

From: [Siana Branson](#)
To: [Enquiries](#)
Cc: [Daniel Lamond](#)
Subject: NEW DEVELOPMENT APPLCIATION - 20200021 - U9 & U10, 17-19 Owen Street, Craiglie - MCU Veterinary Services
Date: Tuesday, 25 February 2020 9:44:08 AM
Attachments: [20200021 - U9 & U10, 17-19 Owen Street, Craiglie \(Veterinary Services\) - Planning Statement Rev. A.pdf](#)
[consent for application.pdf](#)
[DAForm1-Developmentapplicationdetails \(3\).pdf](#)

Dear Sir,

Please find attached an application for the Material Change of Use (Impact Assessable) of premises located at Unit 9 & Unit 10 Craiglie Business Park, 17-19 Owen Street, Craiglie, for the purpose of Veterinary Services.

The application submission comprises:

- DA Form 1 – Development Application Form;
- Completed Landowner Consent; and,
- Supporting Planning Statement, containing land title details, proposal plans and Benchmark Assessment.

The application attracts a fee of \$2,110.00 and it is requested that Council provide an invoice by return email for prompt payment.

Should you have any queries in respect of this application; please contact Patrick Clifton on 0438 755 374 or Patrick.c@gmacert.com.au

Kind regards,

Siana Branson

Administrative Assistant

Tel: **07 5578 1622** | Fax:07 5596 1294

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DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Port Douglas Vets 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 2760
Suburb	Nerang
State	QLD
Postcode	4211
Country	Australia
Contact number	0438 755 374
Email address <i>(non-mandatory)</i>	Patrick.c@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20200021

2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
	9	17-19	Owen Street	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	9	SP212665	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	10	17-19	Owen Street	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	10	SP212665	Douglas Shire Council

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

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

Coordinates of premises by longitude and latitude

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

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: <input type="text"/>	

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" 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>
Veterinary Services
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <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 <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Veterinary Services	Veterinary Services	N/A	204

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

Yes

No

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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 ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

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

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

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

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

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

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

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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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 DA Form 2 – Building work details 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 the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

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

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

Date received: Reference number(s):

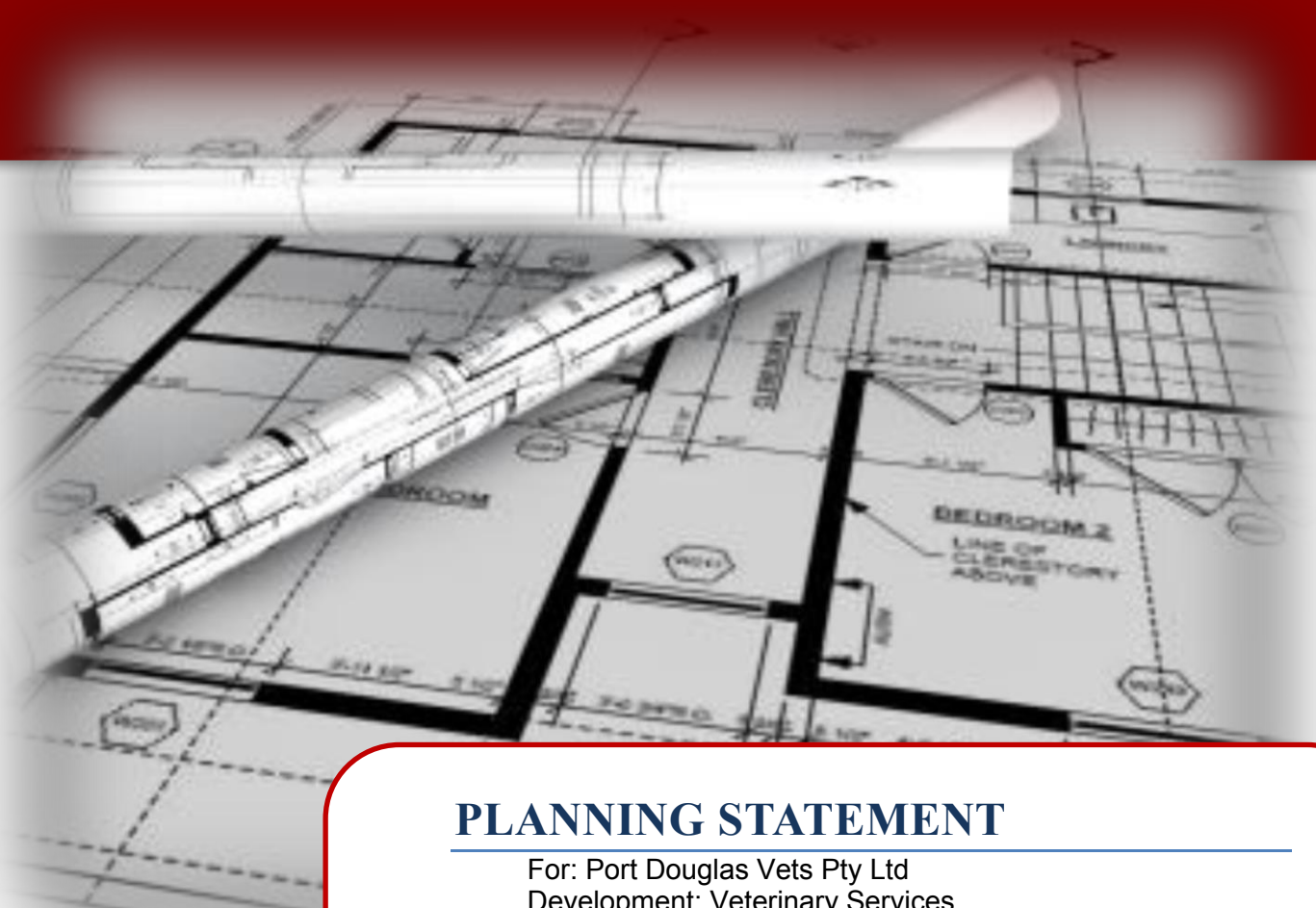
Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Port Douglas Vets Pty Ltd
Development: Veterinary Services
At: Unit 9 and 10 Craiglie Business Park, 17-19 Owen
Street, Craiglie (lots 9 & 10 SP212665)
Prepared by: GMA Certification Group
File Ref: 20200021
Revision: A

Table of Contents

1.0	Introduction.....	3
2.0	Development Summary	4
3.0	Site and Locality	5
4.0	Proposal	8
5.0	Statutory Planning Considerations.....	9
5.1	Planning Act 2016	9
5.1.1	Categorisation of Development	9
5.1.2	Assessment Manager	9
5.1.3	Level of Assessment	9
5.1.4	Statutory Considerations for Assessable Development.....	9
5.1.5	State Planning Policy	10
5.1.6	Regional Plan.....	10
5.1.7	Referral Agencies	10
5.1.8	State Development Assessment Provisions	10
6.0	Local Planning Considerations	11
6.1	Douglas Planning Scheme 2018 Version 1.0	11
6.1.1	Strategic Framework.....	11
6.1.2	Assessment Benchmarks.....	12
6.1.3	Statement of Compliance – Benchmark Assessment	14
6.2	Adopted Infrastructure Charges Resolution.....	15
7.0	Summary and Conclusion.....	16
	Appendix 1.....	18
	Appendix 2.....	19
	Appendix 3.....	20

1.0 Introduction

This report has been prepared on behalf of Port Douglas Vets Pty Ltd in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of Veterinary Services at premises located at Unit 9 and 10, Craiglie Business Park, 17-19 Owen Street, Craiglie, and described as Lots 9 & 10 on SP212665.

The application premises is a former office that forms part of a business park located on the corner of Owen Street and Pioneer Close, Craiglie. The overall development comprises 10 tenancies, which are used for a range of purposes, including a picture framer, air conditioning maintenance, computer services, real estate agent, building certification company and pool maintenance depot. Access to the overall development is provided from Owen Street and Pioneer Close via two industrial crossovers.

The premises the subject of this application is unit 9 and unit 10 of that overall development. It is located towards and accessed from the Pioneer Close frontage and has a total floor area of 204m². It has most recently been used as an office premises for a surveying firm. Associated with the premises are two exclusive use areas that provide 5 car parking spaces.

The use would use the full floor area of both unit 9 and unit 10 and would comprise reception, consulting room, treatment room, surgery, X-ray facilities, isolation area and staff facilities. Minor external alterations to the premises would be required to facilitate the use and would be limited to the installation of a signage panel to the Pioneer Close façade and the replacement of an existing window with a glass sliding door and the removal of a small section of garden.

The application is identified as being Impact Assessable and consideration is required to be given to the Strategic Framework of the Planning Scheme, the Assessment Benchmarks and other relevant planning considerations, including those found in public submissions.

The proposed development is considered to be consistent with the Strategic Framework and 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

Address:	Unit 9 and Unit 10 Craiglie Business Park, 17-19 Owen Street, Craiglie
Real Property Description:	Lot(s) 9 & 10 SP212665
Easements & Encumbrances:	Drainage Easement
Site Area/Frontage:	Area: 204m ² Frontage: <ul style="list-style-type: none">• Owen Street – Approx. 50 Metres;• Pioneer Close – Approx. 60 Metres.
Registered Owner:	Lynn Alexandra Jenkin
Proposal:	Veterinary Services
Approval Sought:	Development Permit
Level of Assessment:	Impact Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none">• Safety and Resilience to Hazards – Flood Hazard Area – Level 1 – Queensland Flood Plain.
State Interests – SARA Mapping:	<ul style="list-style-type: none">• Native Vegetation Clearing – Category X on the Regulated Vegetation Management Map
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Industry Zone
Local Plan Designation:	Port Douglas/Craiglie Local Plan – Low impact Industry Precinct
Overlays:	Acid Sulfate Soils Overlay

3.0 Site and Locality

The application premises are two units, unit 9 and unit 10, that form part of a larger business park, the Craiglie Business Park, located at 17-19 Owen Street, Craiglie and described as Lot(s) 9 & 10 on SP212665.

The business park is the subject of a development approval for the purpose of a material change of use for a Service Industry Complex, reference MCUC 013/07, dated 20 July 2007. This approval provided for the construction of 10 service industry units and 16 on-site car parking spaces. Subsequent to construction, units 9 & 10 were the subject of an approval for a material change of use for the purpose of an undefined use (Consultancy – Planning, Landscape Architecture & Surveying Offices with working/storage area). This latter approval was granted by Council on 27 November 2008, reference 8/37/93.

The overall site is located on the corner of Owen Street and Pioneer Close, Craiglie and has a total area of approximately 3,040m² and has frontage to Owen Street and Pioneer Close of approximately 50 metres and 60 metres, respectively. It currently contains a range of service industry and officer uses, including a picture framers, air conditioning repair centre, pool maintenance depot, real estate agents and building certification company. Access to the overall site is provided by two vehicle crossovers, with one at each frontage. To the south the site contains a drainage easement and associated drainage infrastructure.

The application premises comprises two of the original 10 units and has a gross floor area of 204m². It is located towards the north western corner of the site and adjacent the Pioneer Close frontage. Access to the premises would be provided from the existing access crossover from Pioneer Close. Associated with the premises are exclusive use areas that contain 5 on-site car parking spaces. These areas are located between the premises and the Pioneer Close Road frontage and adjacent the eastern wall of the premises and within the internal circulation area.

The locality containing the site is generally characterised by low and service impact industry uses. To the north of the site and on the opposite side of Pioneer Close is a car wash facility and to the west are workshops and industry uses.



Photo 1 – Site Location (Source Queensland Globe)



Photo 2 – Site Frontage to Pioneer Close



Photo 3 – Internal Elevation



Photo 4 – Car Wash, Pioneer Close

4.0 Proposal

It is proposed to undertake a Material Change of Use of the premises to facilitate its development and use for Veterinary Services. The Douglas Shire Planning Scheme defines Veterinary Services as:

“Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises”.

The use would occupy the full floor area of both unit 9 and unit 10 and would comprise reception, consulting room, treatment room, surgery. X-ray facilities, isolation area and staff facilities. Minor external alterations to the premises would be required to facilitate the use and would be limited to the installation of a signage panel to the Pioneer Close façade and the replacement of an existing window with a glass sliding door and the removal of a small section of garden. This new entrance would be the principal entrance. Five car parking spaces would be available for the use and would be contained within the existing exclusive use areas associated with the premises.

The proposed use would employ a minimum of two staff and would have maximum opening hours of 8am to 6pm Monday to Saturday for appointments and would operate 24 hours, 7 days per week for emergencies and post-operative care.

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

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 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 Veterinary Services. The table below identifies the level of assessment and the categorising section of the Douglas Shire Planning Scheme 2018 Version 1.0.

Development	Categorising Section	Level of Assessment
Veterinary Services	Table 5.6.e – Industry Zone	Impact Assessable

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Impact Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, is required to have regard to the following matters set out in s45 (5) of the *Planning Act 2016* and s30 of the *Planning Regulation 2017*:

- The Strategic Framework;
- The Assessment Benchmarks contained in the categorising instrument, to the extent the benchmarks are relevant to the proposed development;
- Any other relevant planning related matter.

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 – Queensland Flood Plain.

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire 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 2009-2031. 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 Planning Scheme 2018 Version 1.0

6.1.1 Strategic Framework

As the application is subject to impact assessment, it is required to be considered against the Strategic Framework contained within the Planning Scheme. The application site is identified within the Industry Area on the Strategic Framework Map and relevant to the proposed development are considered to be provisions relating to Theme 1, Settlement Pattern.

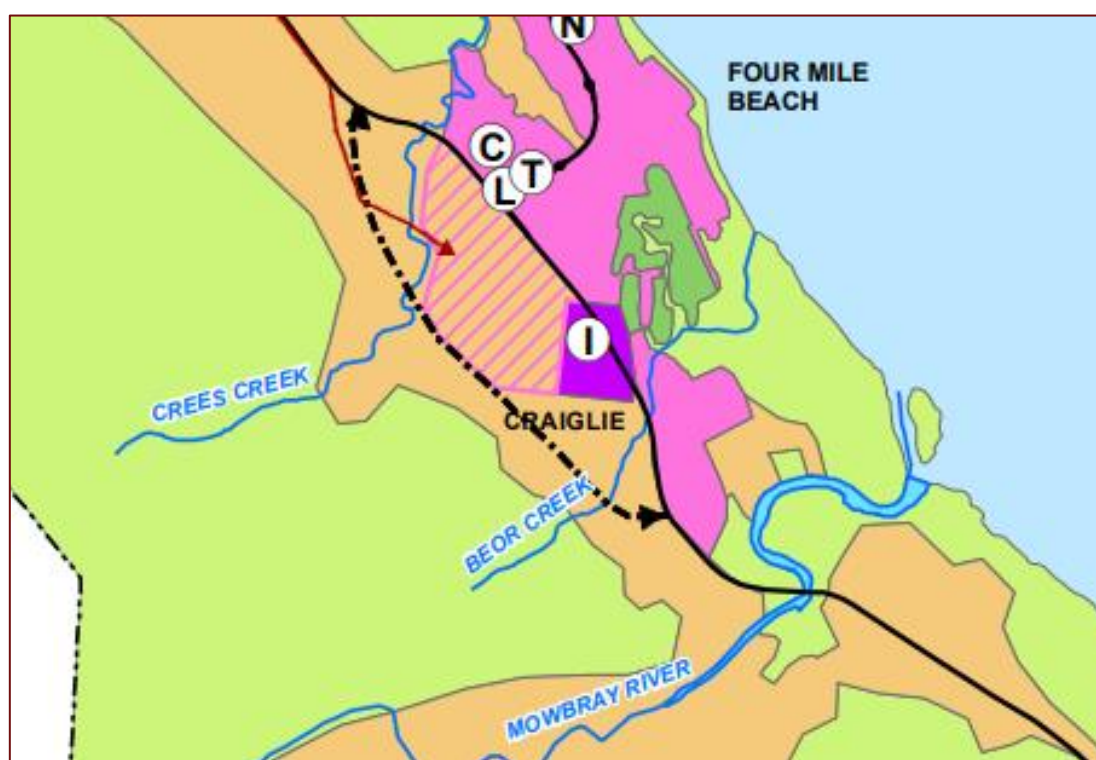


Image 1 – Excerpt Strategic Framework Map (Douglas Shire Planning Scheme)

Theme 1 – Settlement Pattern

The settlement pattern theme seeks to encourage development within existing serviced urban areas and discourages development that extends beyond the urban area boundary. It also seeks to ensure that sensitive land uses are separated from uses that have the potential to impact on them. Specific to the Craiglie industry area, is specific outcome 3.4.4.1 (5), which encourages a mix of commercial services / service industries.

The proposed Veterinary Services is considered to be a type of commercial service that this not specifically a town centre use and which has the potential to adversely impact on the amenity of residential uses. The subject site is considered to be suitable for the proposed use as it is within the urban area and is provided with all urban services. It is also suitably separated from any sensitive land uses and would not

adversely affect the amenity of any adjacent or nearby industry or commercial operators.

The proposed development is considered to be consistent with the Settlement Pattern Theme of the Strategic Framework.

6.1.2 Assessment Benchmarks

Within the Douglas Shire Planning Scheme (2018 Version 1.0), the site is identified within the Industry Zone and is affected by the Acid Sulfate Soils Overlay.



Image 2 – Excerpt Zone Map (Douglas Shire Planning Scheme)



Image 3 – Excerpt Acid Sulfate Soils Overlay Map Map (Douglas Shire Planning Scheme)

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

Assessment Benchmark	Applicability	Compliance
Industry Zone Code	Applies	Complies with all applicable Assessment Benchmarks
Port Douglas/Craiglie Local Plan Code	Applies	Complies with all relevant Acceptable Outcomes, except AO65. Detailed consideration is required of Performance Outcome PO65. Refer below
Acid Sulfate Soils Overlay Code	Not Applicable	Complies with all relevant Assessment Benchmarks
Access, Parking and Servicing Code	Applies	Complies with all relevant Assessment Benchmarks
Environmental Performance Code	Applies	Complies with all relevant Assessment Benchmarks
Infrastructure Code	Applies	Complies with all relevant

		Assessment Benchmarks
Landscaping Code	Applies	The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council. The landscaping on site is considered to satisfy the requirements of the landscaping code.

6.1.3 Statement of Compliance – Benchmark Assessment

6.1.3.1 Port Douglas/Craigie Local Plan Code

Acceptable Outcome AO65 of the Port Douglas/Craigie Local Plan relates specifically to the Craigie Commercial and Light Industry Area and states:

AO65

Development consists of service and light industries and associated small scale commercial activities.

The proposed development is for the purpose of a Veterinary Service, which is neither a Commercial Activity nor a Light Industry. On this basis the development cannot satisfy the Acceptable Outcome and consideration of the related Performance Outcome is required.

Performance Outcome PO65, states that the outcome for the Craigie Light Industry Area is that:

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.

Whilst the proposed development of Veterinary Services does not strictly satisfy the Acceptable Outcome, it is considered that it does satisfy the relevant performance Outcome. The proposed use would offer a service to tourists and residents of Port Douglas that currently is not provided in the Port Douglas locale. However, it is a use that is not considered to be Town Centre use and which has the potential to adversely impact on the amenity of a residential area. Therefore, it is considered to be a use that is better suited to a location outside of the Port Douglas Town Centre Precinct and more suitably located within a commercial and light industry area. The subject site offers the most suitable location for the proposed use it is within close proximity of the

tourists and residents of Port Douglas and would not adversely impact on any residential or town centre amenity.

The proposed development is considered to satisfy Performance Outcomes PO 65 of the Port Douglas/Craigie Local Plan.

6.2 Adopted Infrastructure Charges Resolution

The Douglas Shire Council has an Adopted Infrastructure Charges Resolution that is to be applied to development where that development is likely to generate increased demand on the Council's Trunk Infrastructure. In this instance, the subject site has lawful use rights for the purpose of an office and/or low impact/service industry. The proposed development of a Veterinary Service would not generate a greater demand on the trunk infrastructure than either of these lawful uses. On that basis, the proposed development is not considered to attract infrastructure charges as it is not likely to generate increased demand.

7.0 Summary and Conclusion

This report has been prepared on behalf of Port Douglas Vets Pty Ltd in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of Veterinary Services at premises located at Unit 9 and 10, Craiglie Business Park, 17-19 Owen Street, Craiglie, and described as Lots 9 & 10 on SP212665.

The application premises is a former office that forms part of a business park located on the corner of Owen Street and Pioneer Close, Craiglie. The overall development comprises 10 tenancies, which are used for a range of purposes, including a picture framer, air conditioning maintenance, computer services, real estate agent, building certification company and pool maintenance depot. Access to the overall development is provided from Owen Street and Pioneer Close via two industrial crossovers.

The premises the subject of this application is unit 9 and unit 10 of that overall development. It is located towards and accessed from the Pioneer Close frontage and has a total floor area of 204m². It has most recently been used as an office premises for a surveying firm. Associated with the premises are two exclusive use areas that provide 5 car parking spaces.

The use would use the full floor area of both unit 9 and unit 10 and would comprise reception, consulting room, treatment room, surgery, X-ray facilities, isolation area and staff facilities. Minor external alterations to the premises would be required to facilitate the use and would be limited to the installation of a signage panel to the Pioneer Close façade and the replacement of an existing window with a glass sliding door and the removal of a small section of garden.

The application is identified as being Impact Assessable and consideration is required to be given to the Strategic Framework of the Planning Scheme, the Assessment Benchmarks and other relevant planning considerations, including those found in public submissions.

The matter that warrants detailed consideration is the location of the proposed use within a Commercial/Low Impact Industry Area. Whilst the proposed use is not considered to be either a low impact industry or commercial use, it is considered to be suitably located in this area where it would be consistent with those uses. A Veterinary Service is not considered to be a town centre use and its operation has the potential to adversely impact on residential amenity and is therefore not suited to a residential environment. Located within the Commercial/Low Impact Industry area provides for the use to be within proximity of the tourist and resident population of Port Douglas, that it is intended to serve, without compromising the Port Douglas Town Centre or the residential areas. Its operation would be consistent with service industry uses in the vicinity of the site and it would not adversely impact on the operation of any industrial uses.

The proposed development has been assessed against the relevant Douglas Shire Planning Scheme requirements and is considered to be consistent with the Strategic Framework and 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.

CERTIFICATE(S) OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33239707
Search Date: 12/02/2020 11:54

Title Reference: 50732248
Date Created: 07/08/2008

Previous Title: 50681576

REGISTERED OWNER

Dealing No: 715757344 08/05/2014

LYNN ALEXANDRA JENKIN

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 212665
Local Government: DOUGLAS
COMMUNITY MANAGEMENT STATEMENT 38815

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. LEASE No 712145033 06/01/2009 at 14:51
CONICS (CAIRNS) PTY LTD A.C.N. 055 931 096
OF THE WHOLE OF THE LAND
TERM: 27/08/2008 TO 26/08/2013 OPTION 5 YEARS
3. TRANSFER No 713344720 12/07/2010 at 10:58
LEASE: 712145033
RPS AUSTRALIA EAST PTY LTD A.C.N. 140 292 762
4. AMENDMENT OF LEASE No 715268576 21/08/2013 at 11:47
LEASE: 712145033
TERM: 27/08/2008 TO 26/08/2018 OPTION 5 YEARS
5. MORTGAGE No 715757345 08/05/2014 at 14:08
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: D-ENQ GLOBALX TERRAIN

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33239717
Search Date: 12/02/2020 11:55

Title Reference: 50732249
Date Created: 07/08/2008

Previous Title: 50681576

REGISTERED OWNER

Dealing No: 715757344 08/05/2014

LYNN ALEXANDRA JENKIN

ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 212665
Local Government: DOUGLAS
COMMUNITY MANAGEMENT STATEMENT 38815

EASEMENTS, ENCUMBRANCES AND INTERESTS

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OF THE WHOLE OF THE LAND
TERM: 27/08/2008 TO 26/08/2013 OPTION 5 YEARS
3. TRANSFER No 715268567 21/08/2013 at 11:47
LEASE: 712145033
RPS AUSTRALIA EAST PTY LTD A.C.N. 140 292 762
4. AMENDMENT OF LEASE No 715268576 21/08/2013 at 11:47
LEASE: 712145033
TERM: 27/08/2008 TO 26/08/2018 OPTION 5 YEARS
5. MORTGAGE No 715757345 08/05/2014 at 14:08
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

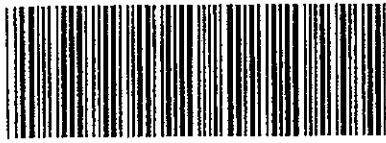
ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: D-ENQ GLOBALX TERRAIN



711830838

CS 460

\$120.50

31/07/2008 15:27

Duty Imprint

1. Nature of request REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT FOR LOT 9 CRAGLIE BUSINESS PARK COMMUNITY TITLE SCHEME	Lodger (Name, address, E-mail & phone number) Marino Moller Lawyers PO Box 57 PORT DOUGLAS QLD 4877 Email: arthur.timms@marinomoller.com.au Ph: 07 40 816 700 Ref: AVT.KN 078046	Lodger Code 795
--	---	---------------------------

2. Lot on Plan Description LOT 9 ON SP201317	County SOLANDER	Parish SALISBURY	Title Reference 50681576
--	---------------------------	----------------------------	------------------------------------

3. Registered Proprietor/State Lessee
WAKS DEVELOPMENTS PTY LTD ACN 116 396 573

4. Interest
NOT APPLICABLE

5. Applicant
WAKS DEVELOPMENTS PTY LTD ACN 116 396 573

6. Request
I hereby request that: the first CMS deposited be recorded as the CMS for Lot 9 Craiglie Business Park Community Title Scheme and that PO Box 1 Port Douglas Qld 4877 be recorded as the address for service on the Body Corporate for the Scheme.

7. Execution by applicant

31/07/2008

Arthur Vanden Timms

Execution Date **Applicant's or Solicitor's Signature**
Note: A Solicitor is required to print full name if signing on behalf of the Applicant

38815

This statement incorporates and must include the following:

- Schedule A - Schedule of lot entitlements
- Schedule B - Explanation of development of scheme land
- Schedule C - By-laws
- Schedule D - Any other details
- Schedule E - Allocation of exclusive use areas

CMS LABEL NUMBER

<p>1. Name of community titles scheme Lot 9 Craiglie Business Park Community Title Scheme</p>	<p>2. Regulation module Commercial</p>
--	---

3. Name of body corporate
Body Corporate for Lot 9 Craiglie Business Park Community Title Scheme

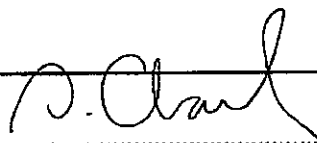
4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of Lot 9 Craiglie Business Park Community Title Scheme	Solander	Salisbury	To issue from 50681576
Lot 1 on SP212665	Solander	Salisbury	
Lot 2 on SP212665	Solander	Salisbury	
Lot 3 on SP212665	Solander	Salisbury	
Lot 4 on SP212665	Solander	Salisbury	
Lot 5 on SP212665	Solander	Salisbury	
Lot 6 on SP212665	Solander	Salisbury	
Lot 7 on SP212665	Solander	Salisbury	
Lot 8 on SP212665	Solander	Salisbury	
Lot 9 on SP212665	Solander	Salisbury	
Lot 10 on SP212665	Solander	Salisbury	

<p>5. *Name and address of original owner WAKS DEVELOPMENTS PTY LTD ACN 116 396 573 PO Box 563 Port Douglas Qld 4877</p>	<p>6. Reference to plan lodged with this statement SP212665</p>
---	--

first community management statement only

7. Local Government community management statement notation

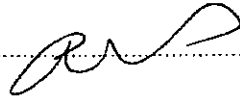

 signed
 name and designation

SIMON CLARKE MANAGER DEVELOPMENT ASSESSMENT

Cairns Regional Council

name of Local Government

8. Execution by original owner/Consent of body corporate



 *Execution

03/06/08
Execution Date

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP212665	1	9
Lot 2 on SP212665	1	6
Lot 3 on SP212665	1	14
Lot 4 on SP212665	1	16
Lot 5 on SP212665	1	14
Lot 6 on SP212665	1	9
Lot 7 on SP212665	1	8
Lot 8 on SP212655	1	8
Lot 9 on SP212665	1	8
Lot 10 on SP212665	1	8
TOTALS	10	100

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

This is a basic Scheme

SCHEDULE C BY-LAWS**1. DEFINITIONS AND INTERPRETATION****1.1 In these by-laws unless inconsistent with the context or subject matter:-**

"Act" means Body Corporate & Community Management Act 1997.

"Committee" means the Committee of the Body Corporate.

"Invitees" means each of an Owner's agents, visitors, tenants, licensees or others (with or without invitation) who may be on a lot or the Scheme Land.

"Occupier" of a lot included in the Scheme means:-

- (a) an owner or lessee of the Lot; or
- (b) a person who occupies the Lot for business purposes or works on the Lot in carrying on a business from the Lot.

"Owner" means the registered owner of a lot and that Owner's invitees.

"Requirement" means any requirement, or authorisation, of any statutory body, local authority governmental or other authority necessary or desirable under applicable law or regulation and includes the provisions of any statute, ordinance or bylaw;

"Services" means all gas, electricity, telephone, water, sewerage, fire prevention, ventilation, air conditioning, elevators and security services and all other services or systems provided in the Scheme or available for the Lot; and

"Service Infrastructure" means any infrastructure for the provision of Services to the Scheme or any Lot.

1.2 Interpretation

In these By-laws, headings and boldings are for convenience only and do not affect the interpretation of these By-laws, and, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing a gender include any gender;
- (c) other parts of speech and grammatical forms of a word or phrase defined in these By-laws have a corresponding meaning;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Governmental Agency;
- (e) a reference to any thing (including, but not limited to, any right) includes a part of that thing but nothing in this clause 1.2(e) implies that performance of part of an obligation constitutes performance of the obligation;
- (f) a reference to a part, clause, party, annexure, exhibit or schedule is a reference to a part and clause of, and a party, annexure, exhibit and schedule to, these By-laws and a reference to these By-laws includes any annexure, exhibit and schedule;
- (g) a reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, regulation modules, proclamations, ordinances or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, regulation modules, proclamations, ordinances and by-laws issued under that statute;
- (h) a reference to a document includes all amendments or supplements to, or replacements or novations of, that document;
- (i) a reference to a party to a document includes that party's successors and permitted assigns;
- (j) no provision of these By-laws will be construed adversely to a party solely or the Body Corporate on the ground that the party or the Body Corporate was responsible for the preparation of these By-laws or that provision;
- (k) a covenant or agreement other than these By-laws on the part of two or more persons binds them jointly and severally;
- (l) words and phrases defined in the Act have the same meaning in these by-laws unless the context indicates otherwise.

2. NOISE

The occupier of a lot must not create any noise likely to interfere with the peaceful enjoyment of a person on another lot or the Common Property.

3. VEHICLES

- (1) An occupier of a lot must not:-
 - (a) park a vehicle, or allow a vehicle to stand, in a regulated parking area; or
 - (b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or
 - (c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.
- (2) An approval under Subsection 1(b) must state the period for which it is given.
- (3) The body corporate may cancel the approval by giving 7 days written notice to the occupier.

(4) In this section:-

"regulated parking area" means an area of Scheme Land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicles.

4. OBSTRUCTION

The occupier of a lot must not obstruct the lawful use of the Common Property by someone else.

5. DAMAGE TO LAWNS, ETC. ON Common Property

The occupier of a lot must not, without the Body Corporate's written approval damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon Common Property or use part of the common property as a garden.

6. DAMAGE TO COMMON PROPERTY

- (a) An occupier of a lot must not, except with the consent in writing of the Body Corporate mark, paint drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property.
- (b) However an occupier may install a locking or other safety device for protection of that occupier's lot against intruders, or a screen or other device to prevent entry of animals or insects upon his lot provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair and does not detract from the amenity of the building.

7. BEHAVIOUR OF INVITEES

- (a) An occupier of a lot shall take all reasonable steps to ensure that the occupier's invitees do not behave in a manner likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the Common Property.
- (b) The owner of a lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to that owner under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the lot or their invitees comply with the provisions of the by-laws.
- (c) The occupier of a lot shall be liable to compensate the Body Corporate in respect of all damage to the common property or personal property vested in it caused by such occupier or their invitees.

8. DEPOSITING RUBBISH/STORAGE ETC., ON COMMON PROPERTY

- (a) The occupier of a lot must not leave any rubbish, dirt, dust or other material on the common property in a way likely to interfere with the peaceful enjoyment of the Common Property by someone else.
- (b) The occupier of a lot must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows or doors or down staircases, from balconies, from the roof or in passageways of the building. Any damage or costs for cleaning or repair caused by breach hereof shall be borne by the occupier or owner of the lot either jointly or severally.
- (c) The occupier of a lot must not store or park any item (other than motor vehicles in accordance with By-law 3) on Common Property that is visible by other occupiers or from outside the Scheme Land .

9. APPEARANCE OF BUILDING

- (a) The occupier of a lot or their invitees must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the

amenity of the lot and its surrounds. Any blinds or awnings erected or affixed to the outside of the Lot or the Building with the prior written consent of the Body Corporate must comply with the directions and requirements of the Body Corporate.

- (b) The occupier of a lot or their invitees must not, without the Body Corporate's written approval:-
- (i) place on the Common Property or the footpath of the Scheme Land any tables, chairs or other furniture or objects;
 - (ii) paint, erect or affix business, professional or trade signs on the exterior walls, ceilings, doors or windows visible from outside of a lot that do not conform with the reasonable directions and requirements of the Body Corporate as to position, type, size, style, location and colour and are first approved by the Body Corporate.
 - (iii) cause any two way radio antennas, rain water tanks, fencing, blinds, awnings, materials or items to be constructed or placed upon any part of the lot which can be viewed externally to a lot;
 - (iv) make any structural or other alteration to a lot (including without limitation any alteration to gas, water, electrical installations or work for the purpose of enclosing in any manner whatsoever or changing the colour scheme or décor of any verandah, balcony, private yard, courtyard, roof garden, or any exclusive use area attached to a lot);
 - (v) cause any satellite dish, television aerials, or cable television wires to be constructed or placed upon any part of the lot;
 - (vi) hang mats, washing, towel, bedding or another cloth article if the article is visible from another lot or the common property, or from outside the Scheme Land.
- (c) Subsection 9(b) (ii) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.
- (d) Upon ceasing to be the occupier of a Lot, such occupier must promptly de-register any name and remove any signs incorporating the name by which the Body Corporate or Community Title Scheme is known.

10. STORAGE OF FLAMMABLE LIQUIDS, ETC.

- (1) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot or common property unless the substance is used or intended to be used for the occupier's business and then only in accordance with all relevant legislation.
- (2) However this section does not apply to the storage of fuel in -
 - (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of law regulating the storage of a flammable liquid or substance.
- (3) The occupier of a lot must not without the written approval of the Body Corporate bring to, do or keep anything in the lot which shall increase the rate of fire insurance on the premises or any property on the Scheme Land, or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon the premises, common property or any property in the Scheme Land or the regulations or ordinances of any public authority for the time being in force.
- (4) If an occupier does or permits to be done any act matter or thing which has the effect of invalidating or avoided any policy of insurance taken out by the Body Corporate then such occupier shall be responsible for any damage or loss which the Body Corporate or any other person may suffer or incur as a result thereof.

- (5) If the Body Corporate consents to an occupier bringing to, doing or keeping anything in his lot which increases the rate of fire insurance on the building or on any property on the land, such occupier must pay the amount of any increased premium to the Body Corporate upon demand.

11. GARBAGE DISPOSAL

- (1) The occupier of a lot must -
- (a) save where the Body Corporate provides some other means of disposal of garbage, maintain within the lot, or on such part of the Common Property as may be authorised by the Body Corporate, an adequately covered receptacle for garbage. The receptacle must be kept in a clean and dry condition.;
 - (b) comply with all local government by-laws and ordinances relating to the disposal of garbage;
 - (c) ensure that the health, hygiene and comfort of any person is not adversely affected by the occupiers disposal of garbage.
 - (d) Ensure that empty bottles, boxes, used containers and similar items shall be stored tidily and so far as possible, out of sight;
 - (e) Ensure that the car parking areas shall be kept tidy and free of all litter.
 - (f) Must ensure that all rubbish and packing materials brought onto the Scheme Land or the occupier's Lot by the occupier (whether in connection with the occupier's business or otherwise) is promptly removed and disposed of.

12. KEEPING OF ANIMALS

- (1) Subject to Section 181 of the Act, the occupier of a lot must not without the Body Corporate's written approval -
- (a) bring or keep an animal on the lot or common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or common property
- (2) The occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property. Such approval may be subject to all such conditions considered relevant for the peaceful enjoyment of occupiers of other lots and the Common Property.

13. TENANTS TO HAVE NOTICE OF BY-LAWS

The owner of a lot must ensure that a copy of the current By-Laws (or a precis thereof approved by the Committee) is delivered to the Lessee or occupier of any lot not personally occupied by the owner.

14. OBSERVANCE OF BY-LAWS

The duties and obligations imposed by these By-Laws on an occupier of a lot must be observed not only by the occupier but also by their respective tenants, guests, servants, employees, agents, children, invitees and licensees.

15. USE OF LOTS

An Occupier must:-

- (a) observe all Requirements in connection with the use of the Occupier's Lot;

- (b) maintain the Occupier's Lot in good order and condition;
- (c) give prompt notice to the Body Corporate of any damage to, defect or disrepair of, the Services or Service Infrastructure;
- (d) not overload any Services or Service Infrastructure;
- (e) pay to the Body Corporate any costs incurred by the Body Corporate in upgrading any Services or Service Infrastructure to accommodate any equipment which the Owner wishes to install in a Lot;
- (f) lock all doors and fasten all windows in the Occupier's Lot when the Lot is not occupied;
- (g) not waste water and ensure that all water taps in the Occupier's Lot are turned off after use;
- (h) not carry on or permit any noxious or offensive act, trade, business or occupation or calling from a Lot;
- (i) not cause disturbance to other persons lawfully using any Lot or Common Property;
- (j) not do or cause anything to be done which would void any insurance policy in respect of the Scheme, or conflict with the law, regulations or ordinances relating to fires or any insurance policy in respect of the Scheme;
- (k) not construct any fence, install any large object (such as children's slippery slide and other play equipment) or other construction/building without the Body Corporate's consent in writing;
- (l) in the event that, because the way in which a Lot is used, the premium for re-instatement insurance required to be taken out by the Body Corporate increases, the occupier must pay to the Body Corporate on demand the increase in insurance premium caused by the use of the Lot, and, in the event of a claim on the Body Corporate insurance policy, any excess payable under the Policy of Insurance as a result of the use to which the Lot is used. The occupier must give the Body Corporate details of the use of the Lot.

16. LOT TO BE KEPT CLEAN

Each occupier must-

- (a) keep the lot clean and take all practicable steps to prevent infestation by vermin and/or insects;
- (b) keep the lot's windows in a thorough state of cleanliness and promptly replaced with fresh glass of the same kind and weight as at present if broken or cracked;
- (c) not install or provide any window tinting to any external window of the lot;
- (d) be responsible for the interior maintenance and decoration of the lot.

17. USE OF WATER ETC.

- (a) An occupier must not waste the water and must see that all water taps in the lot are promptly turned off after use.
- (b) The water closets, conveniences and other water apparatus including waste pipes and drains must not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the owner whether the same is caused by the occupier's actions, by the servants, agents, guests, employees, invitees or licensees of the occupier or occupiers.

18. NOTICE TO BE GIVEN

Each occupier must give the Committee prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures when the occupier becomes aware of the accident or defect, and the Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

19. BODY CORPORATE MAY INSPECT

- (1) Upon one day's notice in writing the Committee and its servants, agents and contractors shall be permitted to inspect the interior of any lot and to test any electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installation or equipment (at the expense of the owner in cases where such leakage or defect is due to any act or default of the said occupier or their respective guests, servants, agents, employees, invitees or licensees). If not so permitted they may effect an entry. The Committee, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the occupier as is reasonable in the circumstances.
- (2) All doors and windows to the premises shall be securely fastened on all occasions when the premises are left unoccupied and the Committee reserves the right to enter and fasten the same if left insecurely fastened.

20. INFECTIOUS DISEASES

In the event of any infectious disease which may require notification by virtue of any Statute, Regulation or Ordinances affecting someone else the occupier of the lot must give or cause to be given written notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses of disinfecting the lot and building and replacing any articles or things the destruction of which may be rendered necessary by such disease.

21. UNAVOIDABLE NOISE TO BE MINIMISED

In the event of any unavoidable noise in a lot at any time the occupier must take all practical means to minimise annoyance to other occupants by closing all doors, windows and curtains of the lot and also effecting such further steps as may be within his power for same purpose.

22. PATHWAYS TO BE KEPT CLEAR

- (1) The pathways and drives on the land and any easement giving access to the land must not be obstructed by occupiers or used by them for any other purposes than the reasonable ingress and egress to and from their respective lots and no occupier shall park or permit to be parked any vehicle so as to prevent the passage of other vehicles over the said pathways, drives and easement.
- (2) The occupier of a lot must not obstruct lawful use of Common Property by any person including obstruction by the placement thereon of free standing signs, furniture, pot plants, display of wares or otherwise howsoever.

23. COMMITTEE MAY MAKE RULES

The Committee may make rules relating to the Common Property including but not limited to the collection and disposal of rubbish not inconsistent with these By-Laws and the same shall be observed by the occupiers and their servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

24. PROPRIETORS NOT TO INSTRUCT CONTRACTORS/WORKMEN

Occupiers must not directly instruct any contractors or workmen employed by the Committee unless so authorised, and all requests for consideration of any particular matter to be referred to the Committee shall be directed to the Secretary and not to the Chairman or any member of the Committee.

25. EXCLUSIVE USE AREAS

- 25.1 Each owner of a lot shown in Schedule E shall have the exclusive use of the corresponding area of Common Property designated on the exclusive use plan forming part of Schedule E for the purposes set out in Schedule E (which exclusive use area excludes the face of any wall of any building abutting the exclusive use area).
- 25.2 Each owner shall, at its cost, maintain the exclusive use areas in Schedule E allocated to that Owner's Lot.
- 25.3 The occupier of a lot that has the benefit of an exclusive use area shall allow the body corporate, a caretaker appointed by the Body Corporate and their authorised agents access to the relevant exclusive use area to allow the body corporate to carry out its duties.
- 25.4 The occupier of a lot that has the benefit of an exclusive use area shall not construct or otherwise make any improvement on the exclusive use area without the written consent of the Body Corporate.

BODY CORPORATE RIGHTS AND POWERS - UNPAID LEVIES

- 26.1 The owner of a lot (which expression shall extend to a corporation and a mortgagee in possession) must pay on demand:-
- (a) The whole of the Body Corporate's costs and expenses (including Solicitors and own client costs) incurred in recovering levies late payment penalties or moneys duly levied upon that owner's Lot in the Community Titles Scheme by the relevant Body Corporate pursuant to the Body Corporate and Community Management Act or pursuant to the by-laws of the Body Corporate;
- (b) Such costs as may have been ordered to be paid by the owner to the Body Corporate or the Commissioner for Body Corporate and Community Management by any Court, Adjudicator, Commissioner, Tribunal or body with authority to order the payment of costs.
- 26.2 In the event that the owner fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may take action for the recovery of same in any Court of competent jurisdiction with the proviso that, in respect of the Body Corporate's party and party costs, the Body Corporate shall comply with any procedure for the taxation and recovery of costs provided for in the rules of the Court, Tribunal or other body which orders payment of costs in favour of the Body Corporate. The Body Corporate may also enter any costs and penalties and other moneys payable to against the levy account of the owner's Lot in the Community Titles Scheme and note the amount of such costs on any certificate issued in respect of the Lot pursuant to Section 205 of the Body Corporate and Community Management Act.
- 26.3 If a contribution levied under the relevant Regulation Module is unpaid 30 days after it falls due for payment, then the amount of the unpaid contribution will bear interest thereafter at an annual rate as determined by the Committee of the Body Corporate from time to time, unless otherwise determined by Ordinary Resolution at a general meeting and until determined at the rate of 2.5% for each month the contribution or instalment is in arrears. At the discretion of the Committee, any Body Corporate Manager has administrative discretion to write off interest at a limit to be determined by the Body Corporate Committee from time to time.
- 26.4 If at the time any person, company or association becomes the owner of a lot, another person or entity is liable in respect of the lot to pay interest on a contribution, the owner is jointly and severally liable with the other person or other entity for the payment of the interest.
- 26.5 The amount of any interest is recoverable by the Body Corporate as a liquidated debt.
- 26.6 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-Laws by any occupiers, guests, servants, employees, agents, children, invitees or licensees of the owner or any of them the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

27. SEVERABILITY

These by-laws are to be interpreted subject to the provisions of the Act. If any by-law or any part of these by-laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise such by-law or part by-law as the case may be which cannot be given effect or its full force and effect shall be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining by-laws.

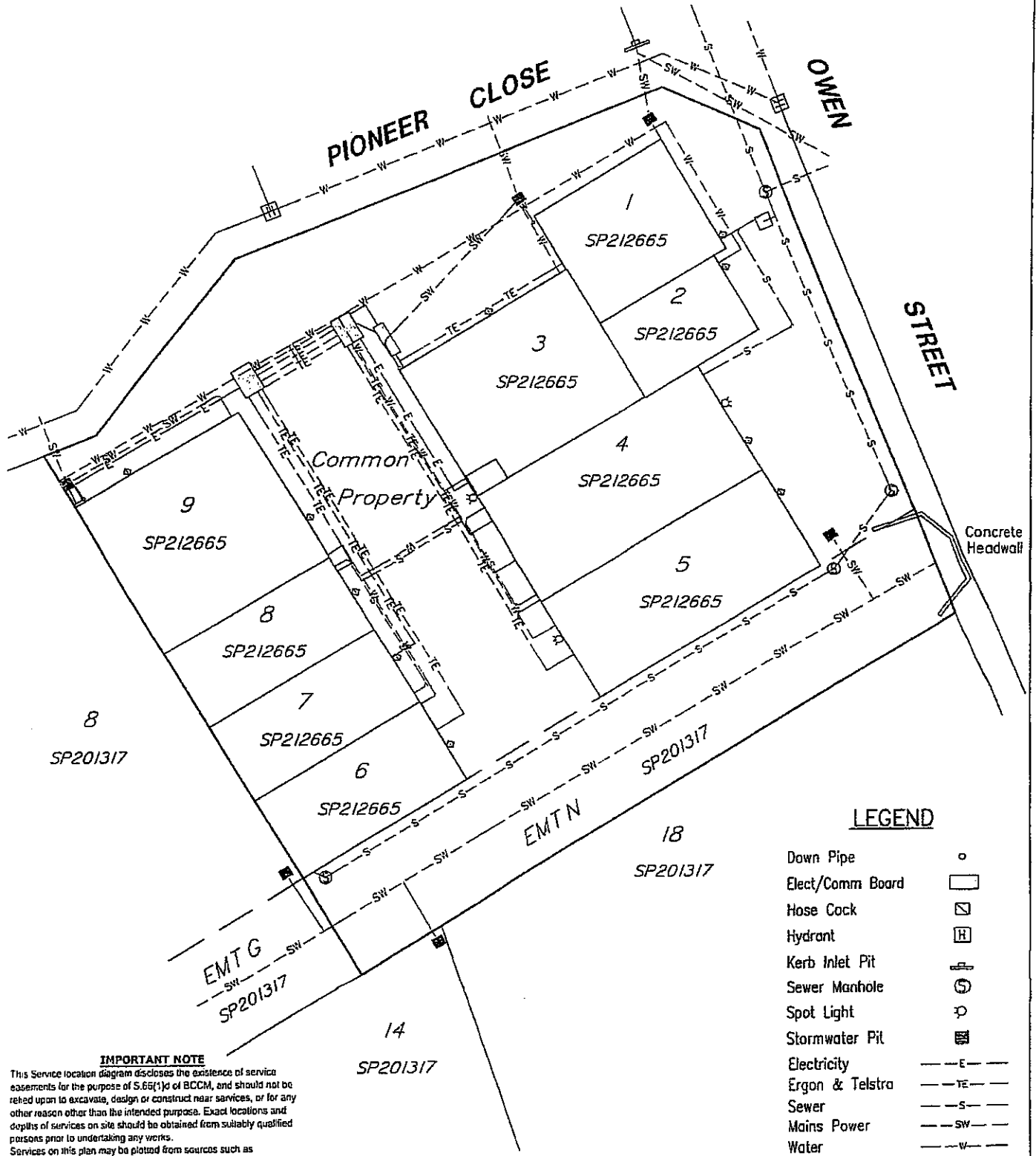
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

- A. A Services Location Diagram is included in this Community Management Statement and is annexed and marked Annexure "SLD".

Lots on Plan or CP	Statutory Easement	Service Location Diagrams
Common Property	Support, water, electricity, telephone service, sewer, stormwater, fire hydrant, drainage, projections and maintenance	Annexure "SLD"
Lots 1 to 10 on SP212665	Support, water, electricity, telephone service, sewer, stormwater, fire hydrant, drainage, projections and maintenance	Annexure "SLD"

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP212665	Area "A" on sketch plan marked "A"	Carpark
Lot 2 on SP212665	Area "B" on sketch plan marked "A"	Carpark
Lot 3 on SP212665	Area "C" on sketch plan marked "A"	Carpark
Lot 4 on SP212665	Area "D" on sketch plan marked "A"	Carpark
Lot 5 on SP212665	Areas "E" & "K" on sketch plan marked "A"	Carpark
Lot 6 on SP212665	Area "F" on sketch plan marked "A"	Carpark
Lot 7 on SP212665	Area "G" on sketch plan marked "A"	Carpark
Lot 8 on SP212665	Area "H" on sketch plan marked "A"	Carpark
Lot 9 on SP212665	Area "I" on sketch plan marked "A"	Carpark
Lot 10 on SP212665	Area "J" on sketch plan marked "A"	Carpark



IMPORTANT NOTE

This Service location diagram discloses the existence of service easements for the purpose of S.66(1)(c) of BCCM, and should not be relied upon to excavate, design or construct near services, or for any other reason other than the intended purpose. Exact locations and depths of services on site should be obtained from suitably qualified persons prior to undertaking any works. Services on this plan may be plotted from sources such as engineering design information, and may not be verified after construction by survey.

LEGEND

- Down Pipe ○
- Elect/Comm Board □
- Hose Cock ⊠
- Hydrant ⊞
- Kerb Inlet Pit ⊥
- Sewer Manhole ⊙
- Spot Light ⊙
- Stormwater Pit ⊞
- Electricity ---E---
- Ergon & Telstra ---TE---
- Sewer ---S---
- Mains Power ---SW---
- Water ---W---

SERVICES LOCATION DIAGRAM
SHEET 1 OF 1

SCALE 1:300
 26/05/2008



SCALE 1:300 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

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 ECONOMICS + ADVISORY

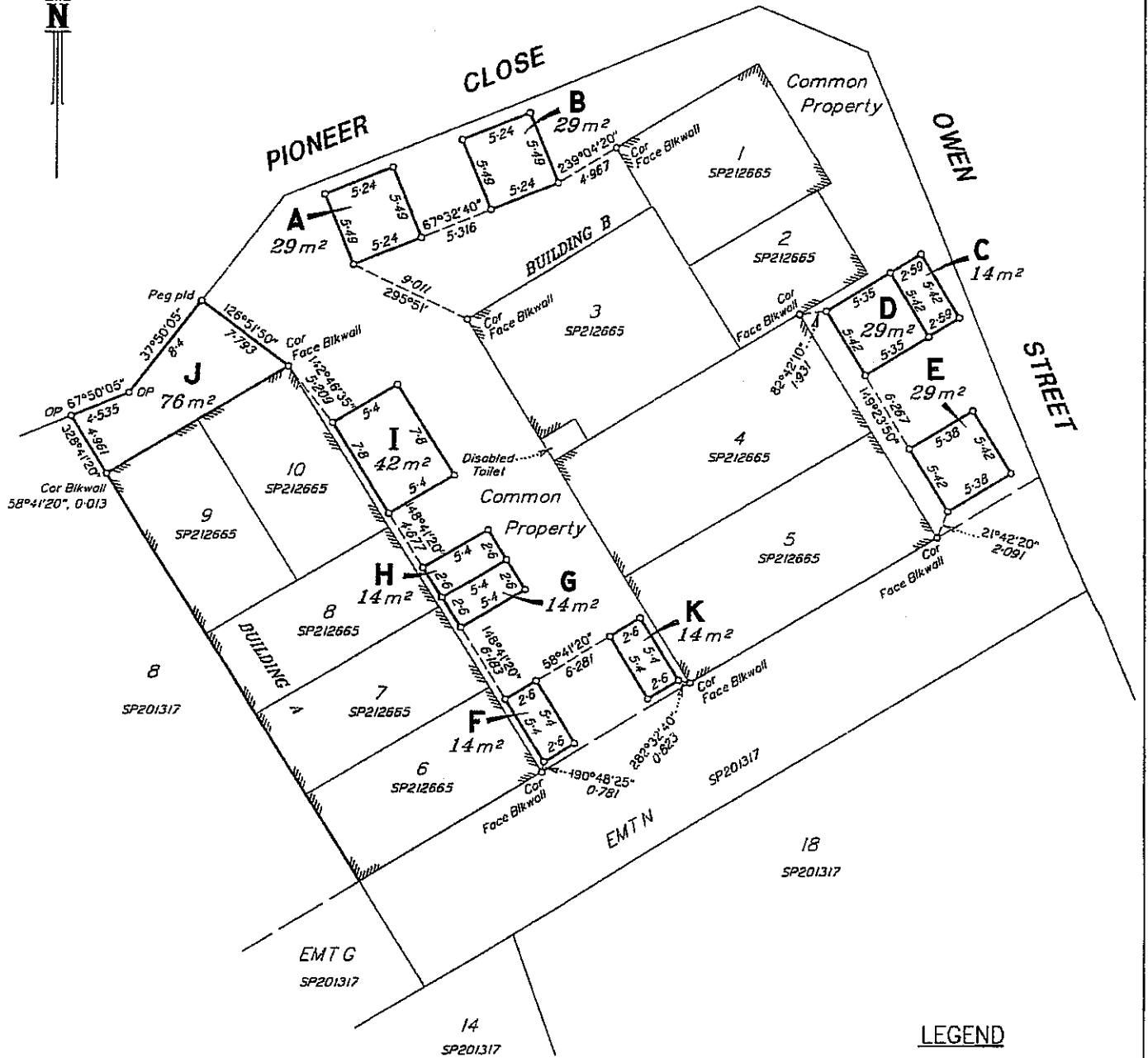
MOSSMAN OFFICE PO BOX 153 MOSSMAN QLD 4872
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 Email: conics@conics.com.au www.conics.com.au
 Conics (Australia) Pty Ltd A.B.N. 62 924 331 016

DWG REF: 8294-33.dwg

ANNEXURE 'A'

Sheet 12 of 12

LOT 9 CRAIGLIE BUSINESS PARK
Community Titles Scheme
No.



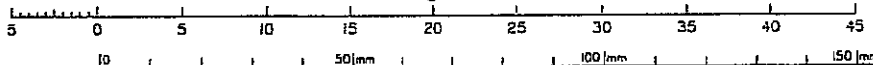
LEGEND

Outside Face of Blkwall

Conics (Cairns) Pty Ltd ACI 055 931 095 hereby certify that the details shown on this sketch plan are correct.

M. [Signature]
S. [Signature]
5/8/08

Scale 1:300 - Lengths are in Metres.



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Conics (Cairns) Pty Ltd A.C.N. 055 931 095

Sketch Plan of Exclusive Use
Areas A-K

being part of Level A of Common Property on
SP212665 for inclusion in "Pioneer Close Lot 9"
Community Title Scheme No.

PARISH: SALISBURY COUNTY: Solander

Meridian: SP212665

F/N's: No

Scale: 1:300

Format: SKETCH

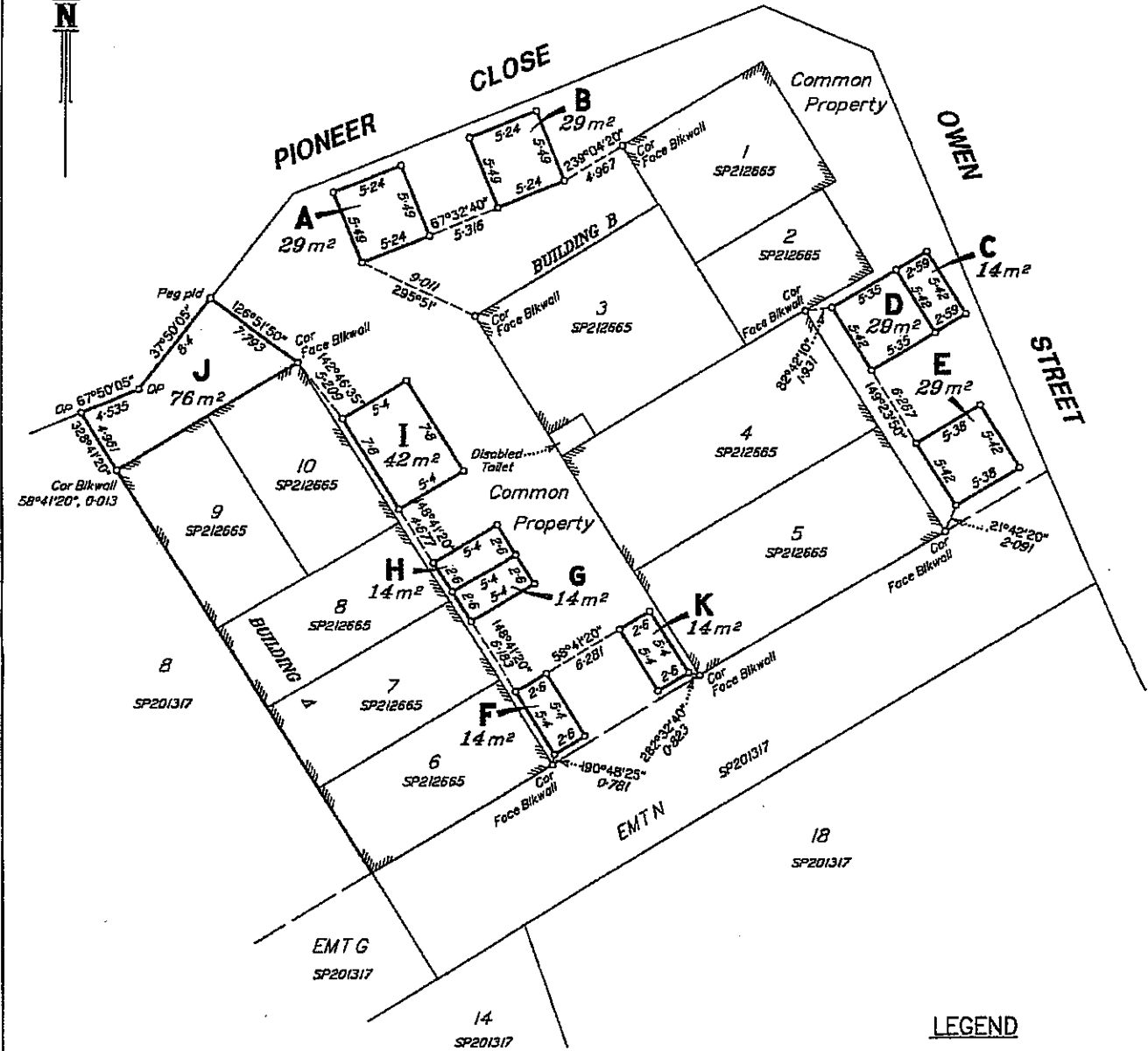
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8294_20C

Drawing File:

8294_20C.DWG

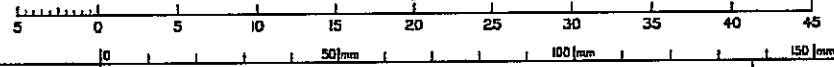
LOT 9 CRAIGLIE BUSINESS PARK
Community Titles Scheme
No.



Conics (Qairne) Pty Ltd ACN 055 931 036 hereby certify that the details shown on this sketch plan are correct.

[Signature]
 Date: 5/8/08

Scale 1:300 - Lengths are in Metres.



LEGEND

Outside Face of Blkwall



DESIGN : PLANNING : SURVEYING
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Sketch Plan of Exclusive Use Areas A-K

being part of Level A of Common Property on SP212665 for inclusion in "Pioneer Close Lot 9" Community Title Scheme No.

PARISH: **SALISBURY** COUNTY: **Solander**
 Meridian: **SP212665**

Scale: **1:300**

Format: **SKETCH**

Drawing No:

8294_20C

Drawing File:

8294_20C.DWG

F/N's: No

PROPOSAL PLANS

PIONEER CLOSE

OWEN STREET

BUILDING B

BUILDING A



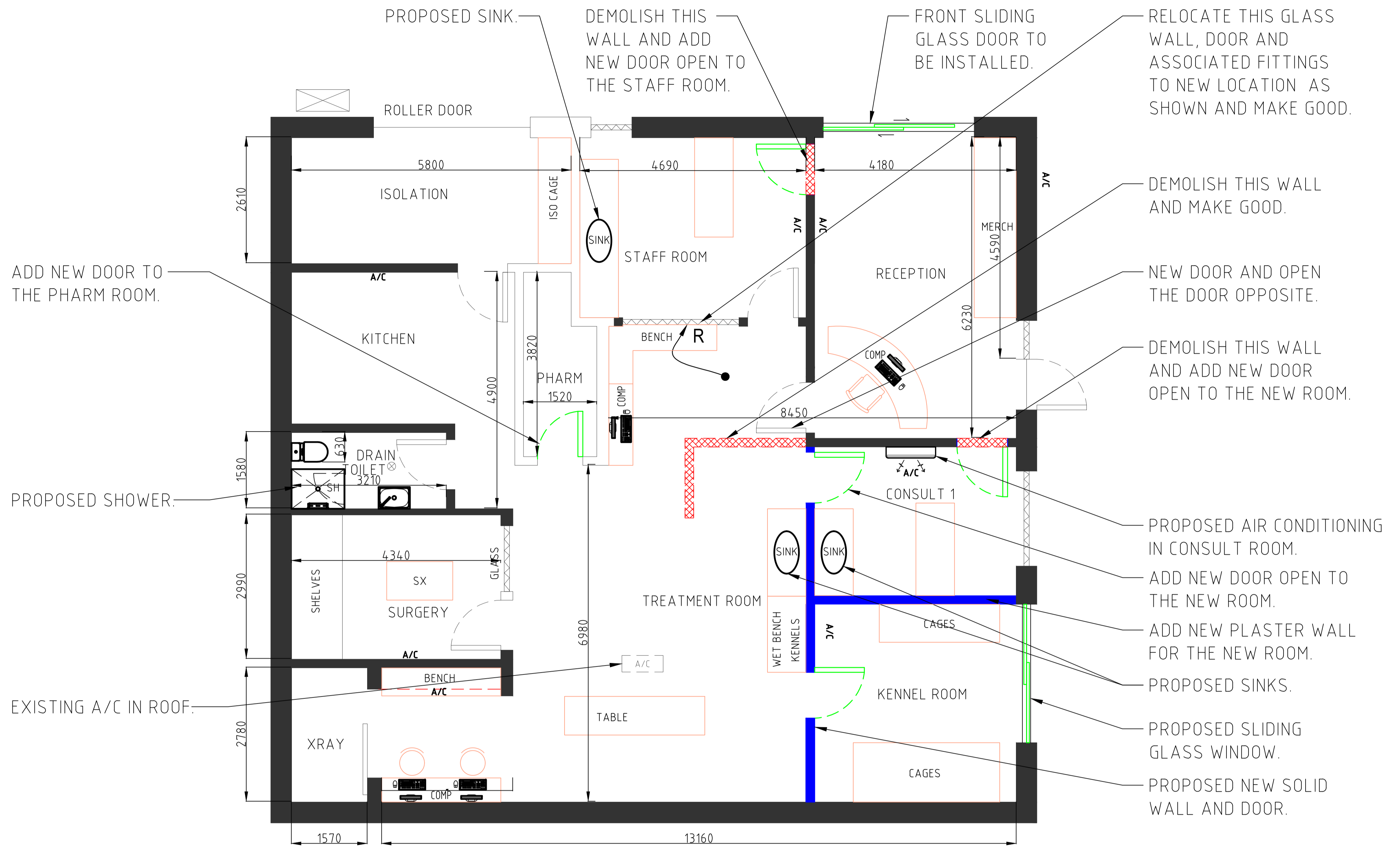
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REV	DATE	REVISION	CHECK'D	APPR'D	MANAGER
B	19/02/2020	PRELIMINARY DESIGN DRAWINGS	--	--	--
A	31/01/2020	PRELIMINARY DESIGN DRAWINGS	--	--	--

CLIENT DRG. No.	CWC SERVICES DRG No.	REV
		B
PROJECT & DETAILS		
LOT 9 & 10 CRAIGLIE BUSINESS PARK		
OWEN STREET, CRAIGLIE		
SITE PLAN		
DATE:		



LOT 9 & 10 OWEN STREET - FLOOR PLAN LAYOUT
SCALE 1:50

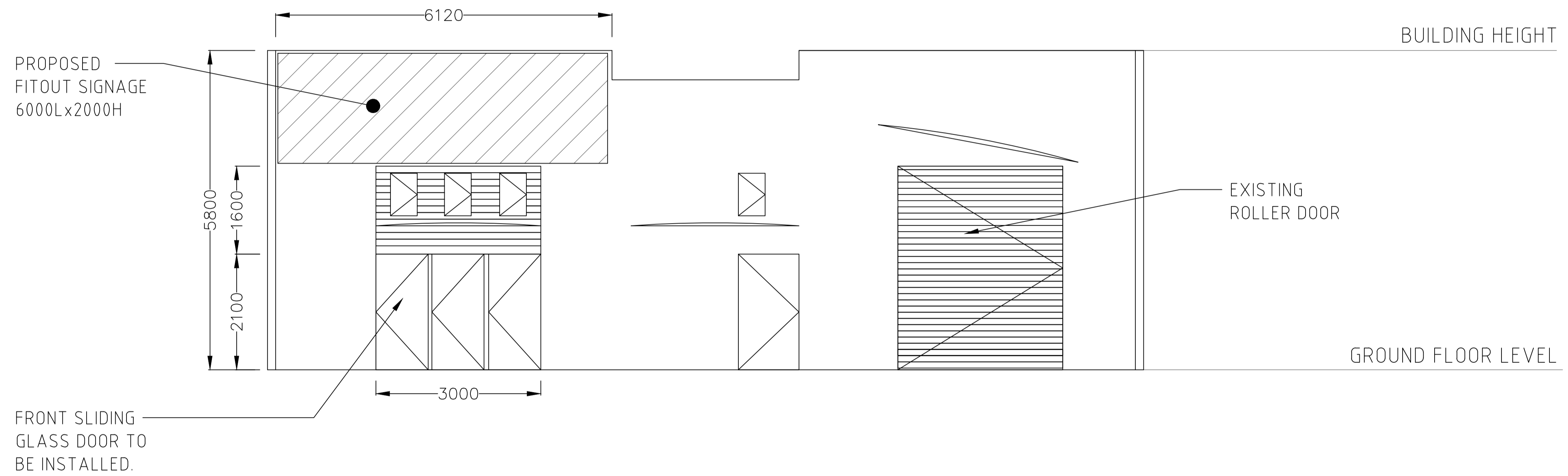
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CLIENT DRG. No.	CWC SERVICES DRG. No.	REV
		B

PROJECT & DETAILS
LOT 9 & 10 CRAIGLIE BUSINESS PARK
 OWEN STREET, CRAIGLIE
 FLOOR PLAN LAYOUT
 DATE:



PIONEER CLOSE - ELEVATION
SCALE 1:50

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CLIENT DRG. No.	CWC SERVICES DRG No.	REV
		B

PROJECT & DETAILS	
LOT 9 & 10 CRAIGLIE BUSINESS PARK OWEN STREET, CRAIGLIE ELEVATION LAYOUT	
DATE:	

PLANNING BENCHMARK ASSESSMENT



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

6.2.5 Industry Zone Code

6.2.5.1 Application

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

6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low or medium impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.4 – Industry areas and activities.
 - (ii) Theme 2 : Environment and landscape values, Element 3.5.6 – Air and acoustic protection and hazardous materials.
 - (iii) Theme 5 : Economy, Element 5.8.2 – Economic growth and diversification, Element 5.8.5 – Innovation and technology.
 - (b) provide and protect land that is accessible and serviced for the location of industry;



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

- (c) manage development to maintain an industrial amenity and provide adequate separation to sensitive land use activities.
- (d) ensure the long term dominance of the Mossman Mill as an industrial activity on Industry zoned land in Mossman will continue to contribute to the development and prosperity of the town.
- (e) recognise the opportunity to consolidate further industrial development around the Mosman Mill site to create a low /medium impact industry precinct in Mossman.

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

- (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
- (b) The scale, character and built form of development contributes to a high standard of amenity.
- (c) Development has access to development infrastructure and essential services.
- (d) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses.
- (e) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Table 6.2.5.3 – Criteria for assessment

Table 6.2.5.3.a – Industry zone code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>The height of buildings and structures is consistent with those of nearby buildings.</p>	<p>AO1</p> <p>Buildings and structures are not more than 10 metres in height.</p>	<p>Not applicable</p> <p>The proposed use would be contained within an existing building and no additional buildings are proposed.</p>
<p>PO2</p> <p>Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.</p>	<p>AO2.1</p> <p>Buildings, structures, display and storage areas are set back a minimum of:</p> <p>(a) 8 metres to a State-controlled road</p> <p>(b) 6 metres from any other road frontage(s).</p>	<p>Not applicable</p> <p>The proposed use would be contained within an existing building and no additional buildings or external storage areas are proposed.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO2.2</p> <p>Where a site has a common boundary with land in an Industry zone, the buildings are setback either:</p> <p>(a) 0 metres from the side and rear boundaries; or</p> <p>(b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and</p> <p>(c) not any distance between 0 metres and 2.5 metres.</p> <p>Note – Building Code requirements must be satisfied.</p>	<p>Not applicable</p> <p>The proposed use would be contained within an existing building and no additional buildings are proposed.</p>
	<p>AO2.3</p> <p>Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the height of the building, whichever is the greater from the common boundary.</p> <p>Note – Building Code requirements must be satisfied</p>	<p>Not applicable</p> <p>The proposed use would be contained within an existing building and no additional buildings are proposed.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO3</p> <p>The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.</p>	<p>AO3</p> <p>The site coverage of buildings does not exceed 60%.</p>	<p>Not applicable</p> <p>The proposed use would be contained within an existing building and no additional buildings are proposed.</p>
<p>PO4</p> <p>Development provides a quality workplace.</p>	<p>AO4.1</p> <p>Pedestrian entrances to buildings are:</p> <p>(a) easy to identify from the street and on-site car parking areas;</p> <p>(b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p>	<p>Complies with AO4.1</p> <p>The proposal includes alterations to the Pioneer Close façade to replace an existing window with a sliding entrance door. The entrance door would have an existing weather protection awning and would improve the visibility of the entrance from the street.</p>
	<p>AO4.2</p> <p>Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows,</p>	<p>Complies with AO4.2</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	doors, shading devices and variations in construction materials, colours etc.).	The reception area would be located adjacent the Pioneer Close façade and would address the street.
	<p>AO4.3</p> <p>Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p>	<p>Complies with AO4.3</p> <p>Customer parking would be provided in the existing exclusive use area that within the front setback area and to the side of the building, which is visible from the street.</p>
	<p>AO4.4</p> <p>Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p>	<p>Not applicable</p> <p>No gates are proposed.</p>
	<p>AO4.5</p> <p>Car parking surfaces are constructed or coated with glare-reducing materials.</p>	<p>Not Applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
		<p>The proposal is to utilise the existing lawfully constructed car parking areas. No new parking is proposed.</p>
<p>PO5</p> <p>The appearance and amenity of development is enhanced through landscaping works.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p>AO5.1</p> <p>A minimum of 20% of the site is provided with space available for landscape planting.</p>	<p>Complies with PO5</p> <p>The proposed use would be within an existing lawfully constructed business park with an accepted level landscaping. Minor alterations are proposed to remove the landscaping adjacent the Pioneer Street façade to facilitate an improved entrance; however, this would not affect the overall accepted appearance and amenity of the development.</p>
	<p>AO5.2</p> <p>A 2 metre landscape planting strip for dense planting is provided along the road frontage(s),</p>	<p>Complies with PO5</p> <p>The proposed use would be within an existing lawfully constructed business park with an accepted level landscaping. No changes are</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.</p>	<p>proposed to the existing landscape planting strip to the Pioneer Close frontage.</p>
	<p>AO5.3</p> <p>Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.</p>	<p>Complies with PO5</p> <p>The proposed use would be within an existing lawfully constructed business park with an accepted level landscaping. Minor alterations are proposed to remove the landscaping adjacent the Pioneer Street façade to facilitate an improved entrance; however, this would not affect the overall accepted appearance and amenity of the development and no changes are proposed to any planting beds adjacent parking areas.</p>
	<p>AO5.4</p> <p>Landscape planting consists of hardy tropical species suited to Douglas Shire’s climatic conditions.</p>	<p>The proposed use would be within an existing lawfully constructed business park with an accepted level landscaping. Minor alterations are proposed to remove the landscaping adjacent the</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
		Pioneer Street façade to facilitate an improved entrance; however, this would not affect the overall accepted appearance and amenity of the development and no additional planting is proposed.
<p>PO6</p> <p>The movement of traffic on roads is not compromised by the loading and unloading of goods.</p>	<p>A06</p> <p>All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods</p>	<p>Complies with A06</p> <p>The delivery and servicing arrangements have been accepted as part of the existing development on the site.</p>
<p>PO7</p> <p>Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>A07</p> <p>No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.</p>	<p>Not applicable</p> <p>No walls face the Captain Cook Highway.</p>
<p>PO7</p>	<p>A07.1</p>	<p>Not applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>The movement of traffic on roads is not compromised by access and egress to the site.</p>	<p>Site access for vehicles is limited to one point per road frontage.</p> <p>or</p>	<p>The premises would be accessed via the existing access and no additional access is proposed.</p>
	<p>A07.2</p> <p>If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.</p>	<p>Not applicable</p> <p>No new access points are proposed.</p>
	<p>A07.3</p> <p>Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.</p>	<p>Complies with A06</p> <p>The car parking and servicing arrangements have been accepted as part of the existing development on the site.</p>
<p>PO8</p>	<p>A08.1</p> <p>Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with</p>	<p>Not applicable</p> <p>No contaminants are proposed to be stored on site.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.</p>	<p>110% storage capacity bund for spillage containment.</p>	
	<p>AO8.2 Roof and storm water are directed away from areas of potential contamination.</p>	<p>Not applicable No contaminants are proposed to be stored on site.</p>
	<p>AO8.3 Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.</p>	<p>Not applicable No contaminants are proposed to be stored on site.</p>
<p>PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO9 Uses identified in Table 6.2.5.3.b are not established in the Industry zone.</p>	<p>Complies with AO9 The proposed use is not identified in table 6.2.5.3.</p>
<p>PO10</p>	<p>AO10</p>	<p>Complies with PO10</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p> <p>(a) the Accommodation activity group, located outside the Industry zone;</p> <p>(b) the Sensitive land use activity group, located outside the Industry zone.</p>	<p>No acceptable outcomes are prescribed.</p>	<p>The application site is not located within proximity of any accommodation activities or other sensitive land uses.</p>
<p>PO11</p> <p>New lots contain a minimum area of 1000m².</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed</p>	<p>Not applicable</p> <p>No new lots would be created as part of the development.</p>
<p>PO12</p> <p>New lots have a minimum road frontage of 20 metres.</p>	<p>AO12</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>No new lots would be created as part of the development.</p>
<p>PO13</p>	<p>AO13</p>	<p>Not applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
New lots contain a 20 metre x 40 metre rectangle.	No acceptable outcomes are prescribed.	No new lots would be created as part of the development.

Table 6.2.5.3.b – Inconsistent uses within the Industry zone

Inconsistent uses		
<ul style="list-style-type: none"> • Air services • Animal husbandry • Bar • Cemetery • Child care centre • Club • Community care centre • Community residence • Cropping 	<ul style="list-style-type: none"> • Hotel • Intensive animal industry • Intensive horticulture • Major sport and entertainment facility • Motor sport facility • Multiple dwelling • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility, being a wind farm • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers accommodation



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

<ul style="list-style-type: none">• Detention facility• Dual occupancy• Dwelling house• Environment facility• Extractive industry• Function facility• Health care services• Home based business• Hospital	<ul style="list-style-type: none">• Outdoor sport and recreation• Outstation• Permanent plantation	<ul style="list-style-type: none">• Shopping centre• Short-term accommodation• Theatre• Tourist attraction• Tourist park• Wholesale nursery
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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.



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

7.2.4 Port Douglas/Craiglie local plan code

7.2.4.1 Application

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

7.2.4.2 Context and setting

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

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

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

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



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

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

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

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

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

7.2.4.3 Purpose

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



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

(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



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

(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;



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

- (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.



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

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;



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

- (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;



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

- (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;



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

- (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
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO1</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>AO1</p> <p>A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p>Not applicable</p> <p>The proposal is for the reuse of an existing premises and no redesign work is proposed that would affect any movement networks.</p>
<p>PO2</p> <p>Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<p>AO2.1</p> <p>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, 	<p>Complies with AO2.1</p> <p>No vegetation would be removed to facilitate the development.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

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>AO2.2</p> <p>Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p> <p>(a) Flagstaff Hill;</p> <p>(b) Four Mile Beach;</p> <p>(c) Across to the ranges over Dickson Inlet;</p> <p>(d) Mowbray Valley.</p>	<p>Complies with AO2.2</p> <p>Th reuse of an existing premises with no external works would not affect any views or vistas.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO2.3</p> <p>Important landmarks, memorials and monuments are retained.</p>	<p>Not applicable</p> <p>The site does not contain any important landmarks or memorials.</p>
<p>PO3</p> <p>Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO3</p> <p>Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	<p>Not applicable</p> <p>The site is not adjacent a gateway or node.</p>
<p>PO4</p> <p>Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p>AO4</p> <p>Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic</p>	<p>Complies with AO4</p> <p>The premises forms part of a lawfully established development where the landscaping design has previously been accepted.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	vegetation.	
<p>PO5</p> <p>Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO5</p> <p>Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p>Complies With AO5</p> <p>No access would be provided to or from a state controlled road.</p>
<p>For assessable development</p>		
<p>Additional requirements in Precinct 1 – Port Douglas precinct</p>		
<p>PO6</p> <p>The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.</p>	<p>AO6.1</p> <p>Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO6.2</p> <p>Unless otherwise specified within this Local Plan,</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	buildings are set back not less than 6 metres from the primary street frontage.	
<p>PO7</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>AO7.1</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>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO7.2</p> <p>Ground level parking incorporates clearly defined pedestrian routes.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO7.3</p> <p>Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	of new or refurbished development.	
	<p>AO7.4</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>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO7.5</p> <p>On-site car parking available for public use is clearly signed at the site frontage.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO7.6</p> <p>Boom gates, pay machines or other regulatory devices to control access to a publicly available car</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	parking area are not constructed or installed.	
<p>PO8</p> <p>Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
<p>PO9</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 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</p>	<p>AO9</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>Note – Height is inclusive of the roof height.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>and the backdrop of Flagstaff Hill.</p> <p>(e) do not exceed 3 storeys.</p>		
<p>PO10</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>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO11</p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces;</p> <p>(c) do not focus principally on internal spaces or parking areas.</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO12</p> <p>Setbacks at ground level provide for:</p> <ul style="list-style-type: none"> (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street. 	<p>AO12</p> <p>Setbacks at ground level:</p> <ul style="list-style-type: none"> (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths. 	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>AO13</p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance. 	<p>AO13</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO14</p> <p>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>AO14</p> <p>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;</p> <p>or</p> <p>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.</p> <p>Note – PO24 provides more detail on awning design.\</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO15</p> <p>Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level</p>	<p>AO15.1</p> <p>Centre activities establish: at street level on active street frontages; a maximum of one level above street level.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>AO15.2</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>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO16</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 Town</p>	<p>AO16</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
Centre sub-precinct is maintained.		
<p>PO17</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>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO18</p> <p>Roofs are not characterised by a cluttered display</p>	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>P019</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</p>	<p>AO19</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
temperatures; (d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.		
PO20 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	AO20 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 3.
PO21 Buildings do not incorporate any type of glass or	AO21 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 3.



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO22.1 Development has a maximum length of unbroken building 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>Not applicable The site is within precinct 3.</p>
	<p>AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p>Not applicable The site is within precinct 3.</p>
	<p>AO22.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a</p>	<p>Not applicable The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	
<p>PO23</p> <p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural 	<p>AO23</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"> (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>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within 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>PO24</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>(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</p>	<p>AO24</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>PO25</p> <p>Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p>AO25</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 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
<p>PO26</p> <p>The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.</p>	<p>AO26</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>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO27</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 limited development sub-precinct.</p>	<p>AO27</p> <p>Buildings and structures are not more than:</p> <ul style="list-style-type: none"> (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. <p>Note – Height is inclusive of roof height.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO28</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>AO28</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO29</p> <p>Public pedestrian access along the water’s edge is maximised.</p>	<p>AO29.1</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>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO29.2</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>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO29.3</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>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO30</p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces.</p>	<p>AO30</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO31</p> <p>Setbacks at ground level provide for:</p> <p>(a) connection between pedestrian paths and public places;</p>	<p>AO31</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</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
(b) areas for convenient movement of pedestrians; (c) changes in gradient.	adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	
PO32 Buildings do not result in a reduction of views and vistas from public places to: (a) Dickson Inlet; (b) public open space; (c) places of significance.	AO32 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 3.
PO33 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and	AO33 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 3.



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
open space areas.		
<p>PO34</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>AO34.1</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>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO34.2</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, including mixed use development.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO35</p> <p>Detailed building design:</p> <p>(a) enhances the visual amenity of the</p>	<p>AO35</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>PO36</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,</p>	<p>AO36</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>PO37</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 Waterfront North 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>AO37</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO38</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades. 	<p>AO38</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO39</p> <p>Buildings are finished with high quality materials, selected for:</p>	<p>AO39</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<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>PO40</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>AO40</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO41</p> <p>Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO41.1</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>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO41.2</p>	<p>Not applicable</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p>The site is within precinct 3.</p>
	<p>AO41.3</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"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO42</p>	<p>AO42</p>	<p>Not applicable</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	<p>The site is within precinct 3.</p>
<p>PO43</p> <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"> (a) extend and cover the footpath to provide 	<p>AO43</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>protection from the sun and rain;</p> <p>(b) include lighting under the awning;</p> <p>(c) are continuous across pedestrian circulation areas;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3 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 street 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>PO44</p> <p>The Balley Hooley rail line and turn-table is</p>	<p>AO44.1</p> <p>Bally Hooley rail line and turn-table is retained and</p>	<p>Not applicable</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>retained and incorporated into development and maintains its functionality.</p>	<p>incorporated into development to maintain its functionality.</p>	<p>The site is within precinct 3.</p>
	<p>AO44.2</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>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO45</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>(a) noise;</p> <p>(b) odour;</p> <p>(c) hazardous materials;</p>	<p>AO45</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
(d) waste and recyclable material storage.		
<p>PO46</p> <p>Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.</p>	<p>AO46</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO47</p> <p>Buildings, civic spaces, roads and pedestrian links are enhanced by:</p> <p>(a) appropriate landscape design and planting;</p> <p>(b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront;</p> <p>(c) lighting and well-considered discrete signage that complements building and landscape design;</p> <p>(d) public artwork and other similar features that</p>	<p>AO47</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
reflect the heritage and character of the Port Douglas Waterfront.		
<p>PO48</p> <p>Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.</p>	<p>AO48</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO49</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>AO49</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO50</p> <p>Marine infrastructure to service the tourism, fishing and private boating community is provided.</p>	<p>AO50</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO51</p> <p>Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.</p>	<p>AO51</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>Not applicable</p> <p>The site is within precinct 3.</p>
<p>Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct</p>		
<p>PO52</p> <p>The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.</p>	<p>AO52</p> <p>Uses identified as inconsistent uses Table 7.2.4.4.c – are not established in Precinct 1c – Waterfront South.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO53</p>	<p>AO53.1</p>	<p>Not applicable</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Development does not adversely impact on the natural environment, natural vegetation or watercourses.</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>The site is within precinct 3.</p>
	<p>AO53.2</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 Environmental Management Plan.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO54</p> <p>Development of land at the end of Port Street</p>	<p>AO54</p> <p>A master plan for the development is provided and</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.	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>PO55</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>AO55.1</p> <p>Development has a height of not more than 10 metres.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO55.2</p> <p>Development is setback from all property boundaries not less than 3 metres.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO56</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</p>	<p>AO56</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>PO57</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) maximise safety and efficiency of loading;</p> <p>(c) protect the visual and acoustic amenity of sensitive land use activities;</p> <p>(d) minimise adverse impacts on natural characteristics of adjacent areas.</p>	<p>AO57.1</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>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO57.2</p> <p>Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
	<p>AO57.3</p>	<p>Not applicable</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	Driveways, parking and manoeuvring areas are constructed and maintained to: (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.	The site is within precinct 3.
PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	AO58 No acceptable outcomes are prescribed.	Not applicable The site is within precinct 3.
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	AO59 Areas used for loading and unloading, storage, utilities and car parking are screened from public view: (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a	Not applicable The site is within precinct 3.



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	minimum width of 3 metres.	
<p>PO60</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>AO60</p> <p>For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
<p>PO61</p> <p>The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.</p>	<p>AO61</p> <p>Buildings and structures are not more than one storey and 4 metres in height.</p> <p>Note - Height is inclusive of the roof height.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
<p>PO62</p>	<p>AO62</p>	<p>Not applicable</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
The precinct is developed for organised sporting activities and other community uses.	No acceptable outcomes are prescribed.	The site is within precinct 3.
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
<p>PO63</p> <p>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.</p>	<p>AO63</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>
<p>PO64</p> <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> <p>(a) building design which minimises excavation and filling;</p>	<p>AO64</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>(b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles;</p> <p>(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;</p> <p>(d) protection of the views from public viewing points in the Port Douglas precinct.</p>		
<p>Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct</p>		
<p>PO65</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</p>	<p>AO65</p> <p>Development consists of service and light industries and associated small scale commercial activities.</p>	<p>Complies with PO65</p> <p>The proposal is for the reuse of an existing office/service industry premises for the purpose of a Veterinary Service. A Veterinary Service is not considered to be Town Centre use and has the propensity to adversely impact on the amenity of a</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
Town Centre Precinct.		residential area. It is considered to be a use that is better suited to a location outside of the Port Douglas Town Centre Precinct and more suitably located within a commercial and light industry area.
<p>PO66</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>AO66.1</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>Not applicable</p> <p>The proposal is for the reuse of an existing lawfully established building and no additional buildings are proposed.</p>
	<p>AO66.2</p> <p>The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p>	<p>Not applicable</p> <p>The proposal is for the reuse of an existing lawfully established building and no additional buildings are proposed.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO66.3</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>Complies with AO66.3</p> <p>Advertising Signs would be limited to a sign to the Pioneer Close façade of the building and no signage is proposed near the Captain Cook Highway or within the landscaped setback area.</p>
	<p>AO66.4</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>Complies with AO66.4</p> <p>All car parking would be provided within the lawfully established car parking areas.</p>
<p>Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct</p>		
<p>PO67</p> <p>No additional lots are created within the precinct.</p>	<p>AO67</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO68</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>AO68</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within precinct 3.</p>

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

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



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

<ul style="list-style-type: none"> • Dual occupancy • Dwelling house 		<ul style="list-style-type: none"> • Winery
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Table 7.2.4.4.c — Inconsistent uses in sub-precinct 1c - Waterfront South sub-precinct

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



20200021 – Unit 9 &10, 17-19 Owen Street , Craiglie

<ul style="list-style-type: none">• Function facility• Funeral parlour• Garden centre		<ul style="list-style-type: none">• Warehouse• Wholesale nursery• Winery
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20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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.



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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

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

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2	Complies with AO1.1 No excavation or filling would occur as part of this development.



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p>AO2.2</p> <p>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:</p> <ul style="list-style-type: none"> (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 	



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO3</p> <p>No excavation or filling would occur as part of this development.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies with AO1.1</p> <p>Veterinary Services are required to provide on-site car parking at the rate of one space per 50m² of Gross Floor Area, or 4 spaces for the proposed development with a gross floor area of less than 200m². The proposed development would provide 5 car parking spaces in the exclusive use areas and therefore satisfies the requirement.</p>
	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used</p>	<p>Complies with AO1.2</p> <p>The car parking spaces would be maintained as freely available for the parking of vehicles.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Not applicable The site and premises are serviced by existing crossovers and no additional crossovers are proposed. Not applicable The site and premises are serviced by existing crossovers and no additional crossovers are proposed.



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	The site and premises are serviced by existing crossovers and no additional crossovers are proposed.
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Complies with AO4</p> <p>The car parking arrangement, including wheel chair car spaces has previously been accepted and no changes are proposed to the car parking layout.</p>
<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Complies with AO5</p> <p>The car parking arrangement, including wheel chair car spaces has previously been accepted and no changes are proposed to the car parking layout. The building access will be assessed as part of the building works application.</p>
<p>PO6</p>	<p>AO6</p>	<p>Not applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found.	No bicycle parking is required.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not applicable No bicycle parking is required.
	A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable No bicycle parking is required.
	A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable No bicycle parking is required.
PO8	A08	Not applicable



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	<p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	<p>No bicycle parking is required.</p>
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The proposed use would rely on existing car parking spaces in existing exclusive use areas associated with the premises, which have previously been accepted as compliant with the relevant standards.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<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>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Complies with AO9.2</p> <p>All servicing and loading in association with the use would be undertaken within the site.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Complies with AO9.3</p> <p>The existing servicing arrangements have previously been accepted by Council and it is not proposed to change those arrangements.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p>	<p>Not applicable</p> <p>No queueing is required.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	(a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable No queuing or set down areas are required.



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

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;

(b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

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
Lighting		
<p>PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>AO1.1 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.</p>	<p>Not applicable No outdoor lighting is proposed as part of this application.</p>
	<p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p>	<p>Not applicable No outdoor lighting is proposed as part of this application.</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p>Not applicable There are no nearby residential premises.</p>
Noise		
<p>PO2 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>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or</p>	<p>Complies with AO2.1 The development would not involve activities that would cause environmental harm.</p>
	<p>AO2.2 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>Not applicable The proposal would be undertaken within an existing building.</p>
	<p>AO2.3 The design and layout of development ensures</p>	<p>Not applicable There are no adjacent sensitive land uses.</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <p>(a) car parking is located away from adjacent sensitive land uses;</p> <p>(b) car parking is enclosed within a building;</p> <p>(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;</p> <p>(d) buffered with dense landscaping.</p> <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>	
Airborne particles and other emissions		
<p>PO3</p> <p>Potential airborne particles and emissions generated from the development are avoided</p>	<p>AO3.1</p> <p>Development does not involve activities that will result in airborne particles or emissions being</p>	<p>Complies with AO3.1</p> <p>The development does not involve activities that</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>through design, 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>generated; or</p> <p>AO3.2</p> <p>The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>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>will result in airborne particles.</p> <p>Not applicable</p> <p>The development does not involve activities that will result in airborne particles.</p>
Odours		
<p>PO4</p> <p>Potential odour causing activities associated with</p>	<p>AO4.1</p> <p>The development does not involve activities that</p>	<p>Complies with AO4.1</p> <p>The development would not involve activities that</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>the development are avoided through design, 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>create odorous emissions; or</p>	<p>create odorous emissions.</p>
	<p>AO4.2</p> <p>The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p>Not applicable</p> <p>The development would not involve activities that create odorous emissions.</p>
<p>Waste and recycleable material storage</p>		
<p>PO5</p> <p>Waste and recycleable 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>AO5.1</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>Complies with AO5.1</p> <p>All putrescent waste, including clinical waste and animal disposal would be handled and stored in accordance with legislative requirements and disposed of by a licensed contractor.</p>
	<p>AO5.2</p> <p>Waste and recycleable 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>Complies with AO5.2</p> <p>All waste and recycleable material would be stored in accordance with the current practices approved as part of the overall development and all putrescent waste, including clinical waste and animal disposal would be handled and stored in</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;</p> <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>	<p>accordance with legislative requirements and disposed of by a licensed contractor.</p>
Sensitive land uses		
<p>PO6</p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible</p>	<p>AO6.1</p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by</p>	<p>Not applicable</p> <p>The proposal is not a sensitive land use.</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>existing land uses, activities and potential development possible in an area; or</p>	
	<p>A06.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p>Not applicable The proposal is not a sensitive land use.</p>
<p>Stormwater quality</p>		
<p>PO7 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: (a) the amount and type of pollutants borne from the activity;</p>	<p>A07.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p>Complies with A07.1 The application premises has an existing connection to the Council's drainage network.</p>
	<p>A07.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p>Complies with A07.2 The application premises has an existing connection to the Council's drainage network.</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>(b) maintaining natural stream flows (c) the amount and type of site disturbance; (d) site management and control measures.</p>	<p>AO7.3 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 receiving waters. 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>Complies with AO7.3 The application premises has an existing connection to the Council's drainage network.</p>
<p>Pest plants (for material change of use on vacant land over 1,000m²)</p>		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not</p>	<p>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or</p>	<p>Not applicable The premises in not over 1,000m² in area.</p>



20200021 – Unit 9 &10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>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>AO8.2</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.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.</p>	<p>Not applicable</p> <p>The premises in not over 1,000m² in area.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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;



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

- (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 – Filling and excavation code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable No works are proposed within a Local Government Road.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	Not applicable No works are proposed within a Local



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>and existing sections;</p> <p>(c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Error! Reference source not found. provides guidance on meeting the outcomes.</p>	
	<p>AO1.5</p> <p>Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p>Not applicable</p> <p>No works are proposed within a Local Government Road.</p>
Accessibility structures		
<p>PO2</p> <p>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient</p>	<p>AO2.1</p> <p>Accessibility structures are not located within the road reserve.</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>
	<p>AO2.2</p>	<p>Not applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO3.2</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 stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
<p>Treatment and disposal of effluent</p>		
<p>PO4</p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as</p>	<p>AO4.1</p> <p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in</p>	<p>Complies with AO4.1</p> <p>The site has existing connectivity to the Council's sewerage system.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>a result of increasing the cumulative effect of systems in the locality.</p>	<p>Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2</p> <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>	
Stormwater quality		
<p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and</p>	<p>AO5.1</p> <p>A connection is provided from the premises to Council’s drainage system;</p> <p>or</p>	<p>Complies with AO5.1</p> <p>The premises is connected to the Council’s drainage system.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.2</p> <p>An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	
	<p>AO5.3</p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Error! Reference source not found. 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"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; 	<p>Not applicable</p> <p>The premises is connected to the Council's drainage system.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	(d) rainfall erosivity.	
	<p>AO5.4</p> <p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p>	<p>Not applicable</p> <p>There would be no earthworks or new buildings proposed, consequently there is no requirements for erosion and sediment control practices.</p>
	<p>AO5.5</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Error! Reference source not found. 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act</i></p>	<p>Not applicable</p> <p>The premises has an existing connection to the Council’s drainage network.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>1994.</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>	
Non-tidal artificial waterways		
<p>PO6</p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p> <p>(b) be compatible with the land use constraints for the site for protecting water environmental values;</p> <p>(c) be compatible with existing tidal and non-tidal waterways;</p>	<p>AO6.1</p> <p>Development involving non-tidal artificial waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p> <p>(b) any ground water recharge areas are not affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p>	<p>Not applicable</p> <p>The development does not involve any waterways.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
(d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	(d) existing areas of ponded water are included.	
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	Not applicable The development does not involve any waterways.
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely	Not applicable The development does not involve any waterways.



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	
	<p>AO6.4</p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	<p>Not applicable</p> <p>The development does not involve any waterways.</p>
	<p>AO6.5</p> <p>The end-use purpose of the non-tidal artificial</p>	<p>Not applicable</p> <p>The development does not involve any</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>waterway is designed and operated in a way that protects water environmental values.</p>	<p>waterways.</p>
	<p>AO6.6</p> <p>Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p>	<p>Not applicable</p> <p>The development does not involve any waterways.</p>
	<p>AO6.7</p> <p>Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>	<p>Not applicable</p> <p>The development does not involve any waterways.</p>
<p>Wastewater discharge</p>		
<p>PO7</p> <p>Discharge of wastewater to waterways, or off site: (a) meets best practice environmental</p>	<p>AO7.1</p> <p>A wastewater management plan is prepared and addresses:</p>	<p>Not applicable</p> <p>There would be no waste water discharge to waterways or off-site. All waste would be to</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health;	(a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	Council's sewerage system or managed by a regulated waste contractor.
(iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Not applicable There would be no waste water discharge to waterways or off-site. All waste would be to Council's sewerage system or managed by a regulated waste contractor.
	A07.3 Wastewater discharge is managed to avoid or	Not applicable There would be no waste water discharge to



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>waterways or off-site. All waste would be to Council's sewerage system or managed by a regulated waste contractor.</p>
	<p>AO7.4</p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of</p>	<p>Not applicable</p> <p>There would be no waste water discharge to waterways or off-site. All waste would be to Council's sewerage system or managed by a regulated waste contractor.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
Electricity supply		
<p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity</p>	<p>Complies with AO8.1</p> <p>The site has an existing connection to the electricity distribution network.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 The site has existing connectivity to the telecommunications infrastructure.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with AO11 The site has existing connectivity to the telecommunications infrastructure.
Road construction		
PO12	AO12.1	Complies with AO12.1



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<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>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>Pioneer Close is a constructed and Council maintained road.</p>
	<p>AO12.2</p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p>Complies with AO12.2</p> <p>Pioneer Close is a fully constructed and Council maintained road.</p>
	<p>AO12.3</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>Complies with AO12.3</p> <p>Pioneer Close is a fully constructed and Council maintained road.</p>
<p>Alterations and repairs to public utility services</p>		
<p>PO13</p>	<p>AO13</p>	<p>Not applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Infrastructure is integrated with, and efficiently extends, existing networks.</p>	<p>Development is designed to allow for efficient connection to existing infrastructure networks.</p>	<p>No alterations or repairs are required.</p>
<p>PO14</p> <p>Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO14.1</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>AO14.2</p> <p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No alterations or repairs are required.</p>
<p>Construction management</p>		



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO15</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15</p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds. 	<p>Not applicable</p> <p>No new building construction activity is proposed.</p>
<p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p>AO16</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No new building construction activity is proposed.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<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>	
For assessable development		
High speed telecommunication infrastructure		
<p>PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>	<p>Not applicable The premises has existing connectivity to relevant infrastructure.</p>
Trade waste		
<p>PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	<p>Complies with PO18 All waste that is classified as trade waste will be managed by a regulated waste contractor.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<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>Fire services in developments accessed by common private title</p>		
<p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1</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 and be situated above or below ground.</p>	<p>Complies with AO19.2</p> <p>All fire services are established on site as part of the existing development.</p>
	<p>AO19.2</p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and</p>	<p>Complies with AO19.2</p> <p>All fire services are established on site as part of the existing development.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>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>PO20</p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p>AO20</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO20</p> <p>All fire services are established on site as part of the existing development.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

9.4.6 Landscaping code

9.4.6.1 Application

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

9.4.6.2 Purpose

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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

9.4.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Landscaping design		
<p>PO1</p> <p>Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (</p> <ul style="list-style-type: none"> (a) promoting the Shire’s character as a tropical environment; (b) softening the built form of development; 	<p>AO1</p> <p>Development provides landscaping:</p> <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 	<p>Complies with PO1</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

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



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety</p>		
For assessable development		
<p>PO2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>A02.1</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>Complies with PO2</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>
	<p>A02.2</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</p>	<p>Complies with PO2</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	vegetation incorporated into the design of a building	
<p>PO3</p> <p>Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1</p> <p>Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p>	<p>Complies with AO3.1</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council. It is not proposed to remove any vegetation with the exception of that required to provide an improved access to the premises.</p>
	<p>AO3.2</p> <p>Mature vegetation on the site that is removed or damaged during development is replaced with advanced species</p>	<p>Not applicable</p> <p>It is not proposed to remove any mature vegetation.</p>
	<p>AO3.3</p> <p>Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development</p>	<p>Complies with PO3</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not applicable It is not proposed to plant any street trees.</p>
<p>PO4 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>AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with PO4 The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with PO5 The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>
<p>PO6 Landscaped areas are designed in order to allow</p>	<p>AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 –</p>	<p>Complies with AO6.1 The premises forms part of an overall site that is provided with landscaping that is maintained on a</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
for efficient maintenance.	Landscaping.	regular basis in accordance with the requirements of policy SC6.7.
	<p>A06.2</p> <p>Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).</p> <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>Complies with PO6</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>
<p>PO7</p> <p>Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>A07.1</p> <p>Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>	<p>Not applicable</p> <p>No podium landscaping is proposed or required.</p>
	<p>A07.2</p> <p>Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<p>Not applicable</p> <p>No podium landscaping is proposed or required.</p>
<p>PO8</p>	<p>A08</p>	<p>Not applicable</p>



20200021 – Unit 9 & 10, 17-19 Owen Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
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	Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	No weeds or invasive species have been detected on site.
<p>PO9</p> <p>The landscape design enhances personal safety and reduces the potential for crime and vandalism</p>	<p>AO9</p> <p>No acceptable outcomes are specified.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p>Complies with PO9</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>
<p>PO10</p> <p>The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with PO10</p> <p>The premises forms part of an overall site that is provided with landscaping in accordance with an earlier approval and which has previously been accepted by Council.</p>



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

I, Lynn Alexandra Jenkin

as owner of the premises identified as follows:

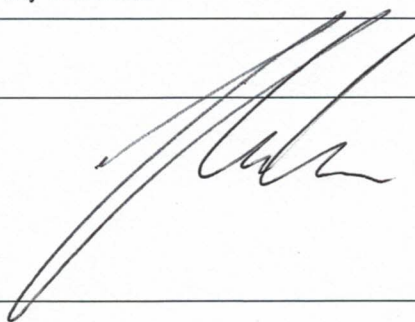
Unit 9 and 10 Craiglie Business Park, 17-19 Owen Street, Craiglie, and described as Lot 9 and Lot 10 on SP212665

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

Port Douglas Vets Pty Ltd

on the premises described above for:

Veterinary Services



12/2/2020

[signature of owner and
date signed]