of a Dual Occupancy. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Dual Occupancy	Table 5.6.n	Code Assessable

#### 5.1.4 Statutory Considerations for Assessable Development

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

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

#### 5.1.5 State Planning Policy

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

- Safety and Resilience to Hazards – Flood Hazard Area Level 1; Erosion Prone Area, in part; and, Medium Storm Tide Inundation, in part.

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

### **5.1.6 Regional Plan**

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

### **5.1.7 Referral Agencies**

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

### **5.1.8 State Development Assessment Provisions**

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

## 6.0 Local Planning Considerations

### 6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (Version 1.0), the site is identified within the Tourist Accommodation Zone and is affected by the Port Douglas/Craigie Local Plan and the following Overlays:

- Acid Sulfate Soils; and
- Transport Network Overlay.

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

Assessment Benchmark	Applicability	Compliance
Tourist Accommodation Zone Code	Applies	Consideration is required to be given to setbacks. Refer discussion below.
Port Douglas/Craigie Local Plan Code	Applies	Complies with all Acceptable Outcomes.
Acid Sulfate Soils Overlay Code	Applies	Complies with all Acceptable Outcomes.
Transport Network Overlay Code	Applies	Complies with all relevant Acceptable Outcomes
Dual Occupancy Code	Applies	Consideration is required to be given to the setbacks and the proposed car parking arrangement. Refer discussion below.
Access, Parking and Servicing Code	Applies	Complies with all relevant Acceptable Outcomes
Environmental Performance Code	Applies	Complies with all relevant Acceptable Outcomes
Infrastructure Works Code	Applies	Complies or able to comply with all relevant Acceptable Outcomes
Landscaping Code	Applies	Complies or able to comply with all relevant Acceptable Outcomes.

## **6.1.1 Statement of Compliance – Benchmark Assessment**

### *6.1.2.1 Setbacks*

The proposed development would be setback 5 metres from the front boundary, between 1 and 3.7 metres to the side boundary and 7 metres to the rear boundary.

The proposed front setback would not be inconsistent with other front setbacks in Mudlo Street, which vary from 3 metres to 6 metres, and would provide for the tandem parking of a car in the forecourt without affecting the free flow of pedestrian traffic on the footpath.

The side setback would be less than the minimum 2 metres required at the garages and would comply in respect of the balance of the development. The setback to the garage would provide a suitable separation to the adjoining occupiers and would present as a blank wall for a length of 9 metres before providing a greater setback to the living areas. It would not adversely affect the amenity of the adjoining lots or result in overlooking of private recreation areas.

The proposed development is considered to satisfy the Performance Outcomes of the relevant benchmarks.

### *6.1.2.2 Garages and Car Parking*

The proposed development would result in garages occupying approximately 14.8 metres or 73% of the site frontage, which is greater than the 30% required by the Acceptable Outcomes. Notwithstanding, this is consistent with other dual occupancy developments in the street, including the recent development at 6 Mudlo Street.

The configuration also provides for the undercover parking of two vehicles, which is desirable in the tropical environment with regular inclement weather whilst maximising the available space to the rear of the site for private recreation area and improved residential living.

The proposed development is able to satisfy the relevant performance Outcome to provide development that provides area suitable for residential living and a design that is sympathetic to the amenity of the area and the streetscape pattern.

## **6.2 Adopted Infrastructure Charges Resolution**

The proposed development is likely to attract an Infrastructure Charge in accordance with the Councils Adopted Infrastructure Charges Resolution. The charge would be based on the additional demand placed on the Councils trunk infrastructure from an additional unit. Based on the Councils Adopted Infrastructure Charges Resolution, the charge should be in the order of \$15,718.00.

## 7.0 Summary and Conclusion

This report has been prepared in behalf of Nathan Verri in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dual Occupancy on land at 58 Mudlo Street, Port Douglas, and described as Lot 11 on PTD20933.

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



## CERTIFICATE OF TITLE

# CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30700488

Search Date: 01/03/2019 08:23

Title Reference: 50162536

Date Created: 12/03/1997

Previous Title: 40009521

## REGISTERED OWNER

Interest

Dealing No: 719225187 23/01/2019

KELVIN GERALD FOWLER

1/2

KIRSTY LEE FOWLER

1/2

AS TENANTS IN COMMON

## ESTATE AND LAND

Estate in Fee Simple

LOT 11 CROWN PLAN PTD20933  
Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40009521 (Lot 11 on CP PTD20933)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

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

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]  
Requested By: D-ENQ GLOBALX TERRAIN

FOR OPENING NOTIFICATIONS SEE BACK

TRAVERSES ETC.		
LINE	BEARING	DIST.
3-4	185°17'	150
13-14	"	"
5-5	95°17'	20
13-13	"	"
5-6	5°17'	150

POR. NO. FARM NO. 23 IX  
 Pt. D. 209.2  
 Allot 7 of Sec 17 1012m<sup>2</sup> A.P.F. 11484 E.F. 78.774  
 Allot 8 of Sec 17 (1012m<sup>2</sup>) A.P.F. 11485 E.F. 79.405  
 " 11 " 17 (1012m<sup>2</sup>) A.P.F. 11486 (Cancelled) E.F. 80.211  
 " 12 " 17 (1012m<sup>2</sup>) A.P.F. 11487 E.F. 85.853  
 Allot 11 of Sec 17 (1012m<sup>2</sup>) A.P.F. 11484 E.F. 82.3069

REFERENCE TO CORNERS			
COR.	BEARING	FROM	DIST. MARKS

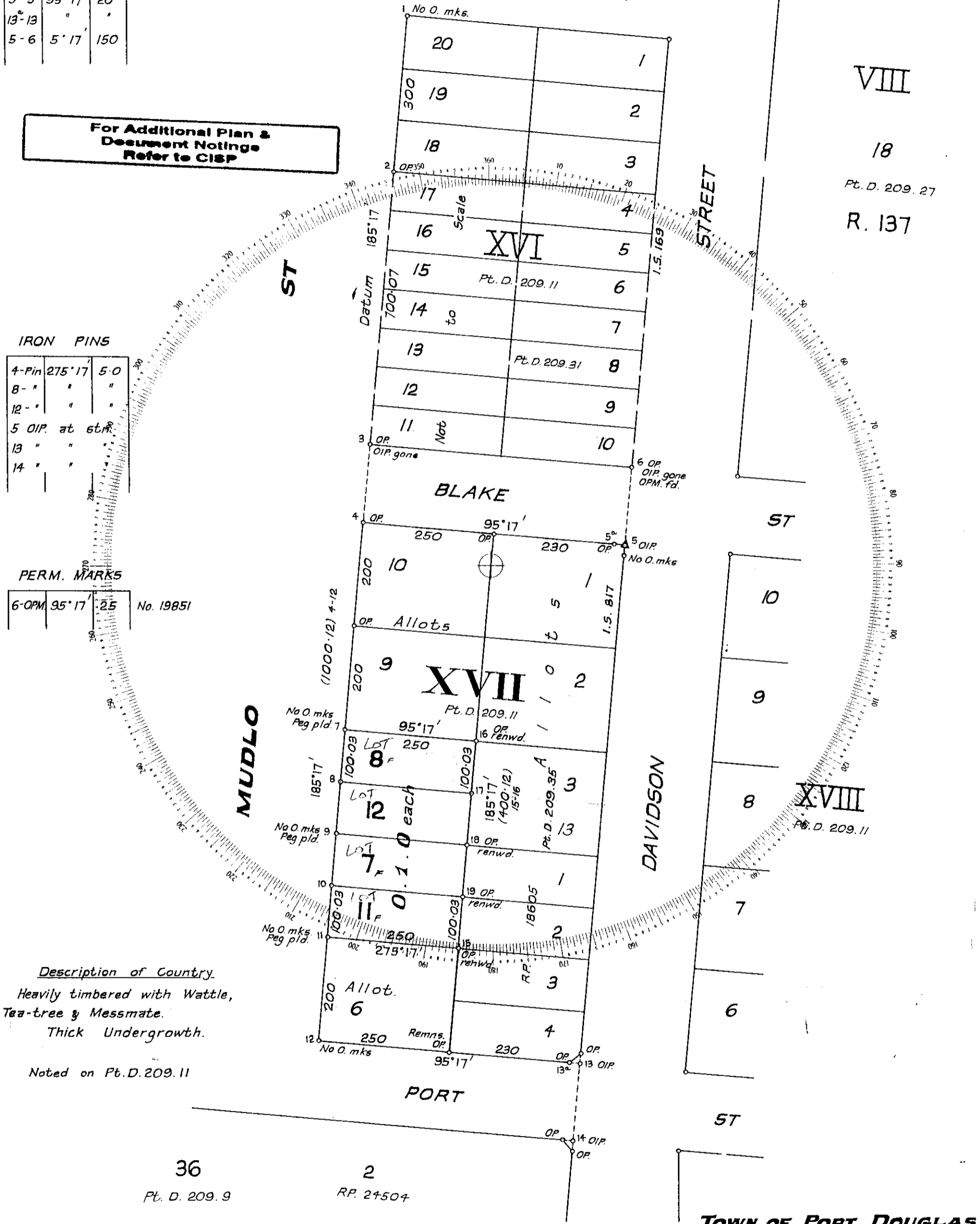
For Additional Plan & Document Notings Refer to CISP

IRON PINS		
Pin	Bearing	Dist.
4-Pin	275°17'	5.0
8 "	"	"
12 "	"	"
5 OIP at stn.		
13 "	"	"
14 "	"	"

PERM. MARKS		
OPM	Bearing	Dist.
6-OPM	95°17'	2.5

DRAWING OF PLAN MUST BE RESTRICTED TO THE SPACE INSIDE THE BLUE LINES

DRAWING OF PLAN MUST BE RESTRICTED TO THE SPACE INSIDE THE BLUE LINES



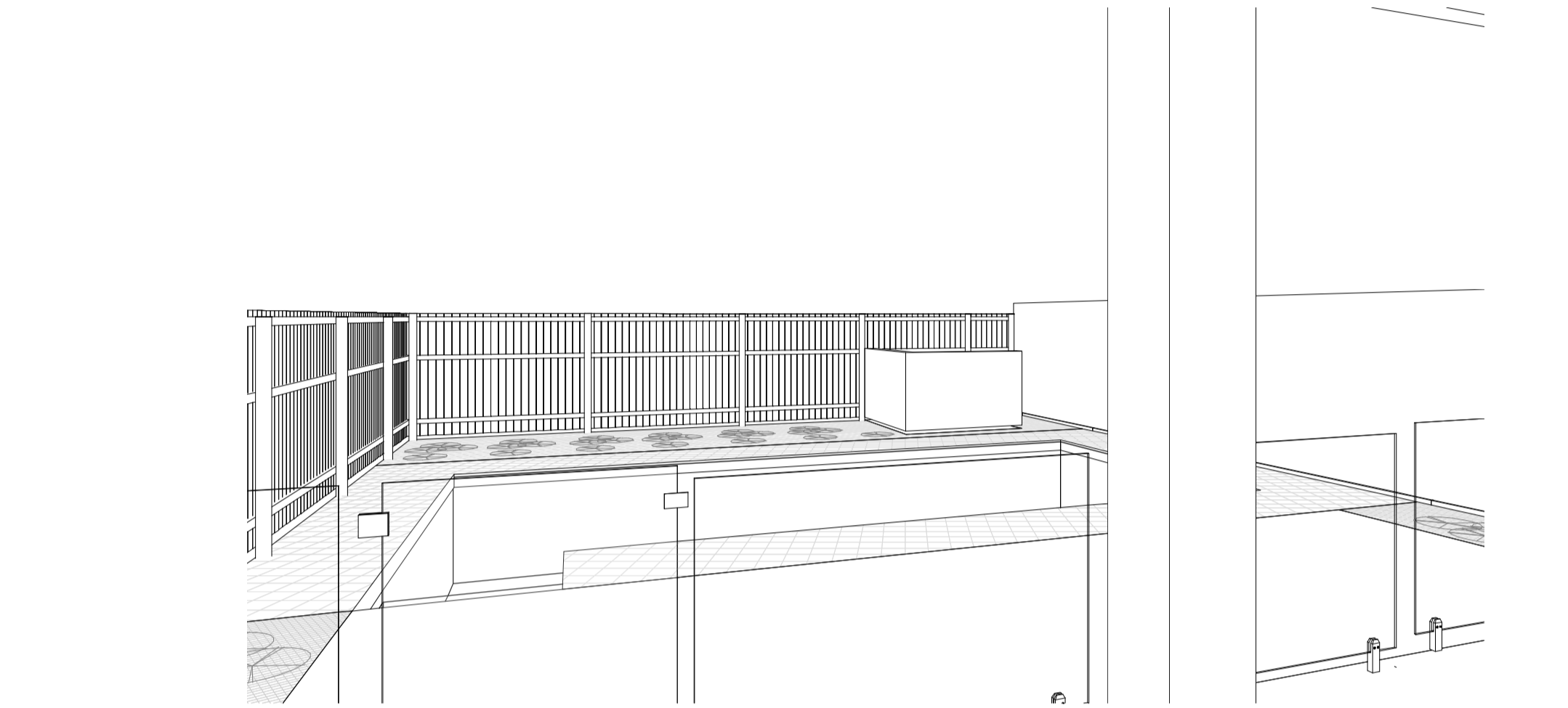
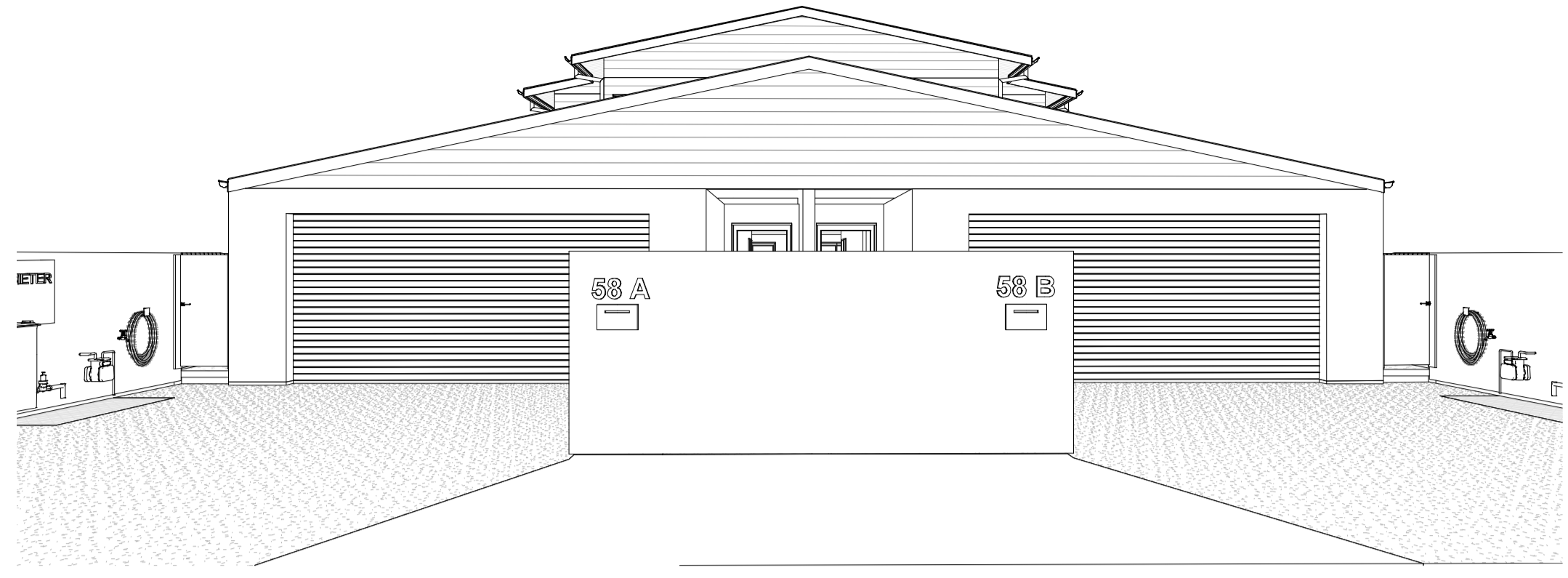
**Description of Country**  
 Heavily timbered with Wattle,  
 Tea-tree & Messmate.  
 Thick Undergrowth.  
 Noted on Pt. D. 209.11

ADJUSTMENTS								MERIDIAN OBSERVATIONS		SURVEY PLAN	L.A. Allots 7, 8, 11 & 12 of Section 17 PARISH OF SALISBURY County of Solander L.A. District of Cairns <b>Pt. D. 209.33</b>
AUTHORITY	POR.	PREV. AREA	DRAWN	EXAMINED	CHECKED	PASSED	CHARTED	STN.	VARIATION		
A.S. Port Douglas No. 2	F. 69		RJS	EF	JDC	MLC	O.D.P.	5	6°00'2" 6°00'00"		
	20.2.73		22.3.73	22.5.73	1.6.73	14.6.73	15.6.73		C.A.M.		
AUTHORITY POR. PREV. AREA DRAWN EXAMINED CHECKED PASSED CHARTED								SCALE 1/2 CHAINS TO AN INCH. SURVEYED BY DATE FIELD NOTES D. R. Michael 28.2.73 2078 LSM & G. 9.3.73			

1965-22232  
 CROWN COPYRIGHT RESERVED  
 7965-22232

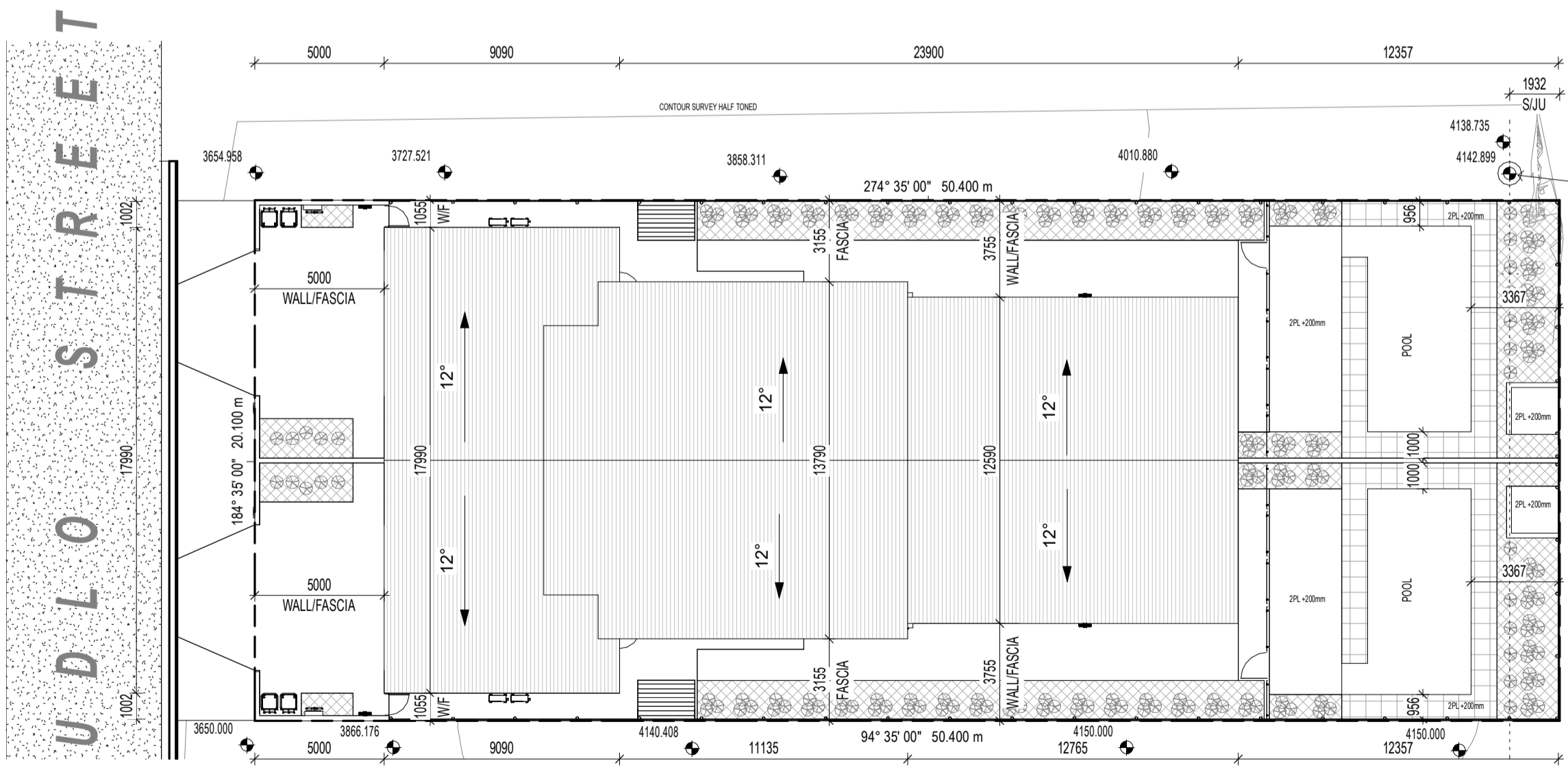
## PROPOSAL PLANS

# FOWLER DUPLEX RESIDENCE - 58 MUDLO STREET PORT DOUGLAS



## SUGGESTED MATERIALS & FINISHES

- FLOORS:**
  - CONCRETE SLAB LOWER WITH SELECTED TILES
  - TIMBER FRAME ON UPPER LEVEL WITH SCYON BOARD AND SELECTED TILES
  - STD GREY MIX / GARAGE, TO HAVE PLAIN STIPPLE FINISH
- DRIVEWAY & PATHWAYS:**
  - OYSTER GREY EXPOSED CONCRETE
- WALLS:**
  - EXTERNAL MASONRY WALLS "QUICK WALL" QUICK SAND CEMENT RENDER PAINT COLOUR SURFACET
  - SELECT STONE CLADDING TO FEATURE WALLS INT.
  - GABLE WALLS AND CLADDING SYCON LINEAR 1
  - INTERNAL WALLS - PLASTERBOARD GENERALLY UNO, PAINT FINISH WALL COLOUR "RESENE" 14 STRENGTH THORNTON CREAM LOW SHEEN, WASHABLE AND MOLD INHIBITOR
- EXTERNAL WINDOWS & DOORS:**
  - POWDERCOAT ALUMINIUM - OPEL WHITE
- INTERNAL DOORS:**
  - PAINT FINISH "RESENE" 14 STRENGTH THORNTON CREAM SATIN SEM GLOSS
- EXPOSED STRUCTURAL TIMBER:**
  - SPOTTED GUM HARDWOOD / CLEAR SEALED
- CEILINGS:**
  - FLAT PLASTERBOARD CEILINGS, PAINT FINISH "RESENE" 18 THORNTON CREAM CEILING FLAT WASHABLE AND MOLD INHIBITOR
- SOFFITS:**
  - FC SHEET & PAINT FINISH WOODLAND GREY WASHABLE AND MOLD INHIBITOR
- ROOFING:**
  - CUSTOM ORB ROOF SHEET - COLOUR COLORBOND WOODLAND GREY
- FASCIAS:**
  - STANDARD COLORBOND - COLOUR WOODLAND GREY
- OUTTERS:**
  - COLORBOND FLAT BACK HALF ROUND-COLOUR WOODLAND GREY
- TIMBER FENCING AND RENDERED BLOCK FENCING WALLS:**
  - WOODLAND GREY
- POOL PEBBLE:**
  - BLUE GLASS PEBBLE COMPANY - FLUAN SEAS
- POOL COPING:**
  - 19MM BULL NOSE 450X450 CHARCOAL
- POOL TILE:**
  - WATER LINE 150MM BELOW COPING (6X50MM MOSAIC TILE) ROYAL BLUE WHITE GROUT



**SITE PLAN**  
1: 200

**LOT 11**  
**NUMBER 58**  
**PTD 20933**  
**1012m<sup>2</sup>**

## GENERAL NOTES

### GENERAL

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS AS1684.3:2016 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.
- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS, ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.
- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WALL VOID VARIATION TO ANY PART OF THE DESIGN IS THE RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

### SITE PREPARATION:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SROD. SOFT SPOTS ENCOUNTERED DURING COMPACTION TO BE TREATED BY TYING, DRYING AND RECOMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.
- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (P<15) GRANULAR SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATIO OF 95% SROD.
- BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.
- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT No. 19314 DATE: 03.11.2017
- SITE TO BE RE TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

### SERVICE LOADS:

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF, 1.50 kPa INTERNAL SUSPENDED FLOORS, 3.00 kPa EXTERNAL SUSPENDED FLOORS, 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50ms PERMISSIBLE, 61m ULTIMATE LIMIT STATE

### FOOTINGS & SLABS:

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100kPa & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. 2810
- BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION
- NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & SERVED & COMPACTED TO A MIN 95% SROD AT 5% TO 2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS
- FILL TO SLAB & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 95% SROD AT 5% TO 2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SROD FOR COHESIONLESS SOILS
- FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED BASE OF FOOTING TO BE FOUND ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100kPa.
- REMOVE GRASS & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB
- PROVIDE 0.2mm POLYETHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS
- CONCRETE TO SLAB & FOOTINGS TO BE N20, 30mm SLUMP, 20mm AGGREGATE
- VIBRATE ALL CONCRETE TO MIN 1.5m MINIMUM
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm CRS
- CONDUITS & PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE
- LAP SLAB MESH 2 CROSSWIS MINIMUM LAPS UNLESS OTHERWISE NOTED: -N12- 600mm, N16- 800mm, N20- 1000mm, N24- 1200mm, N28- 1400mm, REINFORCEMENT COVER, FOOTINGS- 50mm BOTTOM SLABS - 40mm TOP / 50mm BOTTOM
- CAST IN ITEMS SHALL BE HOT DIPPED GALVANISED
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A SORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH
- SITE AREA TO BE GRADED TO READILY REMOVE SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY
- EX-CUT AND CONTROL TESTS OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3738

### CONCRETE STRENGTH:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600
- N20 GRADE CONCRETE TO ALL FOOTINGS
- REFER SLAB PLANS FOR FLOOR SLAB CONCRETE GRADES

### CONCRETE

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600
  - CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE:
- | ELEMENT     | CLASS & GRADE | MAX AGG. | MAX SLUMP |
|-------------|---------------|----------|-----------|
| GROUND SLAB | N20           | 20mm     | 80mm      |
| FOOTINGS    | N20           | 20mm     | 80mm      |
| CORE FILL   | S20           | 10mm     | 230mm     |

### REINFORCEMENT NOTATION:

- 'N' DENOTES GRADE D2000 HOT ROLLED REBAR TO AS4671
- 'S' DENOTES GRADE D2020 HOT ROLLED REBAR TO AS4671
- 'R' DENOTES GRADE R500 COLD DRAWN ROUND WIRE TO AS4671
- 'D' DENOTES GRADE R500 COLD DRAWN ROUND WIRE TO AS4671
- 'D'W' DENOTES GRADE D2000 COLD DRAWN RIBBED WIRE TO AS4671
- 'R'L' 'S'L' 'L' 'L'W' DENOTES FRAZED D500 DEFORMED WIRE MESHES TO AS4671
- ADITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENTS APPROVAL
- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE
- CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600
- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES
- DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENTS APPROVAL
- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE
- FORMWORK SHALL GENERALLY COMPLY WITH AS3610
- STRIPPING OF FORMWORK SHALL COMPLY WITH SECTION 19 OF AS3600

### CONCRETE MASONRY NOTES:

- GENERAL WALLS U.O
- 190 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2733
- MORTAR 1:1:6 (C:L:S) DOTS DENOTE N12 VERTICAL BARS (U.N.O) AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS
- LAP VERTICAL BARS 800mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING
- PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >2400 WIDE
- PROVIDE DOUBLE COURSE (U.N.O) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS
- REIN: WITH N12 BAR EACH COURSE - LAP 800mm MIN.
- ALL EXTERNAL JOINTS TO BE FLUSHED LEFT READY FOR PAINTING
- ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORES.

### WALL CONSTRUCTION - FRAMING:

#### EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS:

- MGP12 (H2)
- 90 x 35 STUDS @ MAX. 450mm CRS.
- 90 x 45 BOTTOM PLATES.
- 2 / 90 x 35 TOP PLATES.
- 90 x 35 NOGS @ 1500 CRS GENERALLY
- M12 / M16 TIE DOWN ROD POSITIONS AS SHOWN ON PLAN.
- LINTELS AS PER SCHEDULE
- 2 STUDS BESIDE OPENINGS UP TO 1800mm
- 3 STUDS BESIDE OPENINGS UP TO 3600mm
- 4 STUDS BESIDE OPENINGS UP TO 5000mm

#### INTERNAL STUDWORK WALLS

- 90MM THICK WALLS:**
- MGP12 (H2)
- 90 x 35 STUDS @ MAX. 450MM CRS
- 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS
- 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

#### BRACING WALLS:

- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @:
- 50mm CRS TOP AND BOTTOM PLATE
- 150mm CRS TO VERTICAL EDGES.
- 300mm CRS. INTERMEDIATE STUDS.
- ANCHOR ENDS OF WALLS TOP AND BOTTOM.
- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS.
- FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED.
- FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M-12 BOLTS AT MAX 900 CMS. WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100X50 F14 HWD SOLID NOGGING AT REQUIRED DNS FIXED WITH 2-100mm BATTEN SCREWS EACH END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH 25X75X60 ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 THRU TRUSS/PURLIN

- STRAP WALL JOINTS WITH 2-3000.8 GAL STRAPS WITH 6-2.8X30 GAL FLAT HEAD NAILS EACH STRAP
- USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS

#### TIMB INT STUD WALLS - NON LOAD BEARING

- ALL INTERIOR TIMBER STUD WALLS SHALL BE 70X35 MGP10 WITH 10MM GYPROCK PLASTER BOARD EITHER SIDE.

#### ROOF FRAMING:

- TRUSSES:**
- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS
- J2 JOINT GROUP FOR HWD TRUSSES.
- J4 JOINT GROUP FOR PINE TRUSSES.

#### ROOF BRACING

- METAL STRAP BRACING TO TRUSS MANUFACTURER'S DESIGN.
- ROOF SHEET & BATTEN FIXINGS**
- LYSIGHT SHEETING AND LYSIGHT BATTENS
- ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED
- THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS) OR (SECTION 3.1.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS)
- A COMPLIANCE CERTIFICATE SHALL BE REQUESTED FROM THE MANUFACTURER & THE INSTALLER

#### GENERAL:

- LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

#### WET AREA WALLS:

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4688.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8.1.2.
- WALL FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.
- SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS: PROVIDE APPROVED ADHESIVE TO ALL TILES.

#### STEELWORK:

- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS & 4100 STEEL STRUCTURES CODE
- STEEL SHALL BE AS 3678 & 3678 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 350 FOR HOLLOW SECTIONS
- BOLTS SHALL BE COMMERCIAL GRADE 4.6S 30UG TIGHTENED GENERALLY U.O
- BOLTS SHALL BE GALVANISED OR OF SUFFICIENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE
- A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED
- THE FOLLOWING TO APPLY
- BEAM AND BEARER SPLICE TO BE FPBW TO AS 1554.1 CLASS SP WELDING 6MM CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT
- CLEATS, BRACKETS, STIFFENERS ETC. TO BE 10mm PLATE UNO, SPL END PL TO ALL HOLLOW SECTIONS
- BOLT HOLE CLEARANCE TO BE 2mm
- HOLD DOWN BOLT CLEARANCE 2mm
- GROUT OF 2:1 CEMENT/SAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES
- CHEMSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES 800 OR EQUIVALENT
- ALL STEEL WORK NOT HOT DIPPED GALVANISED SHALL BE ABRASIVELY CLEANED TO CLASS 2.3 LEVEL & PAINTED
- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS
- ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.O

### TERMITE TREATMENT:

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK AS LISTED IN AS3680.1- APPENDIX C OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3680.1-APPENDIX D.
- LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.
- H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS.
- ALL SUB-EXTRATIONS TO HAVE TERMESH MARRING GRADE STEEL COLLARS FITTED BY MANUFACTURERS QUALIFIED TECHNICIANS.
- BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD, THE NOTICE TO INDICATE:
- METHOD OF PROTECTION.
- DATE OF INSTALLATION OF THE SYSTEM USED
- WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL
- THE INSTALLER OR MANUFACTURERS RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
- THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDED SUCH SYSTEMS CERTIFIED BY THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016.
- GENERALLY THE TERMITE TREATMENT SHALL COMPLY WITH NCC 2016 PART 3.1.3

### ELECTRICAL:

- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTINGS AS DEFINED BY QDC PART MP 4.1 (MIN 27 LUMENS PER WATT) IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS HAVE BEEN COMPLETED WITH PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

### PLUMBING:

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS/NZS 5400.2:2004 4 STAR WATER EFFICIENCY LABELING AND STANDARDS (WELS) SCHEME
- RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED
- MINIMUM 3 STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS
- PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

### AIR CONDITIONING:

- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY - ALLOWANCE TO BE MADE FOR THE INSTALLATION OF GAS PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS.
- ALL PIPES TO BE INSULATED AS REQUIRED
- INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

## LEGEND

SYMBOL	DESCRIPTION
@	ACCORD
AS	AUSTRALIAN STANDARD CODES
B	BENCHTOP
BFC	BROOM FINSH CONCRETE
CMB	CONCRETE MASONRY BLOCK
COS	CONCRETE CONFIRM ON SITE
CPT	SELECT CARPET
CRD	CUPBOARD
CS	CENTRES
CSK	CAVITY SLIDER
CT	COUNTERSUNK
CT	SELECT CERAMIC TILE
CKT	COOKTOP
CFW	CONTINUOUS FILLET WELD
DA	DAMP PROOF COURSE
DPC	DAMP PROOF COURSE
DW	DISHWASHER
D.P	DOWN PIPE
EA	EQUAL ANGLE
EJ	EXPANSION JOINT
FC	FIBRE CEMENT
FFL	FINISHED FLOOR LEVEL
FH	FLAT HEAD NAILS
GA	GAUGE BOLTS (SCREWS)
GAL	GALVANISING
GB	SELECT GLASS BALUSTRADE
GH	HEAD HEIGHT
HEK	HEXAGONAL HEAD (BOLT)
HR	SELECT SS HANDRAIL
HT	HEIGHT
HW	HARDWOOD
HWS	HOT WATER SYSTEM
LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE
MM	MILLIMETRES
MANUF.	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
MGP	MACHINE GRADED PINE
MC	MICROWAVE OVEN
MS	MILD STEEL
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LEVEL
OCF	OFF-FORM CONCRETE FINISH
OG	OBSCURE GLASS
OHC	OVERHEAD CUPBOARD
PB	PLASTERBOARD LINING
PC	POLISHED CONCRETE
PF	SELECT 1200H POOL FENCE PLATE
PL	POLYVINYL CHLORIDE
PLC	REINFORCING
RH	ROUGHER HEADER H3 TREATED PINE
RHS	RECTANGULAR HOLLOW SECTION
SCL	SAW CUT JOINT
SJF	STRUCTURAL FLOOR LEVEL
SNS	SQUARE HOLLOW SECTION
SLS	SELECT HWD SHPLAP CLADDING
SS	STAINLESS STEEL
SPEC	SPECIFICATION
SHS	SQUARE HOLLOW SECTION
TR	SELECT TIMBER LAMINATE FLOORING
TOW	TOP OF WALL
UA	UNEQUAL ANGLE
UNO	UNLESS NOTED OTHERWISE

SYMBOL	DESCRIPTION
LO1	LINEL NUMBER
DO1	DOOR NUMBER
WO1	WINDOW NUMBER
SECTION REFERENCE	SECTION MARKER
VIEW DIRECTION	ELEVATION KEY
DETAIL REFERENCE	DETAIL CALLOUT
ROOM NAME	ROOM NAME
CEILING HEIGHT	CEILING HEIGHT
CEILING MATERIAL	CEILING MATERIAL
FLOOR FINISH	FLOOR FINISH
REDUCED LEVEL	REDUCED LEVEL
SLAB SETDOWN	SLAB SETDOWN
SLAB FALL	SLAB FALL
SLAB THICKNESS	SLAB THICKNESS
SPOT LEVEL	SPOT LEVEL

BUILDING/LAND RATIO	
LAND/LOT SIZE	1013m <sup>2</sup>
LOWER FLOORS INCLOSED	398m <sup>2</sup>
PATIOS/PORCH/NOT INCLOSED	66m <sup>2</sup>
GFA INCLOSED	398m <sup>2</sup>
UPPER FLOOR INCLOSED	155m <sup>2</sup>
LOWER COVERAGE %	39.28%
UPPER COVERAGE %	15.30%

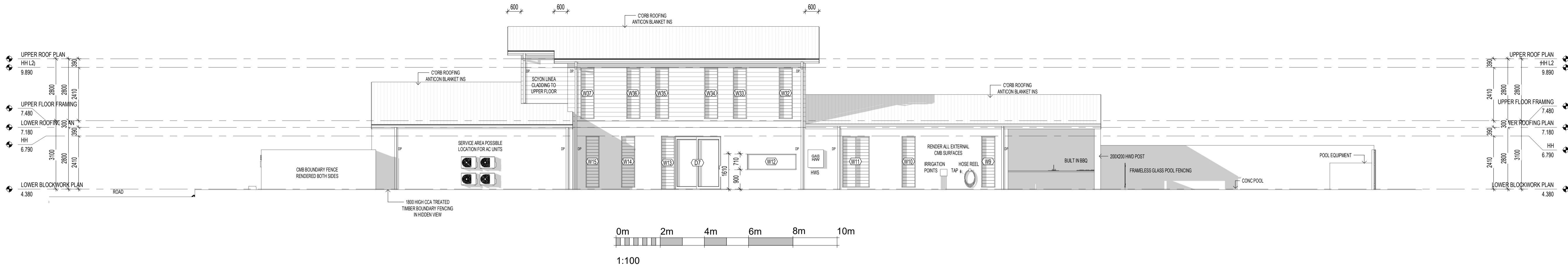
FLOOR AREAS PER UNIT	
INTERNAL HOUSE LOWER	146m <sup>2</sup>
INTERNAL HOUSE UPPER	75m <sup>2</sup>
INTERNAL GARAGE	46m <sup>2</sup>
EXTERNAL UNDER COVER	34m <sup>2</sup>
GFA	307m <sup>2</sup>
POOL	33m <sup>2</sup>

### ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

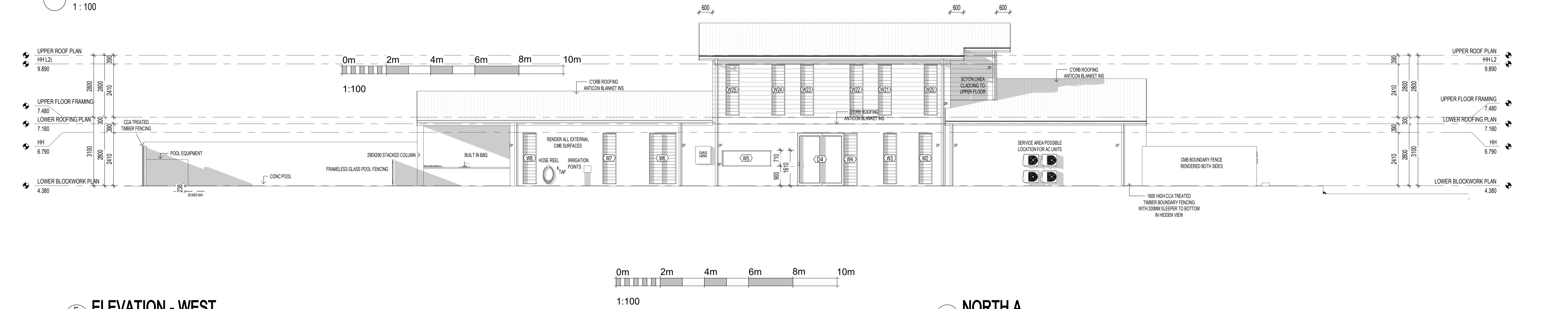
WIND CLASS	DESIGN GUST WIND SPEED (m/s)	DESIGN PRESSURES (kPa)				
		GREATER THAN 1.2m FROM CORNERS				
		UP TO 1.2m FROM CORNERS				
U.S.	S.S.	U.S.	S.S.	U.S.	S.S.	
C2	61	39	-2.68	-0.88	-4.02	-1.23



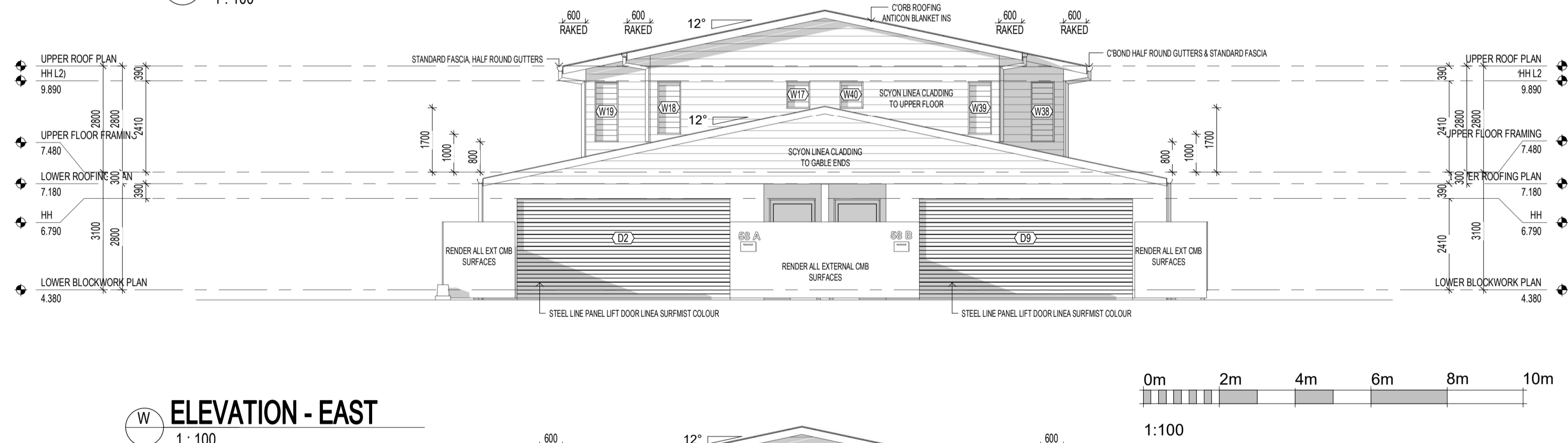
**ELEVATION - SOUTH**  
1:100



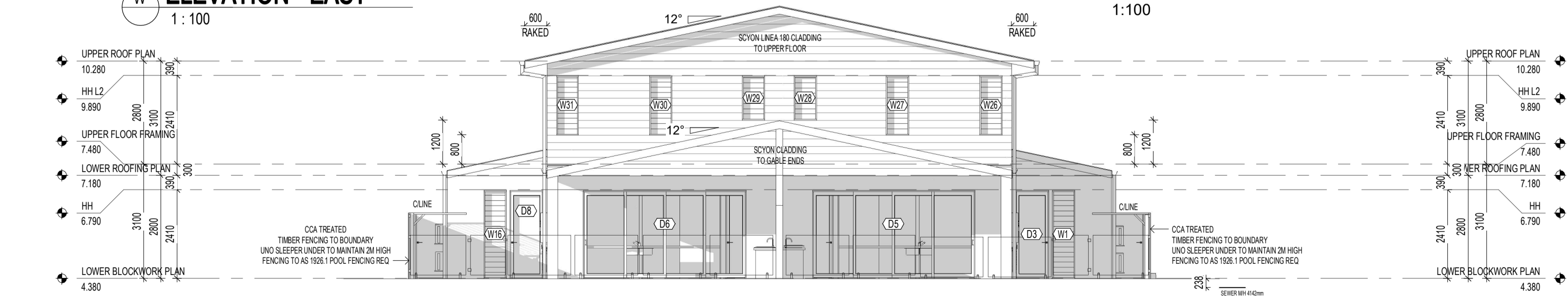
**ELEVATION - NORTH**  
1:100



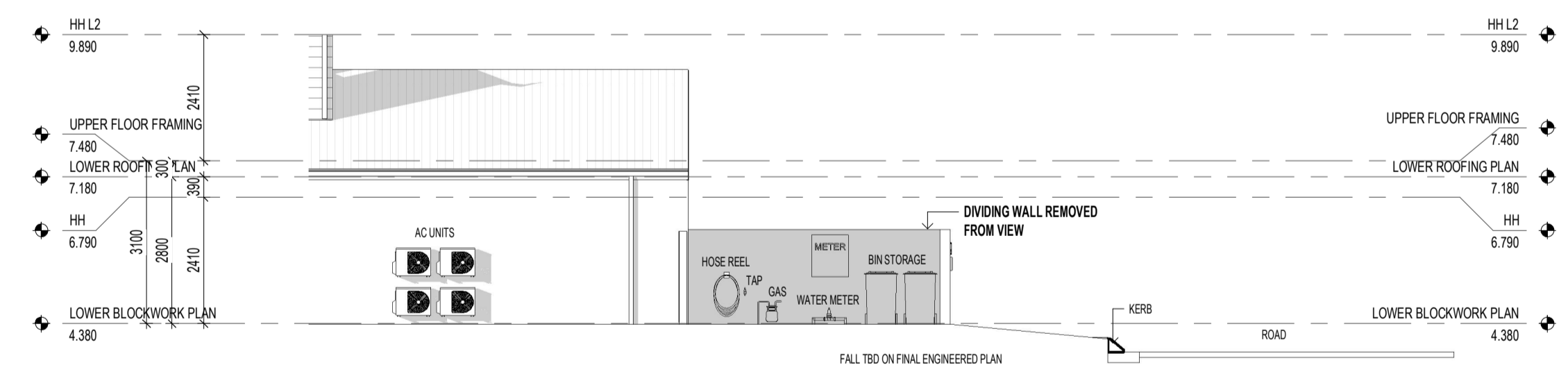
**ELEVATION - WEST**  
1:100



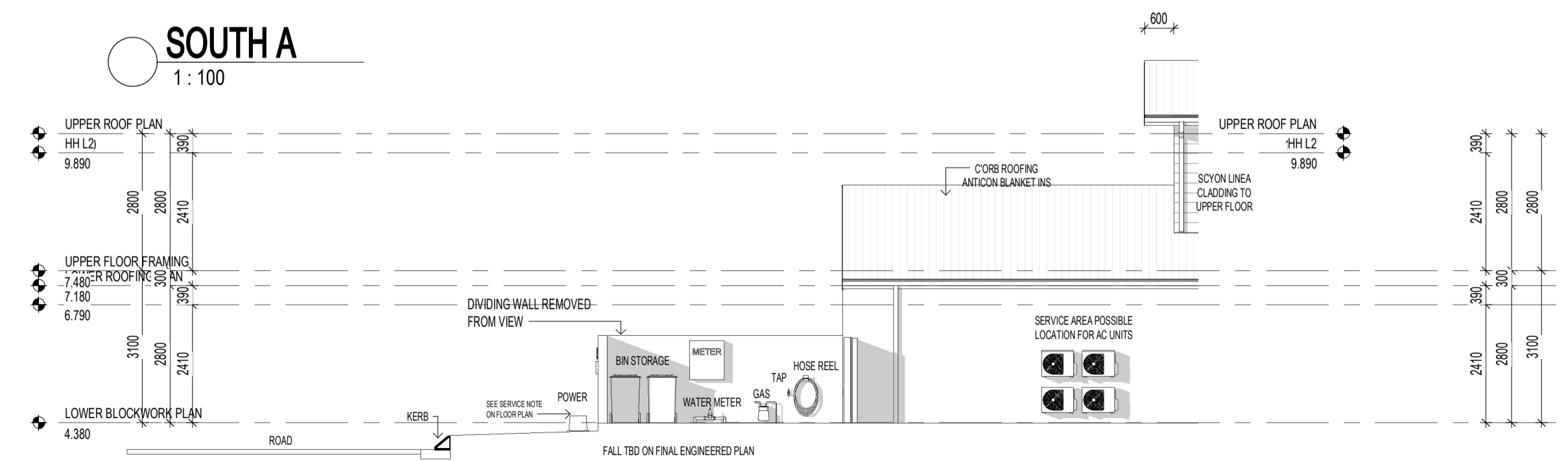
**ELEVATION - EAST**  
1:100



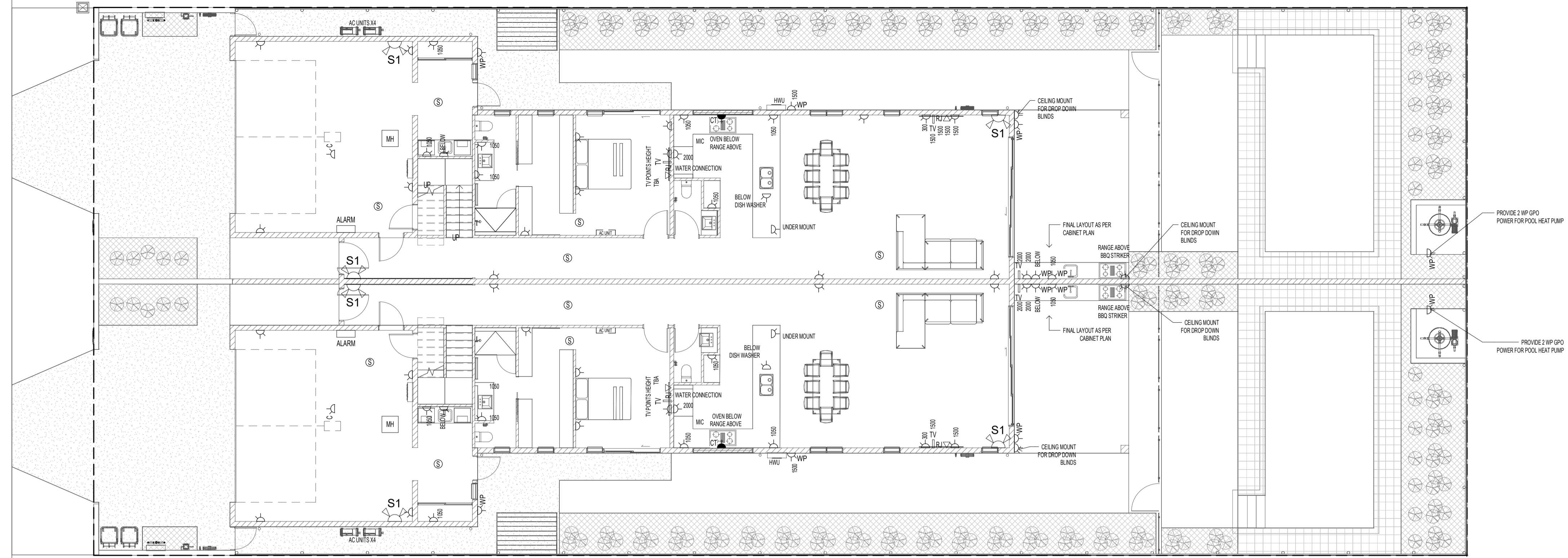
**NORTH A**  
1:100



**SOUTH A**  
1:100

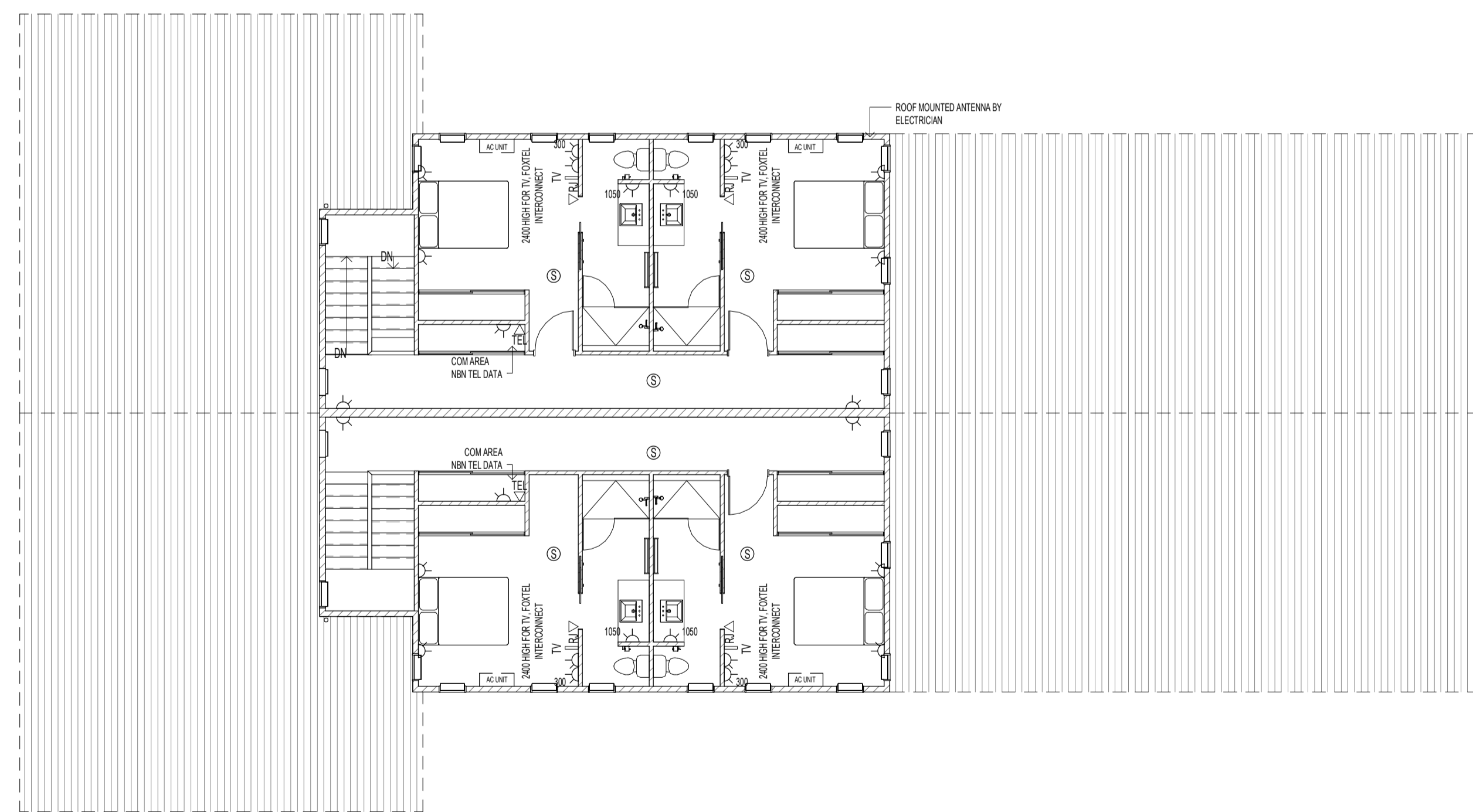


NOTE:  
PROVIDE ALARM SYSTEM  
AND CONTROL PANEL FOR EACH UNIT



NOTE:  
PROVIDE ALARM SYSTEM  
AND CONTROL PANEL FOR EACH UNIT

**SERVICES LOWER POWER & AC**  
1 : 100



**SERVICES UPPER POWER & ACS**  
1 : 100

**LEGEND - LIGHT & POWER**

○ D1	LED RECESSED DOWNLIGHT	⊗ FB	DOUBLE 10A GPO IN FLOOR BOX	AC UNIT	AR/CONDITIONING CONDENSER: DAIKIN SPLIT SIZE TBA
○ D2	FAN / LIGHT COMBO	HOOD	EXTRACT HOOD / LIGHT	AC UNIT	AR/CONDITIONING CONDENSER: DAIKIN 600X600 CEILING MOUNT SIZE TBA
○ P1	PENDANT LIGHT CLIENT SUPPLIED	TV	TV / FOXTEL AERIAL POINT, FOXTEL TO BE INTERCONNECTED TO EACH ROOM. BOX TO BE IN LOUNGE	FILTER	POOL SAND FILTER: ASTRAL FG95
○ P2	PENDANT LIGHT CLIENT SUPPLIED	H	AVI LINK FROM CABINET TO 1400 AFL CONCEALED IN WALL CABLE TO BE ARC COMPATIBLE	POOL PUMP	POOL PUMPS: ASTRAL VIRON P600
○ W1	EXTERNAL WALL LIGHT 2000 HIGH SENSOR & SWITCHED	TEL	TELEPHONE POINT	MH	MAN HOLE
○ W2	FEATURE WALL LIGHT RECESSED INTO WALL 300 FROM GL. SQUARE 100X100	⊙	SMOKE DETECTOR	S1	ALARM SENSORS
⊙ F1	FEATURE GARDEN LIGHT MANUAL SWITCH TO BE INSIDE TRANSFORMER IN POOL GEAR AREA. BLUE LED BULB	⊙	1400 DIA. CEILING FAN	ALARM	ALARM KEY PAD
⊙ U1	FEATURE POOL LIGHT BLUE LED	METER	SWITCHBOARD		
⊙ 300	SWITCH	GAS HW	METER BOX		
⊙ C	DOUBLE 10A GPO AT HEIGHT 300mm ABOVE FFL UNO		GAS HW UNIT		
⊙ C	DOUBLE 10A GPO CEILING MOUNTED				
⊙ WP	DOUBLE 10A GPO WEATHERPROOF AT HEIGHT 300mm ABOVE FFL UNO				
⊙ CT	COOKER POINT POWER SUPPLY				

**NOTE:**

A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT).  
IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING.  
ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS THAT HAVE BEEN COMPLIED WITH.  
PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.



## PLANNING BENCHMARK ASSESSMENT



20190781 – 58 Mudlo Street, Port Douglas

## **6.2.14 Tourist accommodation zone code**

### **6.2.14.1 Application**

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

### **6.2.14.2 Purpose**

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 4 : Strong communities and identity, Element 3.7.4 – Sense of place, community and identity.
    - (ii) Theme 5 – Economy. Element 3.8.2 – Economic growth and diversification, Element 3.8.2 – Tourism.
  - (b) provide for tourist accommodation development to establish in areas close to commercial and recreational services and facilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:



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- (a) A range of accommodation activities, with an emphasis on short-term accommodation is established at a scale and density to service tourist needs.
- (b) Tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
- (c) Development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas.
- (d) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
- (e) Landscaping of tourist development is of a high quality and contributes to the visual dominance of tropical vegetation and the local streetscape.
- (f) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

### 6.2.14.3 Criteria for assessment

**Table 6.2.14.3.a – Tourist accommodation zone code – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b>	<b>AO1</b>	<b>Complies with AO1</b>



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Performance outcomes	Acceptable outcomes	Compliance
<p>The height of all buildings and structures must be in keeping with the residential character of the area.</p>	<p>Buildings and structures are not more than 13.5 metres and three storeys in height. Note – Height is inclusive of the roof height.</p>	<p>The proposed dual occupancy would have a height of 2 storeys or approximately 6,5 metres.</p>
<b>Setbacks (other than for a dwelling house)</b>		
<p><b>PO2</b> Buildings are setback to:</p> <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the area;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<p><b>AO2</b> Buildings are setback:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6 metres from the main street frontage;</li> <li>(b) a minimum of 4 metres from any secondary street frontage;</li> <li>(c) 4.5 metres from a rear boundary;</li> <li>(d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.</li> </ul>	<p><b>Complies with PO2</b> The proposed development would be setback 5 metres from the front boundary, between 1 and 3.7 metres to the side boundary and 7 metres to the rear boundary.  The proposed front setback would not be inconsistent with other front setbacks in Mudlo Street, which vary from 3 metres to 6 metres, and would provide for the tandem parking of a car in the forecourt without affecting the free flow of pedestrian traffic on the footpath.  The side setback would be less than the minimum 2 metres required at the garages and would comply in respect of the balance of the development. The setback to the garage would</p>



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Performance outcomes	Acceptable outcomes	Compliance
		provide a suitable separation to the adjoining occupiers and would present as a blank wall for a length of 9 metres before providing a greater setback to the living areas. It would not adversely affect the amenity of the adjoining lots or result in overlooking of private recreation areas.
<b>Site Coverage (other than for dwelling house)</b>		
<b>PO3</b> The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	<b>AO3</b> The site coverage of any building is limited to 50%.	<b>Complies with AO3</b> The site coverage would be 44.6%.
<b>Building proportions and scale (other than for dwelling house)</b>		
<b>PO4</b> The proportions and scale of any development are in character with the area and local streetscape.	<b>AO4.1</b> The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.	<b>Complies with AO4.1</b> The total length of the building would be 28.79 metres with the longest length of continuous wall being 9 metres.
	<b>AO4.2</b>	<b>Complies with AO4.2</b>



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Performance outcomes	Acceptable outcomes	Compliance
	Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.	The private patios to the rear would not be capable of enclosing to create a habitable room.
	<p><b>AO4.3</b></p> <p>Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p>	<p><b>Complies with AO4.3</b></p> <p>The rear patios would have a total enclosure of less than 20% for each façade.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO4.4</b></p> <p>Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including:</p> <p>(a) the roofs of buildings are light coloured and non-reflecting;</p> <p>(b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC 6.2 – Building design and architectural elements</p>	<p><b>Complies with AO4.4</b></p> <p>The external finish of the building would be Sur mist and woodland grey with compatible trim finishes.</p>
<b>Landscaping (other than for dwelling house)</b>		
<p><b>PO5</b></p> <p>Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which</p>	<p><b>AO5.1</b></p> <p>A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total; area provided for landscape planting.</p>	<p><b>Complies with A05.1</b></p> <p>The proposed development would provide each unit with a private recreation area of approximately 70m<sup>2</sup> with potential for deep planting to the side and rear boundary adjacent the living areas. The total landscaped area over</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>enhances the streetscape and the amenity of the area.</p>		<p>the site would equate to 37% of the site with in excess of 106m<sup>2</sup> capable of deep planting.</p>
	<p><b>AO5.2</b>            Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p>	<p><b>Complies with AO5.2</b>            The proposed landscaping of the site would include a front boundary fence consistent with the streetscape and an area of deep planting of approximately 6m<sup>2</sup> per unit with a minimum width of 2 metres.</p>
	<p><b>AO5.3</b>            Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p><b>Complies with AO5.3</b>            The proposed landscaping plan provides for deep planting for a minimum width of 1.5 metres for the length of the rear boundary and for a significant portion of the side boundaries.</p>
<b>For assessable development</b>		
<p><b>PO6</b>            The establishment of uses is consistent with the outcomes sought for the Tourist accommodation</p>	<p><b>AO6</b></p>	<p><b>Complies with AO6</b>            A Dual Occupancy is not identified as an inconsistent development.</p>





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Performance outcomes	Acceptable outcomes	Compliance
zone and protects the zone from the intrusion of inconsistent uses	Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.	
<p><b>PO7</b></p> <p>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO7</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO7</b></p> <p>The proposed development locates all habitable areas outside of any physical constraints and provides a development that is compatible with the scale, bulk form and height of development in the locality.</p>
<p><b>PO8</b></p> <p>Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO8</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO8</b></p> <p>The proposed development would not result in adverse environmental impacts.</p>
<p><b>PO9</b></p>	<p><b>AO9</b></p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.	Outdoor loading/unloading, servicing and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for sensitive uses.	No loading/unloading areas are proposed.
<p><b>PO10</b></p> <p>Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.</p>	<p><b>AO10.1</b></p> <p>Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities:</p> <ul style="list-style-type: none"> <li>(a) swimming pools;</li> <li>(b) tennis courts;</li> <li>(c) barbecue areas;</li> <li>(d) outdoor lounging / recreation areas;</li> <li>(e) restaurants / bars;</li> <li>(f) tourist-focussed shopping;</li> <li>(g) tour booking office;</li> <li>(h) spa / health clubs.</li> </ul>	<p><b>Complies with AO10.1</b></p> <p>Each unit would be provided with a swimming pool.</p>
	<p><b>AO10.2</b></p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.	
	<p><b>AO10.3</b></p> <p>Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides onsite car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code</p>	<p><b>Not Applicable</b></p>
<p><b>PO11</b></p> <p>New lots contain a minimum area of 1000m<sup>2</sup>.</p>	<p><b>AO11</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>No new lots are proposed.</p>
<p><b>PO12</b></p> <p>New lots have a minimum road frontage of 20 metres.</p>	<p><b>AO12</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>No new lots are proposed</p>
<p><b>PO13</b></p> <p>New lots contain a 25 metre x 20 metre rectangle</p>	<p><b>AO13</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>No new lots are proposed</p>



**Table 6.2.14.3.b — Inconsistent uses within the Tourist accommodation zone**

<b>Inconsistent uses</b>		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Extractive industry</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• High impact industry</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> </ul>	<ul style="list-style-type: none"> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Nightclub entertainment facility</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> <li>• Park</li> <li>• Parking station</li> </ul>	<ul style="list-style-type: none"> <li>• Permanent plantation</li> <li>• Port services</li> <li>• Renewable energy facility</li> <li>• Roadside stall</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Service station</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Theatre</li> <li>• Transport depot</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

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



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## **7.2.4 Port Douglas/Craigie local plan code**

### **7.2.4.1 Application**

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

### **7.2.4.2 Context and setting**

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Port Douglas/Craigie local plan code.

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

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

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

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road



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runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

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

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

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

### 7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
  - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
    - (b) To set out a vision for revitalisation of the waterfront;
    - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.



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

- (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
- (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
- (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
- (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
- (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
- (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.
- (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
- (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
- (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.

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

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



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

### **Precinct 1 – Port Douglas precinct**

(5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
- (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
  - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
    - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
    - (B) reducing reliance on the waterfront as a car parking resource.
  - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
    - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:
      - Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
      - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
      - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
      - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
      - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
      - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
    - (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
    - (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
  - (i) environment and sustainability is integrated into the township through:
    - (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
    - (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
    - (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
  - (ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
    - (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;





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- (B) is compatible with the desired character and amenity of local places and neighbourhoods;
  - (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
  - (D) implements high quality landscaped environments around buildings and on streets;
  - (E) protects the recognisable character and locally significance sites throughout the precinct.
- (iii) public spaces and the streetscape are enhanced through:
- (A) an increase in the quantity and quality of public land and places throughout the precinct;
  - (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
  - (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;
  - (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
  - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
  - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (iv) advertising signage is small scale, low-key and complements the tropical character of the town.

### **Sub-precinct 1a – Town Centre sub-precinct**

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



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### **Sub-precinct 1b - Waterfront North sub-precinct**

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

### **Sub-precinct 1c – Waterfront South sub-precinct**

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
  - (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
  - (c) marine-based industry achieves appropriate environmental standards;
  - (d) industrial buildings have a high standard of layout and building design;



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- (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
- (f) the precinct is protected from encroachment of incompatible land use activities.

#### **Sub-precinct 1d – Limited Development sub-precinct**

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

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

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

#### **Sub-precinct 1f – Flagstaff Hill sub-precinct**

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



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- (d) views from public viewing points within the precinct are protected.

### **Precinct 2 – Integrated Resort precinct**

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

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

### **Precinct 3 – Craiglie Commercial and Light Industry precinct**

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
  - (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;
  - (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;
  - (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
  - (d) adjacent residential areas are protected from industry nuisances;
  - (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

### **Precinct 4 – Old Port Road / Mitre Street precinct**

- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
  - (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;



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- (b) areas of significant vegetation are protected from development and retained;
- (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

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

(15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:

- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
- (b) minimum lot sizes exceed 2 hectares;
- (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

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

**7.2.4.4 Criteria for assessment**

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Development in the Port Douglas / Craiglie local plan area generally</b>		



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO1</b></p> <p>Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p><b>AO1</b></p> <p>A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p><b>Not Applicable</b></p> <p>The site is not identified as requiring a pedestrian or cycle thoroughfare.</p>
<p><b>PO2</b></p> <p>Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<p><b>AO2.1</b></p> <p>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> <li>(a) the tree covered backdrop of Flagstaff Hill;</li> <li>(b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet;</li> <li>(c) the tidal vegetation along the foreshore;</li> <li>(d) beachfront vegetation along Four Mile Beach,</li> </ul>	<p><b>Not Applicable</b></p> <p>No mature trees exist on the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>including the fringe of Coconut Palms;</p> <p>(e) the oil palm avenues along the major roads;</p> <p>(f) the lush landscaping within major roundabouts at key nodes;</p> <p>(g) Macrossan Street and Warner Street;</p> <p>(h) Port Douglas waterfront.</p>	
	<p><b>AO2.2</b></p> <p>Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p> <p>(a) Flagstaff Hill;</p> <p>(b) Four Mile Beach;</p> <p>(c) Across to the ranges over Dickson Inlet;</p>	<p><b>Complies with AO2.2</b></p> <p>The development would not adversely affect any important vistas or views.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) Mowbray Valley.</p> <p><b>AO2.3</b> Important landmarks, memorials and monuments are retained.</p>	<p><b>Not Applicable</b> The site does not contain and important landmarks, memorials or monuments.</p>
<p><b>PO3</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p><b>AO3</b> Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	<p><b>Not Applicable</b> The site is not adjacent any identified gateways or nodes.</p>
<p><b>PO4</b> Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p><b>AO4</b> Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within</p>	<p><b>Complies with AO4</b> Landscaping to side and rear boundaries would provide for screening of the development.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	5 years and predominantly consists of endemic vegetation.	
<p><b>PO5</b></p> <p>Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p><b>AO5</b></p> <p>Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p><b>Complies with AO5</b></p> <p>The development would not access a state controlled road.</p>
<p><b>For assessable development</b></p>		
<p><b>Additional requirements in Precinct 1 – Port Douglas precinct</b></p>		
<p><b>PO6</b></p> <p>The views and vistas identified on the Port Douglas / Craigie local plan maps contained in Schedule 2 are maintained.</p>	<p><b>AO6.1</b></p> <p>Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO6.2</b></p> <p>Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO7</b></p> <p>Vehicle access, parking and service areas:</p> <p>(a) do not undermine the relationship between buildings and street or dominate the streetscape;</p> <p>(b) are designed to minimise pedestrian vehicle conflict;</p> <p>(c) are clearly identified and maintain ease of access at all times.</p>	<p><b>AO7.1</b></p> <p>For all buildings, parking is:</p> <p>(a) to the side of buildings and recessed behind the main building line; or</p> <p>(b) behind buildings; or</p> <p>(c) wrapped by the building façade, and not visible from the street.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO7.2</b></p> <p>Ground level parking incorporates clearly defined pedestrian routes.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO7.3</b></p> <p>Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO7.4</b></p> <p>Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO7.5</b></p> <p>On-site car parking available for public use is clearly signed at the site frontage.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO7.6</b></p> <p>Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO8</b></p> <p>Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p><b>AO8</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>Additional requirements for Sub-precinct 1a – Town Centre sub-precinct</b></p>		
<p><b>PO9</b></p> <p>Building heights:</p> <p>(a) do not overwhelm or dominate the town centre;</p> <p>(b) respect the desired streetscape;</p> <p>(c) ensure a high quality appearance when viewed</p>	<p><b>AO9</b></p> <p>Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>from both within the town centre sub-precinct and external to the town centre sub-precinct;</p> <p>(d) remain subservient to the natural environment and the backdrop of Flagstaff Hill.</p> <p>(e) do not exceed 3 storeys.</p>	<p>Note – Height is inclusive of the roof height.</p>	
<p><b>PO10</b></p> <p>Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p><b>AO10</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO11</b></p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces;</p>	<p><b>AO11</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) do not focus principally on internal spaces or parking areas.		
<p><b>PO12</b></p> <p>Setbacks at ground level provide for:</p> <p>(a) connection between pedestrian paths and public places;</p> <p>(b) areas for convenient movement of pedestrians;</p> <p>(c) changes in gradient of the street.</p>	<p><b>AO12</b></p> <p>Setbacks at ground level:</p> <p>(a) are clear of columns and other obstructions;</p> <p>(b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites;</p> <p>(c) connect without any lip or step to adjoining footpaths.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>AO13</b></p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <p>(a) Flagstaff Hill;</p> <p>(b) Dickson Inlet;</p>	<p><b>AO13</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) public open space; (d) places of significance.</p>		
<p><b>PO14</b> Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.</p>	<p><b>AO14</b> Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s;  or  If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s.  Note – PO24 provides more detail on awning design.\</p>	<p><b>Not Applicable</b>  The development site is not in an identified precinct.</p>
<p><b>PO15</b></p>	<p><b>AO15.1</b></p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>Centre activities establish: at street level on active street frontages; a maximum of one level above street level.</p>	<p>The development site is not in an identified precinct.</p>
	<p><b>AO15.2</b></p> <p>Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO16</b></p> <p>Detailed building design:</p> <p>(a) enhances the visual amenity of the streetscape;</p> <p>(b) has a legible and attractive built form that is visually enhanced by architectural elements;</p> <p>(c) contributes to a distinctive tropical north</p>	<p><b>AO16</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>





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Performance outcomes	Acceptable outcomes	Compliance
<p>Queensland, seaside tourist town character;</p> <p>(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.</p>		
<p><b>PO17</b></p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>	<p><b>AO17</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO18</b></p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p><b>AO18</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>P019</b></p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p>	<p><b>AO19</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> <li>(a) shade windows;</li> <li>(b) reduce glare;</li> <li>(c) assist in maintaining comfortable indoor temperatures;</li> <li>(d) minimising heat loads;</li> <li>(e) enrich the North Queensland tropical character of the Town Centre sub-precinct;</li> <li>(f) provide architectural interest to building façades.</li> </ul>		
<p><b>PO20</b></p> <p>Buildings are finished with high quality materials, selected for:</p> <ul style="list-style-type: none"> <li>(a) their ability to contribute the character of Town Centre sub-precinct;</li> <li>(b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.</li> </ul>	<p><b>AO20</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO21</b></p> <p>Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p><b>AO21</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO22</b></p> <p>Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.</p>	<p><b>AO22.1</b></p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO22.2</b></p> <p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO22.3</b></p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> <li>(a) a change in roof profile;</li> <li>(b) a change in parapet coping;</li> <li>(c) a change in awning design;</li> <li>(d) a horizontal or vertical change in the wall plane; or</li> <li>(e) a change in the exterior finishes and exterior colours of the development.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO23</b></p> <p>Building facades that face public spaces at ground level:</p> <p>(a) complement the appearance of the</p>	<p><b>AO23</b></p> <p>Building facades at the ground floor of development that face public space are designed to ensure:</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>development and surrounding streetscape;</p> <p>(b) enhance the visual amenity of the public place;</p> <p>(c) include a variety of human scale architectural elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>(a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development;</p> <p>(b) a visually prominent main entrance that faces the principal public place;</p> <p>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p><b>PO24</b></p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and:</p> <p>(a) extend and cover the footpath to provide protection from the sun and rain;</p> <p>(b) include lighting under the awning;</p> <p>(c) are continuous across the frontage of the site;</p>	<p><b>AO24</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p><b>PO25</b></p> <p>Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p><b>AO25</b></p> <p>Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 –</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Landscaping.</p> <p>Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.</p>	
<b>Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct</b>		
<p><b>PO26</b></p> <p>The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.</p>	<p><b>AO26</b></p> <p>Uses identified as inconsistent uses in Table 7.2.4.4.b – inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO27</b></p> <p>The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining</p>	<p><b>AO27</b></p> <p>Buildings and structures are not more than:</p> <p>(a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>





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Performance outcomes	Acceptable outcomes	Compliance
limited development sub-precinct.	<p>parts of the precinct south of Inlet Street;</p> <p>(b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street.</p> <p>Note – Height is inclusive of roof height.</p>	
<p><b>PO28</b></p> <p>Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p><b>AO28</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO29</b></p> <p>Public pedestrian access along the water’s edge is maximised.</p>	<p><b>AO29.1</b></p> <p>Public pedestrian access is provided along the frontage of the water’s edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO29.2</b></p> <p>A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO29.3</b></p> <p>Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO30</b></p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public</p>	<p><b>AO30</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
spaces.		
<p><b>PO31</b></p> <p>Setbacks at ground level provide for:</p> <p>(a) connection between pedestrian paths and public places;</p> <p>(b) areas for convenient movement of pedestrians;</p> <p>(c) changes in gradient.</p>	<p><b>AO31</b></p> <p>Setbacks at ground level:</p> <p>(a) are clear of columns and other obstructions;</p> <p>(b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites;</p> <p>(c) connect without any lip or step to adjoining footpaths.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO32</b></p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <p>(a) Dickson Inlet;</p> <p>(b) public open space;</p> <p>(c) places of significance.</p>	<p><b>AO32</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO33</b></p> <p>Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.</p>	<p><b>AO33</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO34</b></p> <p>Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p><b>AO34.1</b></p> <p>Centre activities establish:</p> <p>(a) at street level on active street frontages;</p> <p>(b) a maximum of one level above street level.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO34.2</b></p> <p>Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development,</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	including mixed use development.	
<p><b>PO35</b></p> <p>Detailed building design:</p> <p>(a) enhances the visual amenity of the streetscape;</p> <p>(b) has a legible and attractive built form that is visually enhanced by architectural elements;</p> <p>(c) contributes to a distinctive tropical north Queensland, seaside tourist town character;</p> <p>(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.</p>	<p><b>AO35</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO36</b></p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to</p>	<p><b>AO36</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>provide visual interest through:</p> <ul style="list-style-type: none"> <li>(a) surface decoration;</li> <li>(b) wall recesses and projections;</li> <li>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</li> <li>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</li> </ul>		<p>precinct.</p>
<p><b>PO37</b></p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <ul style="list-style-type: none"> <li>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct;</li> <li>(b) service structures, lift motor rooms and</li> </ul>	<p><b>AO37</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>		
<p><b>PO38</b></p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p> <p>(c) assist in maintaining comfortable indoor temperatures;</p> <p>(d) minimising heat loads;</p> <p>(e) enriching the North Queensland tropical character of the Waterfront North sub-precinct;</p> <p>(f) architectural interest to building façades.</p>	<p><b>AO38</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO39</b></p> <p>Buildings are finished with high quality materials, selected for:</p> <p>(a) their ability to contribute the character of Waterfront North sub-precinct;</p> <p>(b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.</p>	<p><b>AO39</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO40</b></p> <p>Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p><b>AO40</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO41</b></p> <p>Façades and elevations do not include large blank walls and openings and setbacks are used to</p>	<p><b>AO41.1</b></p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>





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Performance outcomes	Acceptable outcomes	Compliance
articulate vertical building surfaces.	style/design along the street frontage/s of 40 metres.	
	<p><b>AO41.2</b></p> <p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO41.3</b></p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> <li>(a) a change in roof profile;</li> <li>(b) a change in parapet coping;</li> <li>(c) a change in awning design;</li> <li>(d) a horizontal or vertical change in the wall plane; or</li> </ul>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(e) a change in the exterior finishes and exterior colours of the development.	
<p><b>PO42</b></p> <p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> <li>(a) complement the appearance of the development and surrounding streetscape;</li> <li>(b) enhance the visual amenity of the public place;</li> <li>(c) include a variety of human scale architectural elements and details;</li> <li>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</li> </ul>	<p><b>AO42</b></p> <p>Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development;</li> <li>(b) a visually prominent main entrance that faces the principal public place;</li> <li>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO43</b></p>	<p><b>AO43</b></p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <ul style="list-style-type: none"> <li>(a) extend and cover the footpath to provide protection from the sun and rain;</li> <li>(b) include lighting under the awning;</li> <li>(c) are continuous across pedestrian circulation areas;</li> <li>(d) align to provide continuity with existing or future awnings on adjoining sites;</li> <li>(e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height;</li> <li>(f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow;</li> <li>(g) are cantilevered from the main building with any posts within the footpath being non load-</li> </ul>	<p>No acceptable outcomes are prescribed.</p>	<p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
bearing.		
<p><b>PO44</b></p> <p>The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.</p>	<p><b>AO44.1</b></p> <p>Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO44.2</b></p> <p>Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO45</b></p> <p>Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of:</p>	<p><b>AO45</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage.		
<b>PO46</b> Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	<b>AO46</b> No acceptable outcomes are prescribed.	<b>Not Applicable</b> The development site is not in an identified precinct.
<b>PO47</b> Buildings, civic spaces, roads and pedestrian links are enhanced by: (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront;	<b>AO47</b> No acceptable outcomes are prescribed.	<b>Not Applicable</b> The development site is not in an identified precinct.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) lighting and well-considered discrete signage that complements building and landscape design;</p> <p>(d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront.</p>		
<p><b>PO48</b></p> <p>Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.</p>	<p><b>AO48</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO49</b></p> <p>Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.</p>	<p><b>AO49</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO50</b></p> <p>Marine infrastructure to service the tourism, fishing and private boating community is provided.</p>	<p><b>AO50</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO51</b></p> <p>Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.</p>	<p><b>AO51</b></p> <p>Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct</b></p>		
<p><b>PO52</b></p> <p>The establishment of uses is consistent with the</p>	<p><b>AO52</b></p> <p>Uses identified as inconsistent uses Table</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified</p>



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Performance outcomes	Acceptable outcomes	Compliance
outcomes sought for Precinct 1c – Waterfront South.	7.2.4.4.c – are not established in Precinct 1c – Waterfront South.	precinct.
<p><b>PO53</b></p> <p>Development does not adversely impact on the natural environment, natural vegetation or watercourses.</p>	<p><b>AO53.1</b></p> <p>An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO53.2</b></p> <p>An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p>Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	Environmental Management Plan.	
<p><b>PO54</b></p> <p>Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.</p>	<p><b>AO54</b></p> <p>A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO55</b></p> <p>Buildings and structures are of a height and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.</p>	<p><b>AO55.1</b></p> <p>Development has a height of not more than 10 metres.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO55.2</b></p> <p>Development is setback from all property boundaries not less than 3 metres.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO56</b></p> <p>The site coverage of all buildings and structures ensures development:</p> <p>(a) is sited in an existing cleared area or in an area approved for clearing;</p> <p>(b) has sufficient area for the provision of services;</p> <p>(c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.</p>	<p><b>AO56</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO57</b></p> <p>Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <p>(a) be accommodated on-site;</p>	<p><b>AO57.1</b></p> <p>Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas.	<b>AO57.2</b>  Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.	<b>Not Applicable</b>  The development site is not in an identified precinct.
	<b>AO57.3</b>  Driveways, parking and manoeuvring areas are constructed and maintained to:  (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.	<b>Not Applicable</b>  The development site is not in an identified precinct.
<b>PO58</b>  Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	<b>AO58</b>  No acceptable outcomes are prescribed.	<b>Not Applicable</b>  The development site is not in an identified precinct.
<b>PO59</b>	<b>AO59</b>	<b>Not Applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.</p>	<p>Areas used for loading and unloading, storage, utilities and car parking are screened from public view:</p> <p>(a) by a combination of landscaping and screen fencing;</p> <p>(b) dense planting along any road frontage is a minimum width of 3 metres.</p>	<p>The development site is not in an identified precinct.</p>
<p><b>PO60</b></p> <p>Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.</p>	<p><b>AO60</b></p> <p>For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>Additional requirements for Sub-precinct 1d – Limited Development sub-precinct</b></p>		
<p><b>PO61</b></p> <p>The height of buildings and structures contributes to the desired form and outcomes for the sub-</p>	<p><b>AO61</b></p> <p>Buildings and structures are not more than one</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified</p>



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Performance outcomes	Acceptable outcomes	Compliance
precinct and are limited to a single storey.	storey and 4 metres in height.  Note - Height is inclusive of the roof height.	precinct.
<b>Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct</b>		
<b>PO62</b>  The precinct is developed for organised sporting activities and other community uses.	<b>AO62</b>  No acceptable outcomes are prescribed.	<b>Not Applicable</b>  The development site is not in an identified precinct.
<b>Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct</b>		
<b>PO63</b>  Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	<b>AO63</b>  No acceptable outcomes are prescribed.	<b>Not Applicable</b>  The development site is not in an identified precinct.
<b>PO64</b>	<b>AO64</b>	<b>Not Applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
<p>All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through:</p> <ul style="list-style-type: none"> <li>(a) building design which minimises excavation and filling;</li> <li>(b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles;</li> <li>(c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed;</li> <li>(d) protection of the views from public viewing points in the Port Douglas precinct.</li> </ul>	<p>No acceptable outcomes are prescribed.</p>	<p>The development site is not in an identified precinct.</p>
<p><b>Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct</b></p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO65</b></p> <p>Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.</p>	<p><b>AO65</b></p> <p>Development consists of service and light industries and associated small scale commercial activities.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO66</b></p> <p>Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.</p>	<p><b>AO66.1</b></p> <p>Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO66.2</b></p> <p>The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>stock), which will, at maturity, exceed the height of the building(s) on the site.</p>	
	<p><b>AO66.3</b></p> <p>Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
	<p><b>AO66.4</b></p> <p>Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct</b></p>		





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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO67</b></p> <p>No additional lots are created within the precinct.</p>	<p><b>AO67</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>
<p><b>PO68</b></p> <p>Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.</p>	<p><b>AO68</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not in an identified precinct.</p>

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

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> </ul>	<ul style="list-style-type: none"> <li>• Extractive industry</li> <li>• Funeral parlour</li> <li>• High impact industry</li> <li>• Intensive animal industry</li> </ul>	<ul style="list-style-type: none"> <li>• Relocatable home park</li> <li>• Roadside stall</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> </ul>



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<ul style="list-style-type: none"> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> </ul>	<ul style="list-style-type: none"> <li>• Intensive horticulture</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Medium impact industry</li> <li>• Motor sport facility,</li> <li>• Outstation</li> <li>• Permanent plantation</li> </ul>	<ul style="list-style-type: none"> <li>• Service station</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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**Table 7.2.4.4.c — Inconsistent uses in sub-precinct 1c - Waterfront South sub-precinct**

<b>Inconsistent uses</b>		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Community care centre</li> <li>• Community residence</li> </ul>	<ul style="list-style-type: none"> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• Home based business</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Market</li> </ul>	<ul style="list-style-type: none"> <li>• Permanent plantation</li> <li>• Place of worship</li> <li>• Relocatable home park</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Sales office</li> <li>• Shopping centre</li> </ul>



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<ul style="list-style-type: none"> <li>• Community use</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Extractive industry</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> </ul>	<ul style="list-style-type: none"> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub entertainment facility</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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## **8.2.1 Acid sulfate soils overlay code**

### **8.2.1.1 Application**

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

### **8.2.1.2 Purpose**

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



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

### 8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For assessable development</b>		
<p><b>PO1</b></p> <p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p><b>AO1.1</b></p> <p>No excavation or filling occurs on the site.</p> <p>or</p> <p><b>AO1.2</b></p> <p>An acid sulfate soils investigation is undertaken.</p>	<p><b>Complies with AO1.1</b></p> <p>No excavation or filling would occur on the site.</p>



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



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**AO2.2**

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

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

Note - Planning scheme policy SC 6.12 – Acid sulfate



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	soils provides guidance on preparing an acid sulfate soils management plan.	
<p><b>PO3</b></p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p><b>AO3</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with AO3</b></p> <p>It is not envisaged that the development would cause environmental harm.</p>





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## **8.2.10 Transport network overlay code**

### **8.2.10.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
  
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - (i) State controlled road sub-category;
    - (ii) Sub-arterial road sub-category;
    - (iii) Collector road sub-category;
    - (iv) Access road sub-category;
    - (v) Industrial road sub-category;
    - (vi) Major rural road sub-category;
    - (vii) Minor rural road sub-category;
    - (viii) Unformed road sub-category;
    - (ix) Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:



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- (i) Principal route;
- (ii) Future principal route;
- (iii) District route;
- (iv) Neighbourhood route;
- (v) Strategic investigation route.

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

#### **8.2.10.2 Purpose**

(1) The purpose of the Transport network overlay code is to:

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

- (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
- (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;

(b) enable an assessment of whether development is suitable on land within the Transport network overlay.

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

(a) development provides for transport infrastructure (including active transport infrastructure);

(b) development contributes to a safe and efficient transport network;

(c) development supports the existing and future role and function of the transport network;

(d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

#### **8.2.10.3 Criteria for assessment**



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**Table Error! No text of specified style in document..a – Transport network overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For assessable development</b>		
<p><b>PO1</b></p> <p>Development supports the road hierarchy for the region.</p> <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>AO1.1</b></p> <p>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.</p>	<p><b>Complies with AO1.1</b></p> <p>The proposed development of a dual occupancy on a collector road is considered to be compatible with the role of the road.</p>
	<p><b>AO1.2</b></p> <p>Development does not compromise the safety and efficiency of the transport network.</p>	<p><b>Complies with AO1.2</b></p> <p>The proposed development would not result in traffic movements that would adversely affect the free flow of traffic in the road network.</p>
	<p><b>AO1.3</b></p>	<p><b>Complies with AO1.3</b></p> <p>The access to the development is from the only road access available.</p>



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	Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	
<p><b>PO2</b></p> <p>Transport infrastructure is provided in an integrated and timely manner.</p> <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>AO2</b></p> <p>Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2;</p> <p>(a) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p><b>Not Applicable</b></p> <p>No improvements or infrastructure provision is identified as being required.</p>
<p><b>PO3</b></p> <p>Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate</p>	<p><b>AO3</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not within a transport corridor buffer area.</p>



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<p>adverse impacts on amenity for the sensitive land use.</p>	<p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	
<p><b>PO4</b></p> <p>Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <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>AO4.1</b></p> <p>Development is compatible with the role and function (including the future role and function) of major transport corridors.</p>	<p><b>Not Applicable</b></p> <p>The Development site is not within proximity of a major transport corridor.</p>
	<p><b>AO4.2</b></p> <p>Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p><b>Not Applicable</b></p> <p>No access is available form a major transport corridor.</p>
	<p><b>AO4.3</b></p> <p>Intersection and access points associated with major transport corridors are located in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; and</p>	<p><b>Not Applicable</b></p> <p>No intersection with a major transport corridor is proposed.</p>



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	(b) any relevant Local Plan.	
	<p><b>AO4.4</b></p> <p>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>Not Applicable</b></p> <p>The development site is not located within proximity of a major transport corridor.</p>
<p><b>PO5</b></p> <p>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></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development site is not located within proximity of a major transport corridor.</p>
<p><b>Pedestrian and cycle network</b></p>		
<p><b>PO6</b></p> <p>Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to</p>	<p><b>AO6.1</b></p> <p>Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network</p>	<p><b>Not Applicable</b></p> <p>The development does not involve reconfiguring a lot.</p>



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<p>achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>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>AO6.2</b></p> <p>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>Not Applicable</b></p> <p>The development does not involve reconfiguring a lot</p>



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### **9.3.7 Dual occupancy code**

#### **9.3.7.1 Application**

- (1) This code applies to assessing development for a dwelling unit if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
  - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

#### **9.3.7.2 Purpose**

- (1) The purpose of the Dual occupancy code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the scale and character of development is consistent with the existing desired residential character and streetscape pattern;
  - (b) design gives a sense of individual ownership to residents;
  - (c) dual occupancies do not detrimental.

#### **9.3.7.3 Criteria for assessment**

##### **Table 9.3.7.3.a – Dual occupancy code – assessable development**





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Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Design</b>		
<p><b>PO1</b></p> <p>The dual occupancy contributes to housing choice while maintaining the residential character and amenity of the neighbourhood.</p>	<p><b>AO1</b></p> <p>The dual occupancy is established on land with a minimum size of 1000m<sup>2</sup></p>	<p><b>Complies with AO1</b></p> <p>The development site has an area of 1,012m<sup>2</sup></p>
<p><b>PO2</b></p> <p>Buildings and structures are setback from property boundaries such that:</p> <ul style="list-style-type: none"> <li>(a) the setback from the street frontages reflects the positive attributes of the streetscape;</li> <li>(b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties;</li> <li>(c) the setback from all boundaries is sufficient to allow areas of deep planting;</li> </ul>	<p><b>AO2</b></p> <p>Buildings and structures are set back from property boundaries as follows:</p> <ul style="list-style-type: none"> <li>(a) primary road frontage - 6 metres;</li> <li>(b) secondary road frontage - 3 metres;</li> <li>(c) side and rear boundaries - 2 metres, or</li> <li>(d) where private open space occurs in the side or rear setback – 4 metres for the extent of the open space.</li> </ul>	<p><b>Complies with PO2</b></p> <p>The proposed development would be setback 5 metres from the front boundary, between 1 and 3.7 metres to the side boundary and 7 metres to the rear boundary.</p> <p>The proposed front setback would not be inconsistent with other front setbacks in Mudlo Street, which vary from 3 metres to 6 metres, and would provide for the tandem parking of a car in the forecourt without affecting the free flow of pedestrian traffic on the footpath.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(d) the setback from street frontages provides for the desired streetscape pattern.</p>		<p>The side setback would be less than the minimum 2 metres required at the garages and would comply in respect of the balance of the development. The setback to the garage would provide a suitable separation to the adjoining occupiers and would present as a single storey blank wall for a length of 9 metres before providing a greater setback to the living areas. It would not adversely affect the amenity of the adjoining lots or result in overlooking of private recreation areas.</p>
<p><b>PO3</b> Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.</p>	<p><b>AO3.1</b> Car parking areas, including garages and other parking structures, are designed and located so that they do not occupy more than 30% of the lot frontage.</p>	<p><b>Complies with PO3</b> The proposed development would result in garages occupying approximately 14.8 metres or 73% of the site frontage. This is consistent with other dual occupancy development in the street, including the recent development at 6 Mudlo Street.  The configuration also provides for the undercover parking of two vehicles, which is desirable in the tropical environment with regular</p>



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Performance outcomes	Acceptable outcomes	Compliance
		inclement weather whilst maximising the available space to the rear of the site for private recreation area and improved residential living.
	<p><b>AO3.2</b></p> <p>Where a dual occupancy is to be established on a corner allotment each dwelling is accessed from a different road frontage with a minimum 6 metre separation between driveway and intersection.</p>	<p><b>Not Applicable</b></p> <p>The development site is not a corner allotment.</p>
<p><b>PO4</b></p> <p>The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p><b>AO4.1</b></p> <p>The building has balconies or windows or verandahs that face the street.</p>	<p><b>Complies with AO4.1</b></p> <p>The development would be provided with windows at the first floor level that overlook the street and a front door at ground floor level.</p>
	<p><b>AO4.2</b></p> <p>Fences and walls to road frontages are not more than:</p> <p>(a) 1.2 metres in height if less than 50% transparent; or</p>	<p><b>Complies with PO4</b></p> <p>The proposed development would not have gates that secure the front setback area; however, nib walls would be provided to the side boundary to screen utility areas and a short wall would be</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(b) 1.5 metres in height if greater than 50% transparency.	provided centrally on the site to avoid a direct view into the front door.
<p><b>PO5</b></p> <p>Residents are provided with a functional private open space and recreation area.</p>	<p><b>AO5</b></p> <p>A minimum area of 25m<sup>2</sup> private open space is provided to each dwelling unit which is directly accessible from the living area of each dwelling unit.</p>	<p><b>Complies with AO5</b></p> <p>An area of over 100m<sup>2</sup> would be provided for each dwelling unit.</p>
<p><b>PO6</b></p> <p>The development provides residents and guests with safe and convenient vehicle access to dwellings and the road network, while maintaining the standard of existing infrastructure in the road reserve.</p>	<p><b>AO6.1</b></p> <p>Dwelling units are serviced by:</p> <ul style="list-style-type: none"> <li>(a) a shared unobstructed driveway with a maximum width of 3.6 metres; or</li> <li>(b) by individual unobstructed driveways, having a maximum width of 3 metres each;</li> <li>(c) the surface treatment of any driveway is imperviously sealed;</li> <li>(d) where development is on a Sub-arterial or Collector road the driveway design is such that vehicles can enter and exit the site in a forward gear.</li> </ul>	<p><b>Able to comply with AO6.1</b></p> <p>Each dwelling is capable of being serviced by a single driveway of not more than 3 metres in width and the driveway is proposed to be imperviously sealed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO6.2</b></p> <p>Driveways and cross-overs require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>	<p><b>Complies with AO6.2</b></p> <p>The proposed driveways would not impact on any infrastructure within the street, including the electricity pole located at the north western corner of the site frontage.</p>
<p><b>PO7</b></p> <p>Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p><b>AO7.1</b></p> <p>A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) is provided to the side and rear boundaries</p>	<p><b>Complies with AO7.1</b></p> <p>A 1.8 metre good neighbour fence would be provided to the side and rear boundaries.</p>
	<p><b>AO7.2</b></p> <p>Where the front fence is lower than the side boundary fence it is tapered to the maximum height of the side boundary fence at or behind the front setback.</p>	<p><b>Not Applicable</b></p> <p>The front fence is not proposed to be lower than the side boundary fence.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO8</b></p> <p>Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p><b>AO8</b></p> <p>With the exception of driveway cross-overs, a landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p>	<p><b>Complies with AO8</b></p> <p>Excluding vehicle manoeuvring and utility areas, landscaping is provided to the front boundary.</p>
<p><b>PO9</b></p> <p>The dual occupancy is connected to essential infrastructure services and is sufficient to support individual ownership of each dwelling</p>	<p><b>AO9</b></p> <p>Each dwelling is connected separately to:</p> <ul style="list-style-type: none"> <li>(a) water (separate water meters for each unit);</li> <li>(b) sewerage;</li> <li>(c) drainage;</li> <li>(d) electricity</li> </ul>	<p><b>Complies with AO9</b></p> <p>Each dwelling would be connected to the required services.</p>
<p><b>PO10</b></p> <p>Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p><b>AO10</b></p> <p>Service facilities and structures:</p> <ul style="list-style-type: none"> <li>(a) locate air conditioning equipment behind the front façade of the dwelling;</li> <li>(b) provide storage space to achieve the following minimum requirements:</li> </ul>	<p><b>Complies with AO10</b></p> <p>Air conditioning units would not be located in the front façade and storage is provided within the enclosed garages.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> <li>(i) are located to enable access by a motor vehicle;</li> <li>(ii) have a minimum space of 3.5m<sup>2</sup> per dwelling unit;</li> <li>(iii) have a minimum height of 2.1 metres;</li> <li>(iv) are weather proof;</li> <li>(v) are lockable.</li> </ul> <p>Note - Cupboards and wardrobes inside the dwelling are not storage areas as intended by this acceptable outcome</p>	
<p><b>PO11</b></p> <p>Waste and recyclable storage facilities:</p> <ul style="list-style-type: none"> <li>(a) incorporates two wheelie bins per unit stored external to the garage and screened from view;</li> <li>(b) ensures wheelie bins are able to be wheeled to kerbside for collection</li> </ul>	<p><b>AO11</b></p> <p>Waste and recyclable storage areas capable of accommodating two bins per dwelling are provided behind the front setback and have direct access to the roadside.</p>	<p><b>Complies with PO11</b></p> <p>The proposal incorporates storage space for two wheelie bins for each unit, located behind a screening nib wall, which are accessible to the street front.</p>
<p><b>Dual Occupancy incorporating an existing dwelling house</b></p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO12</b></p> <p>For dual occupancies where a separate dwelling is to be established in addition to an existing dwelling:</p> <ul style="list-style-type: none"> <li>(a) existing dwelling(s) are enhanced to:               <ul style="list-style-type: none"> <li>(i) contribute to a sense of individual ownership;</li> <li>(ii) enhance the appearance of the original dwelling house;</li> <li>(iii) enhance the appearance of the streetscape.</li> </ul> </li> <li>(b) driveways are designed to maintain the privacy and amenity of the existing dwelling.</li> </ul>	<p><b>AO12.1</b></p> <p>The external appearance of the existing dwelling is enhanced through the use of architectural features, and materials.</p> <p>Note – It is not intended that a new dual occupancy tenancy be established adjacent to or behind old and dilapidated housing stock to produce the dual occupancy. If the existing dwelling house is old and dilapidated, it is intended that the site be either completely redeveloped or substantial upgrading occur to the exterior appearance and functionality of the older dwelling house</p>	<p><b>Not Applicable</b></p> <p>No dwelling would be retained on the site.</p>
	<p><b>AO12.2</b></p> <p>A landscaped area not less than 1.5 metres is provided and maintained within the site between the existing dwelling and driveway to the new dwelling.</p>	<p><b>Not Applicable</b></p> <p>No dwelling would be retained on the site.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO12.3</b> Privacy screens are fixed to the external façade of the dwelling house in front of windows adjacent to the driveway.</p>	<p><b>Not Applicable</b> No dwelling would be retained on the site.</p>
	<p><b>AO12.4</b> Internal living spaces are carefully designed to avoid conflicts between individual dual occupancy tenancies.  Note – For example, the quieter rooms of one tenancy (such as bedrooms) should not be placed directly adjacent to living spaces, kitchens or bathrooms of the adjoining tenancy.</p>	<p><b>Not Applicable</b> No dwelling would be retained on the site.</p>
<p><b>PO13</b> Dual occupancies where attaching to an existing dwelling provides a layout and form that maintains the bulk and appearance of the existing dwelling.</p>	<p><b>AO13</b> The design of the dual occupancy:  (a) maintains the appearance of a single dwelling house to the street;  (b) provides a communal driveway;</p>	<p><b>Not Applicable</b> No dwelling would be retained on the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(c) provides additional enclosed car parking behind the front façade.	



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#### **9.4.1 Access, parking and servicing code**

##### **9.4.1.1 Application**

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

##### **9.4.1.2 Purpose**

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



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### 9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b></p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p>	<p><b>AO1.1</b></p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.3.1.a for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p><b>Complies with AO1.1</b></p> <p>The development provides two spaces per dwelling consistent with the requirements.</p>
	<p><b>AO1.2</b></p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p>	<p><b>Complies with AO1.2</b></p> <p>The proposed car parking would be available for the parking of vehicles.</p>
	<p><b>AO1.3</b></p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <hr/> <p><b>AO1.4</b></p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>No motorcycle parking is proposed.</p> <hr/> <p><b>Not Applicable</b></p> <p>Car Parking would not exceed 5 spaces.</p>
<p><b>PO2</b></p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p><b>AO2</b></p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> <p>(a) AS2890.1;</p> <p>(b) AS2890.3;</p> <p>(c) AS2890.6.</p>	<p><b>Complies with AO2</b></p> <p>Car Parking would be designed in accordance with the relevant Australian Standards.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<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> </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>	<p><b>Complies with PO3</b></p> <p>Vehicles access would be provided in a manner consistent with the specific use requirements.</p>
<ul style="list-style-type: none"> <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> </ul>	<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> </ul>	<p><b>Complies with AO3.2</b></p> <p>The vehicle crossovers would not interfere with any infrastructure within the street.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p><b>AO3.3</b></p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and</p>	<p><b>Complies with AO3.3</b></p> <p>The proposed driveways would satisfy the requirements of the FNQROC Manual.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p><b>AO3.4</b></p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p><b>Complies with AO3.4</b></p> <p>The driveways would be finished with exposed concrete, consistent with other driveways in Mudlo Street.</p>
<p><b>PO4</b></p>	<p><b>AO4</b></p>	<p><b>Not Applicable</b></p> <p>Wheel chair accessible spaces are not required.</p>





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Performance outcomes	Acceptable outcomes	Compliance
Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	
<p><b>PO5</b></p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p><b>A05</b></p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p><b>Not Applicable</b></p> <p>Access for people with disabilities is not required.</p>
<p><b>PO6</b></p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p><b>A06</b></p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b</p>	<p><b>Complies with A06</b></p> <p>On-site bicycle parking is provided for within the garages.</p>
<p><b>PO7</b></p> <p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p>	<p><b>A07.1</b></p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	<p><b>Not Applicable</b></p> <p>End of trip facilities are not required.</p>
	<p><b>A07.2</b></p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p><b>A07.3</b></p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Visitor cycle parking is not required.</p> <p><b>Not Applicable</b></p> <p>Visitor cycle parking is not required.</p>
<p><b>PO8</b></p> <p>Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p>	<p><b>A08</b></p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p><b>Not Applicable</b></p> <p>Walking and Cycle thoroughfares are not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) ensure pedestrian and cyclist safety.		
<p><b>PO9</b></p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p><b>AO9.1</b></p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p><b>Complies with AO9.1</b></p> <p>On site car parking provision is consistent with the requirements of the relevant Australian Standard.</p>
	<p><b>AO9.2</b></p> <p>Service and loading areas are contained fully within the site.</p>	<p><b>Not Applicable</b></p> <p>Service and loading areas are not required.</p>
	<p><b>AO9.3</b></p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p><b>Not Applicable</b></p> <p>Service and loading areas are not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO10</b></p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO10.1</b></p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> <li>(d) food and drink outlet, where including a drive-through facility;</li> <li>(e) hardware and trade supplies, where including a drive-through facility;</li> <li>(f) hotel, where including a drive-through facility;</li> <li>(g) service station.</li> </ul>	<p><b>Not Applicable</b></p> <p>Vehicle queuing is not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO10.2</b></p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p><b>Not Applicable</b></p> <p>Vehicle queuing is not required.</p>

#### Table 9.4.2.3.b – Access, parking and servicing requirements

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

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m <sup>2</sup> of GFA and outdoor display area.	1 space per 200m <sup>2</sup> of GFA.	n/a	LRV
Air services	1 car space per 20m <sup>2</sup> of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down	n/a	n/a	LRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	area adjacent to the entry of the reception area and 2 bus parking spaces.			
Bulk landscape supplies	1 space per 50m <sup>2</sup> GFA and outdoor display area.	1 space per 200m <sup>2</sup> of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee.  Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a	n/a	n/a	VAN



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	passing lane is provided and line-marked to be kept clear of standing vehicles at all times.			
Club	Unlicensed clubrooms: 1 space per 45m <sup>2</sup> of GFA. Licensed clubrooms: 1 space per 15m <sup>2</sup> of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m <sup>2</sup> : RCV  Other: VAN
Community care centre	1 space per 20m <sup>2</sup> of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m <sup>2</sup> GFA.	1 space per 100m <sup>2</sup> of GFA.	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students.  Tertiary and further education:	Primary school or secondary schools: 1 space per 5 students over year 4.  Tertiary and further education:	Required for all educational establishments with a GFA greater than 2000m <sup>2</sup> .	RCV





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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	2 spaces per 50 full time students.		
Food and drink outlet	1 space per 25m <sup>2</sup> GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m <sup>2</sup> of GFA, and outdoor dining area.	1 space per 100m <sup>2</sup> of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m <sup>2</sup> GFA.	1 space per 100m <sup>2</sup> of GFA.	n/a	RCV
Funeral parlour	1 space per 15m <sup>2</sup> GFA.	n/a	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Garden centre	1 space per 50m <sup>2</sup> GFA and outdoor display area	1 space per 200m <sup>2</sup> of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m <sup>2</sup> GFA and outdoor display area	1 space per 200m <sup>2</sup> of GFA.	n/a	AV
Health care services	1 space per 20m <sup>2</sup> of GFA.	1 space per 100m <sup>2</sup> of GFA.	Required for all health care services with a GFA greater than 2000m <sup>2</sup> .	VAN
High impact industry	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or	n/a	n/a	n/a



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 space per 25m <sup>2</sup> GFA for any other Home Based Business.			
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m <sup>2</sup> of GFA.	Required for all hospitals with a GFA greater than 2000m <sup>2</sup> .	RCV
Hotel	<p>1 space per 10m<sup>2</sup> GFA and licensed outdoor area; plus</p> <p>For 1 space per 50m<sup>2</sup> GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles.</p> <p>Note - Use standard for any Short Term Accommodation for hotel accommodation use.</p>	1 space per 100m <sup>2</sup> of GFA.	n/a	LRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Indoor sport and recreation	<p>Squash court or another court game: 4 spaces per court.</p> <p>Basketball, netball, soccer, cricket: 25 spaces per court / pitch.</p> <p>Ten pin bowling: 3 spaces per bowling lane.</p> <p>Gymnasium: 1 space per 15m<sup>2</sup> of GFA.</p>	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	AV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Multiple dwelling	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p>	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	<p>1 space per 25m<sup>2</sup> of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m<sup>2</sup> of GFA</p>	1 space per 200m <sup>2</sup> GFA	Required for all office development with a GFA greater than 2000m <sup>2</sup> .	See Table 9.4.1.3.e



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



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



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	SRV





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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Service station	1 space per 25m <sup>2</sup> of GFA	n/a	n/a	AV
Shop	1 space per 25m <sup>2</sup> of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m <sup>2</sup> of GFA.	1 space per 100m <sup>2</sup> of GFA.	Required for all shops with a GFA greater than 2000m <sup>2</sup> .	See Table 9.4.1.3.d
Shopping centre	1 space per 25m <sup>2</sup> of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m <sup>2</sup> of GFA.	1 space per 200m <sup>2</sup> GFA.	Required for all shopping centres with a GFA greater than 2000m <sup>2</sup> .	See Table 9.4.1.3.d



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Short term accommodation	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan:</p> <p>For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.</p> <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p>	1 space per 10 rooms	n/a	SRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be interchangeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m <sup>2</sup> GFA.	1 space per 200m <sup>2</sup> GFA.	n/a	AV
Special industry	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m<sup>2</sup> of GFA.</p> <p>Outdoor cinema: 1 space per 5m<sup>2</sup> of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m <sup>2</sup> GFA.	n/a	VAN



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Veterinary services	1 space per 50m <sup>2</sup> of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m <sup>2</sup> of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

**Table 9.4.1.3.c – Design vehicles**

<b>VAN</b>	A 99.8th percentile vehicle equivalent to a large car.
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<b>SRV</b>	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities but incorporating a body width of 2.33m
<b>MRV</b>	Medium rigid vehicle equivalent to an 8-tonne truck.
<b>LRV</b>	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
<b>RCV</b>	Industrial refuse collection vehicle
<b>AV</b>	19 metre articulated vehicle from AUSTROADS

**Table 9.4.1.3.d– Standard number of service bays required for Food and drink outlet, Shop or Shopping centre**

Gross floor area (m <sup>2</sup> )	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-



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1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

**Table 9.4.1.3.e – Standard number of service bays required for Office**

Gross floor area (m <sup>2</sup> )	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-



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6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			



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### **9.4.3 Environmental performance code**

#### **9.4.3.1 Application**

(1) This code applies to assessing:

(a) building work for outdoor lighting;

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or

(ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

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

#### **9.4.3.2 Purpose**

(1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

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

(a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;





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- (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
- (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
- (d) development contributes to the removal and ongoing management of weed species.

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
<b>Lighting</b>		
<b>PO1</b> Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	<b>AO1.1</b> Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	<b>Not Applicable</b> No outdoor lighting is proposed.
	<b>AO1.2</b> Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	<b>Not Applicable</b> No flood lighting is proposed.



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO1.3</b> Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p><b>Complies with AO1.3</b> The adjoining sites would be screened from headlight glare by boundary fencing.</p>
<b>Noise</b>		
<p><b>PO2</b> Potential noise generated from the development is avoided through design, location and operation of the activity.  Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO2.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;  or</p>	<p><b>Complies with AO2.1</b> The residential use would not cause environmental harm.</p>
	<p><b>AO2.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p>	<p><b>Complies with AO2.2</b> Noise from the residential use should not cause adverse impacts on adjoining properties.</p>
	<p><b>AO2.3</b> The design and layout of development ensures car parking areas avoid noise impacting directly</p>	<p><b>Complies with AO2.3</b> The adjoining sites would be screened from car</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) buffered with dense landscaping.</li> </ul> <p>Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p>parking areas by boundary fencing.</p>
<b>Airborne particles and other emissions</b>		
<p><b>PO3</b></p> <p>Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the</p>	<p><b>AO3.1</b></p> <p>Development does not involve activities that will result in airborne particles or emissions being generated; or</p>	<p><b>Complies with AO3.1</b></p> <p>The development will not result in airborne particles.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO3.2</b></p> <p>The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p><b>Complies with AO3.2</b></p> <p>The development will not result in airborne particles.</p>
<p><b>Odours</b></p>		
<p><b>PO4</b></p> <p>Potential odour causing activities associated with the development are avoided through design,</p>	<p><b>AO4.1</b></p> <p>The development does not involve activities that create odorous emissions; or</p>	<p><b>Complies with AO4.1</b></p> <p>The residential use will not result in odorous emissions.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO4.2</b></p> <p>The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p><b>Complies with AO4.1</b></p> <p>The residential use will not result in odorous emissions.</p>
<p><b>Waste and recyclable material storage</b></p>		
<p><b>PO5</b></p> <p>Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO5.1</b></p> <p>The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p>	<p><b>Complies with AO5.1</b></p> <p>Waste would be stored in Council provided wheelie bins.</p>
	<p><b>AO5.2</b></p> <p>Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <p>(a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;</p>	<p><b>Complies with AO5.2</b></p> <p>The waste and recyclable storage facilities are located within the front forecourt and screened from view.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</p> <p>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Sensitive land uses</b>		
<p><b>PO6</b></p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p><b>AO6.1</b></p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or</p>	<p><b>Complies with AO6.1</b></p> <p>The proposed development would not be located in an area that this impacted upon by existing incompatible uses.</p>
	<p><b>AO6.2</b></p>	<p><b>Complies with AO6.2</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	The proposed development would not be located in an area that this impacted upon by existing incompatible uses.
<b>Stormwater quality</b>		
<p><b>PO7</b></p> <p>The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <p>(a) the amount and type of pollutants borne from the activity;</p> <p>(b) maintaining natural stream flows</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p><b>A07.1</b></p> <p>Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p><b>Complies with A07.1</b></p> <p>Stormwater would be directed to the kerb in Mudlo Street.</p>
	<p><b>A07.2</b></p> <p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p><b>Complies with A07.2</b></p> <p>Stormwater would be directed to the kerb in Mudlo Street.</p>
	<p><b>A07.3</b></p> <p>Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream</p>	<p><b>Complies with A07.3</b></p> <p>Stormwater would be directed to the kerb in Mudlo Street.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
<p><b>Pest plants (for material change of use on vacant land over 1,000m<sup>2</sup>)</b></p>		
<p><b>PO8</b></p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p><b>AO8.1</b></p> <p>The land is free of declared pest plants before development establishes new buildings, structures and practices; or</p> <p><b>AO8.2</b></p> <p>Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an</p>	<p><b>Complies with AO8.1</b></p> <p>Land is understood to be free of pest plants.</p> <p><b>Complies with AO8.1</b></p> <p>Land is understood to be free of pest plants.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	



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## **9.4.5 Infrastructure works code**

### **9.4.5.1 Application**

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

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

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

### **9.4.5.2 Purpose**

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



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- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3.a Infrastructure works code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<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>Not Applicable</b> No works are required on a local government road.
	<b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	<b>Not Applicable</b> No works are required on a local government road.



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Performance outcomes	Acceptable outcomes	Compliance
	FNQROC Regional Development Manual.	
	<p><b>AO1.3</b></p> <p>New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <p>(a) are installed via trenchless methods; or</p> <p>(b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p>	<p><b>Able to comply with AO1.3</b></p>
	<p><b>AO1.4</b></p> <p>Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <p>(a) similar surface finishes are used;</p> <p>(b) there is no change in level at joins of new</p>	<p><b>Able to comply with AO1.4</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	and existing sections;  (c) new sections are matched to existing in terms of dimension and reinforcement.	
	<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>Not Applicable</b>  No structures are proposed within the Local Government road.
<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	<b>AO2.1</b>  Accessibility structures are not located within the road reserve.	<b>Not Applicable</b>  No structures are proposed within the Local Government road.
	<b>AO2.2</b>  Accessibility structures are designed in accordance with AS1428.3.	<b>Not Applicable</b>  No accessibility structures are proposed.



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



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



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





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Performance outcomes	Acceptable outcomes	Compliance
	Regional Development Manual.	
	<p><b>AO5.3</b></p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed 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>	<p><b>Complies with AO5.3</b></p> <p>The site is connected to the councils stormwater drainage.</p>
	<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>	<p><b>Complies with AO5.4</b></p> <p>The site is connected to the councils stormwater drainage.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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 <b>Error! Reference source not found.</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>	<p><b>Complies with AO5.5</b></p> <p>The site is connected to the councils stormwater drainage.</p>
<b>Non-tidal artificial waterways</b>		
<b>PO6</b>	<b>AO6.1</b>	<b>Not Applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
<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> <li>(e) achieve water quality objectives.</li> </ul>	<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> <li>(d) existing areas of ponded water are included.</li> </ul>	<p>No non-tidal artificial waterways are proposed.</p>
	<p><b>AO6.2</b></p> <p>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</li> </ul>	<p><b>Not Applicable</b></p> <p>No non-tidal artificial waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>areas.</p>	
	<p><b>AO6.3</b></p> <p>Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <p>(a) there is sufficient flushing or a tidal range of &gt;0.3 m; or</p> <p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	<p><b>Not Applicable</b></p> <p>No non-tidal artificial waterways are proposed.</p>
	<p><b>AO6.4</b></p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or</p>	<p><b>Not Applicable</b></p> <p>No non-tidal artificial waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	
	<p><b>AO6.5</b></p> <p>The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>	<p><b>Not Applicable</b></p> <p>No non-tidal artificial waterways are proposed.</p>
	<p><b>AO6.6</b></p> <p>Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p>	<p><b>Not Applicable</b></p> <p>No non-tidal artificial waterways are proposed.</p>
	<p><b>AO6.7</b></p> <p>Aquatic weeds are managed to achieve a low</p>	<p><b>Not Applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	No non-tidal artificial waterways are proposed.
<b>Wastewater discharge</b>		
<p><b>PO7</b></p> <p>Discharge of wastewater to waterways, or off site:</p> <p>(a) meets best practice environmental management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p> <p>(ii) avoid adverse impact on ecosystem health or waterway health;</p> <p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p>	<p><b>AO7.1</b></p> <p>A wastewater management plan is prepared and addresses:</p> <p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p>	<p><b>Not Applicable</b></p> <p>There would be no waste water discharge.</p>
	<p><b>AO7.2</b></p> <p>The waste water management plan is managed in accordance with a waste management hierarchy that:</p>	<p><b>Not Applicable</b></p> <p>There would be no waste water discharge.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(iv) offset impacts on high ecological value waters.</p>	<p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p>	
	<p><b>A07.3</b></p> <p>Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p><b>Not Applicable</b></p> <p>There would be no waste water discharge.</p>
	<p><b>A07.4</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</p>	<p><b>Not Applicable</b></p> <p>There would be no waste water discharge.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>present;</p> <p>(b) manages wastewater so that:</p> <ul style="list-style-type: none"><li>(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;</li><li>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</li><li>(iii) visible iron floc is not present in any discharge;</li><li>(iv) precipitated iron floc is contained and disposed of;</li><li>(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.</li></ul>	





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Performance outcomes	Acceptable outcomes	Compliance
<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>Complies with AO8.1</b></p> <p>The site is connected to the electricity supply network.</p>
<p><b>PO9</b></p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact</p>	<p><b>AO9.1</b></p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and</p>	<p><b>Not Applicable</b></p> <p>Pad-mount electricity infrastructure is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>on amenity.</p>	<p>recreation purposes;            (b) screened from view by landscaping or fencing;            (c) accessible for maintenance.</p>	
	<p><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.</p>	<p><b>Not Applicable</b>            Pad-mount electricity infrastructure is not proposed.</p>
<p><b>Telecommunications</b></p>		
<p><b>PO10</b>            Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p><b>AO10</b>            The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	<p><b>Complies with AO10</b>            The site is connected to telecommunications infrastructure.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO11</b></p> <p>Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p><b>AO11</b></p> <p>Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p><b>Able to comply with AO11</b></p>
<p><b>Road construction</b></p>		
<p><b>PO12</b></p> <p>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p> <p>(b) pedestrians and cyclists adjacent to the site;</p> <p>(c) vehicles on the road adjacent to the site;</p> <p>(d) vehicles to and from the site;</p> <p>(e) emergency vehicles.</p>	<p><b>AO12.1</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>No road construction is proposed.</p>
	<p><b>AO12.2</b></p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p><b>Not Applicable</b></p> <p>No road construction is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO12.3</b></p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p><b>Not Applicable</b></p> <p>No road construction is proposed.</p>
<p><b>Alterations and repairs to public utility services</b></p>		
<p><b>PO13</b></p> <p>Infrastructure is integrated with, and efficiently extends, existing networks.</p>	<p><b>AO13</b></p> <p>Development is designed to allow for efficient connection to existing infrastructure networks.</p>	<p><b>Complies with AO13</b></p> <p>The redevelopment of previously developed land provides for efficient use of existing infrastructure.</p>
<p><b>PO14</b></p> <p>Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO14.1</b></p> <p>Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p><b>AO14.2</b></p>	<p><b>Complies with AO14.1</b></p> <p>No alterations are required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	
Construction management		
<p><b>PO15</b></p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p><b>AO15</b></p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> <li>(a) installation of protective fencing around retained vegetation during construction;</li> <li>(b) erection of advisory signage;</li> <li>(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;</li> <li>(d) removal from the site of all declared noxious</li> </ul>	<p><b>Able to comply with AO15</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	weeds.	
<p><b>PO16</b></p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p><b>AO16</b></p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	<p><b>Complies with AO16</b></p> <p>There is no intention to damage existing infrastructure.</p>
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<p><b>PO17</b></p> <p>Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p><b>AO17</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Able to comply with AO17</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
<b>Trade waste</b>		
<p><b>PO18</b></p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>	<p><b>AO18</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>No trade waste would be generated by the proposed development.</p>
<b>Fire services in developments accessed by common private title</b>		
<p><b>PO19</b></p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO19.1</b></p> <p>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</p>	<p><b>Not Applicable</b></p> <p>No common property would be created as part of this development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>and be situated above or below ground.</p> <p><b>AO19.2</b></p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	<p><b>Not Applicable</b></p> <p>No common property would be created as part of this development.</p>
<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 firefighting purposes’ available under ‘Publications’.</p>	<p><b>AO20</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not Applicable</b></p> <p>No common property would be created as part of this development.</p>





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## **9.4.6 Landscaping code**

### **9.4.6.1 Application**

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

### **9.4.6.2 Purpose**

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



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- (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

#### 9.4.6.3 Criteria for assessment

**Table 9.4.6.3.a – Landscaping code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Landscaping design</b>		
<p><b>PO1</b></p> <p>Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> <li>(a) promoting the Shire’s character as a tropical environment;</li> <li>(b) softening the built form of development;</li> </ul>	<p><b>AO1</b></p> <p>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</li> </ul>	<p><b>Complies with AO1</b></p> <p>The proposed development meets the landscaping requirements for a Dual Occupancy.</p>



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



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Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> <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>		
<b>For assessable development</b>		
<p><b>PO2</b></p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p><b>AO2.1</b></p> <p>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>Complies with PO2</b></p> <p>The proposed development incorporates landscaping consistent with the landscaping in the locality.</p>
	<p><b>AO2.2</b></p> <p>Tropical urbanism is incorporated into building design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building</p>	<p><b>Complies with AO2.2</b></p> <p>The proposed development would provide landscape buffers to the side and rear boundaries.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO3</b></p> <p>Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p><b>AO3.1</b></p> <p>Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p>	<p><b>Not Applicable</b></p> <p>The site does not contain any significant vegetation.</p>
	<p><b>AO3.2</b></p> <p>Mature vegetation on the site that is removed or damaged during development is replaced with advanced species</p>	<p><b>Not Applicable</b></p> <p>The site does not contain any significant vegetation.</p>
	<p><b>AO3.3</b></p> <p>Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development</p>	<p><b>Not Applicable</b></p> <p>The street does not contain a landscape character.</p>
	<p><b>AO3.4</b></p> <p>Street trees are species which enhance the landscape character of the streetscape, with</p>	<p><b>Not Applicable</b></p> <p>No street trees are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	species chosen from the Planning scheme policy SC6.7 – Landscaping.	
<p><b>PO4</b></p> <p>Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p><b>AO4</b></p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Able to comply with AO4</b></p>
<p><b>PO5</b></p> <p>Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p><b>AO5</b></p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Not Applicable</b></p> <p>No uncovered car parking is proposed.</p>
<p><b>PO6</b></p> <p>Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p><b>AO6.1</b></p> <p>A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Abel to comply with AO6.1</b></p>
	<p><b>AO6.2</b></p> <p>Tree maintenance is to have regard to the ‘Safe Useful Life Expectancy of Trees (SULE).</p>	<p><b>Able to comply with AO6.2</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species</p>	
<p><b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p><b>A07.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>	<p><b>Not Applicable</b> The development does not contain a podium.</p>
	<p><b>A07.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<p><b>Not Applicable</b> The development does not contain a podium.</p>
<p><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</p>	<p><b>A08</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	<p><b>Complies with A08</b> Weed species are not identified as being present in the site.</p>
<p><b>PO9</b></p>	<p><b>A09</b></p>	<p><b>Complies with PO9</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>The landscape design enhances personal safety and reduces the potential for crime and vandalism</p>	<p>No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p>The open nature of the forecourt satisfies CPTED principles.</p>
<p><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.</p>	<p><b>AO10</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Able to Comply with AO10.</b></p>





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