

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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) (individual or company full name)	Northpoint Advisory
Contact name (only applicable for companies)	Adam Smith
Postal address (P.O. Box or street address)	91 Cylinders Drive
Suburb	Kingscliff
State	NSW
Postcode	2487
Country	
Contact number	0419327861
Email address (non-mandatory)	adam@thenorthpointadvisory.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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

## PART 2 – LOCATION DETAILS

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

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

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		4-8	Johnston street	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
			Lot 40 SP 235262	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ 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? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

See attached report

e) Relevant plans

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

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

**6.2) Provide details about the second development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

See attached report

e) Relevant plans

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

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

**6.3) Additional aspects of development**

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input 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 checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
See attached report			
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

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

**12) Boundary realignment**

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

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

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

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

**Division 3 – Operational work**

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

**14.1) What is the nature of the operational work?**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Road work                     | <input type="checkbox"/> Stormwater         | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work                 | <input type="checkbox"/> Earthworks         | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping                   | <input checked="" 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)**

☐ Yes – specify number of new lots: \_\_\_\_\_

☒ No

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

\$20000

**PART 4 – ASSESSMENT MANAGER DETAILS**

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

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ 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 <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b>
<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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Not yet		
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

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

## PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUC2023_5489/1	2023	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

- ☐ Yes – show cause or enforcement notice is attached  
☒ No

23) Further legislative requirements

### Environmentally relevant activities

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

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

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

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

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

### Hazardous chemical facilities

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

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

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



### **Clearing native vegetation**

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

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

☒ No

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

### **Environmental offsets**

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

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

☒ No

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

### **Koala 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](http://www.des.qld.gov.au) for further information.

### **Water resources**

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

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

☒ No

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

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

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

### **Waterway barrier works**

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

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

☒ No

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

### **Marine activities**

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

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

☒ No

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

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

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

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

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

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

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

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

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

### **Referable dams**

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

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

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

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

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

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

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

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

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

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

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

Name of the heritage place:		Place ID:	
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### **Brothels**

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

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

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

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

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

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

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

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

☒ No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

### 25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

---

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

**Nos 4-8 JOHNSTON STREET, MOSSMAN**

**APPLICATION FOR OPERATIONAL  
WORKS (CODE ASSESSABLE) –  
Advertising Signage**

**Mossman Bowling Club**

**Town Planning Report**

**Rubicon Design & Construct**

**December 2024**



## Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Application Submission	A Smith	A Smith	A Smith	27 December 2023

## Approval for issue

This report was prepared by NPA for the use and benefit of its Client. NPA does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

Prepared by:

Prepared for:

### NPA

Mr. Adam smith  
No.4a/92 Marine Parade  
KINGSCLIFF NSW 2487

### Mossman Bowls Club

Postal: No.91 Cylinders Drive, Kingscliff NSW 2487  
Email: [adam@thenorthpointadvisory.com.au](mailto:adam@thenorthpointadvisory.com.au)

# 1 SUMMARY

Table 1: Summary

## Details

Site Address:	Nos.4-8 Johnston Street, MOSSMAN
Real Property Description:	Lot 40 SP 235262
Site Area:	5,639m <sup>2</sup>
Regional Plan Land Use Designation:	Regional Landscape and Rural Production Area
Zone	Recreation & Open Space Zone
Neighbourhood Plan/Precinct:	Port Douglas – Craiglie, Precinct 3
Owner(s):	Mossman Bowls Club

## Proposal

Brief Description/ Purpose of Proposal	Operational Works (Code Assessment) (Signage associated with a Club Use)
--	--

## Application Details

Aspect of Development	Preliminary approval	Development permit
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building Work	<input type="checkbox"/>	<input type="checkbox"/>
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>
Reconfiguration of a Lot	<input type="checkbox"/>	<input type="checkbox"/>
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes:
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## Referral Agencies

Agency	Concurrence	Advice	Pre-lodgement response
State Assessment & Referral Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## Pre-lodgement / Consultation

Entity		Date	Contact Name
Council DA Team	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	21 March 2023	Jenny Elphinstone
Other			



## 2 INTRODUCTION

NPA Advisory has been engaged by Mossman Bowls Club to seek a Development Permit for Operational Works (Code Assessment)(Signage associated with a Club Use).

### 2.1 Site Details

The subject site is located on Nos.4-8 Johnston Street, Mossman, and described as Lot 40 SP 235262. The site area is approximately 5700m<sup>2</sup>. The development site is currently improved by the existing Mossman Bowls Club and associated greens and parking areas.

The surrounding area is characterised by a mix of large lot commercial and residential developments that appear to be in transition towards establishing a character consistent with the existing zoning pattern. In this regard, the areas to the east of the site and fronting Captain Cook Highway are zoned for commercial purposes, whilst the club itself then sits between the commercial areas referenced above, and existing residential areas to the west (much of which appears to be zoned for medium density development in the future).

Johnston Street to the north of the site provides for significant on street parking commensurate with the site's proximity to the Commercial core.

The properties to the south of the site comprise lower density residential allotments and further commercial zoned developments with frontage to Captain Cook Highway.

Across the road and fronting Johnston Street are existing commercial zoned allotments comprising existing developments consistent with the existing zoning.

An easement is located at the rear of the site, whilst the key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars	
Site Address	Nos.4-8 Johnston Street, Mossman
Real Property Description	Lot 40 SP 235262
Site Area	5639m <sup>2</sup>
Landowner(s)	Mossman Bowls Club

The site location is shown in **Figure 3** below. Certificate/s of title confirming site ownership details are included at **Appendix A**.



Figure 1. Site Location

The Statutory Land use zoning of the subject site and surrounding lands is shown below in **Figure 4**.





Figure 2. Land Use Zoning

## 2.2 The Proposed Development

Consent from Council is sought for the purposes of erecting proposed Signage associated with the existing Club Use and to compliment (be constructed at the same time) as the renovation works proposed by the Club and authorised under the recently approved MCUC 2023\_5489.

The site is located within the Douglas Shire Council area and under the Douglas Shire Planning Scheme 2018, the site is identified within the Recreation & Open Space Zone. In accordance with the Tables of Assessment, approval for Signage of the nature proposed is considered to require a code-assessable application for Operational Work (Advertising Device) to be prepared and submitted for approval. Such an application is only required where it does not accord with the self-assessable outcomes of the relevant codes.

As the Assessment Manager, Council, when assessing / determining the application, can only have regard to the applicable Assessment Benchmarks contained within the Planning Scheme and no other matter.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the relevant planning Assessment Benchmarks. Based on this assessment the proposal is recommended for approval subject to reasonable and relevant conditions.

Details of the proposed sign are provided in the figures that follow:



Figure 3. Front Elevation – Signage in Context with approved alterations and additions

The proposed signage will be located above the proposed entrance and will sit flush with the skillion style roof immediately below.

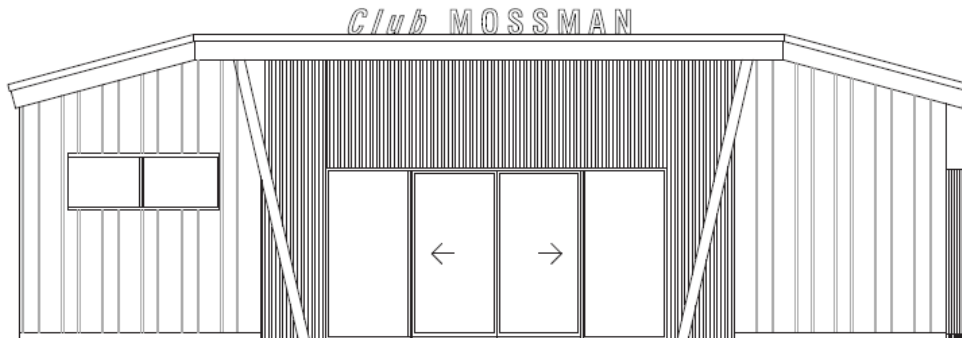


Figure 4. Front Elevation – B&W Signage Sketch (in isolated context)

The proposed sign will be red in colour, illuminated and will measure approximately 5.635m x 500m as depicted in the excerpt figures provided below.



Figure 5. Signage Plan – Dimensions and Detail

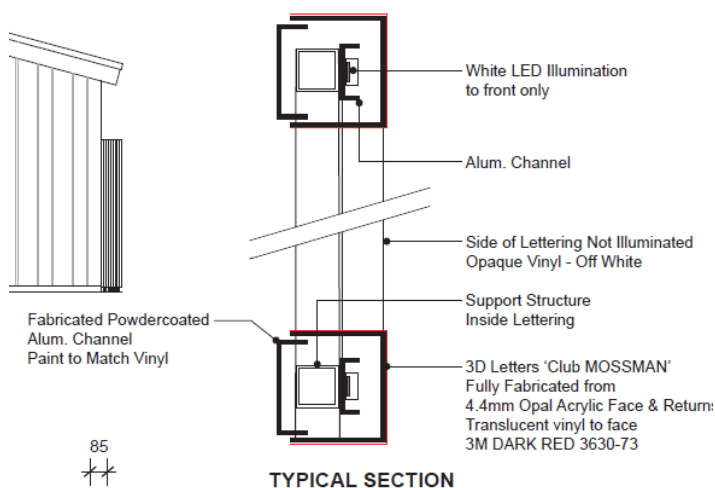


Figure 6. Signage Plan – Sectional Details

### 3 Planning Context & Assessment

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
<b>State Planning Policy Mapping</b>	
Administrative	<ul style="list-style-type: none"> <li>Urban Footprint</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>Climatic Regions - Stormwater</li> </ul>
Transport Infrastructure	<ul style="list-style-type: none"> <li>Transport Noise Corridor</li> <li>Category 0 Noise Level &lt;58dB(A)</li> </ul>
Safety and Resilience to Hazards	<ul style="list-style-type: none"> <li>Queensland Food hazard area – Level 1 – Queensland floodplain assessment overlay*</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>Land is adjacent to an Active Transport Corridor (Johnston Road)</li> </ul>
<b>Development Assessment Mapping</b>	
SARA DA Mapping	<ul style="list-style-type: none"> <li>Area within 100m of a State Controlled Road intersection</li> </ul>
<b>Far North Queensland Regional Plan 2009-2031 Douglas Shire Planning Scheme 2018</b>	
Regional Plan designation	Urban Footprint
Strategic framework designation	Recreation & Open Space Zone
Zoning	Recreation & Open Space Zone
Overlays	<ul style="list-style-type: none"> <li>Acid Sulfate Soils Overlay <ul style="list-style-type: none"> <li>Acid Sulfate Soils (5-20m AHD)</li> </ul> </li> <li>Transport Noise Corridors <ul style="list-style-type: none"> <li>Potential Impact</li> </ul> </li> <li>Transport Pedestrian Cycle <ul style="list-style-type: none"> <li>Principle Route</li> </ul> </li> <li>Transport Road Hierarchy <ul style="list-style-type: none"> <li>Collector Road</li> </ul> </li> </ul>



Figure 7. Zoning Plan

Other relevant mapping, including overlays is provided in the Douglas Shire Planning Scheme Property Report at **Appendix B**

### 3.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Douglas Shire Council.

### 3.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 4: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Operational Works (Code assessment) (Signage associated with a Club Use.	Douglas Shire Planning Scheme 2018 Version 1.0, Table 5.6.e	Code

### 3.3 Statutory Referrals

In accordance with 10 of the *Planning Regulation 2017*, the follow referrals apply.

Table 5: Schedule 10 Referral Matters

Schedule 10	Referral topic and reason	Referral Agency
10.9.4.2.4	Material change of use near a State transport corridor or a future State transport corridor	SARA, DSDMIP

It is noted that the proposed signage is not of a nature that requires the referral approval of Qld Transport & Main Roads.

### 3.4 Public Notification

Council may choose to notify the proposal.

## 4 STATUTORY PLANNING ASSESSMENT

### 4.1 Proposal Overview

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in Section 45(3) of the *Planning Act 2016* and section 26 and 27 of the *Planning Regulation 2017*.

### 4.2 State and Regional Assessment Benchmarks

#### 4.1.1 State Planning Policy

The *Planning Regulation 2017* at Section 26(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

It is understood that the State Planning Policy, to the extent they it is relevant to this application, has been appropriately integrated into the Douglas Shire Planning Scheme 2018 Version 1.0. On that basis, no further assessment is required in this instance.

#### 4.1.2 Regional Plan

The *Planning Regulation 2017* at Section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated in the planning scheme.

Consistent with the State Planning Policy, it is understood that the Minister has identified that the planning scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area. On this basis, no further assessment of the Regional Plan is required.

#### 4.1.3 Development Assessment under Schedule 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to.

The State Development Assessment Provisions (SDAP) nominate applicable State Codes based on the referral triggers. The State Codes applicable to the proposal are identified in the table below.

Table 6 Relevant SDAP State Codes

Schedule 10	Referral Topic	State Code
10.9.4.2.4	Infrastructure-related referrals Material change of use of premises near a state transport corridor or that is a future State transport corridor	State code 1 – Development in a state-controlled road environment

A response to the State Codes is included in **Appendix D**.

### 4.3 Local Authority Assessment Benchmarks

This application is to be assessed against Douglas Shire Planning Scheme 2018 Version 1.0. The assessment benchmarks applicable under the planning scheme are addressed below.

#### 4.3.1 Douglas Shire Planning Scheme Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code response are identified below:

Table 7: Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Comment
<b>Zone Code</b>		
Recreation & Open Space Zone Code	Applies	Complies or is able to comply with all relevant assessment benchmarks.
<b>Local Plan Code</b>		
Port Douglas/Craigie Local Plan Code	Applies	Complies with or is able to comply with all relevant acceptable outcomes.
<b>Overlay Codes</b>		
Acid Sulfate Soils Overlay Code	Applies	Complies with all assessment benchmarks.
Transport Network Overlay Code	Applies	Complies with all relevant acceptable outcomes.
<b>Development Codes</b>		
Access, Parking and Servicing Code	Applies	Complies with all relevant acceptable outcomes.
Environmental Performance Code	Applies	Complies with all relevant acceptable outcomes.
Infrastructure Works Code	Applies	Complies with or is able to comply with all relevant acceptable outcomes.
Landscaping Code	Applies	Complies with or is able to comply with all relevant acceptable outcomes.

A detailed assessment against each of the Planning Scheme Codes is attached at **Appendix E**.

#### 4.4 Infrastructure Charges

In accordance with the Douglas Shire Council Infrastructure Charges Resolution (No.2) 2021, an Infrastructure Charge is not applicable to this proposal.

## 5 CONCLUSION

NPA Advisory has been engaged by Mossman Bowls Club to seek a Development Permit (Operational Works - Code Assessment) for Signage associated with an existing Club on land located at Nos.4-8 Johnston Street, MOSSMAN, and otherwise legally described as Lot 40 SP 235262.

It is proposed to erect a sign above the front entrance (awning). The proposed sign is modest in scale and has been suitably designed and sited to ensure that no adverse impacts are likely to occur.

The assessment contained in this report concludes that the development satisfies the relevant Assessment Benchmarks, and the sign is appropriate to the nature and character of the site and the surrounding area. The application submitted warrants Council's support and formal approval is considered to have been justified.

**Attachments**



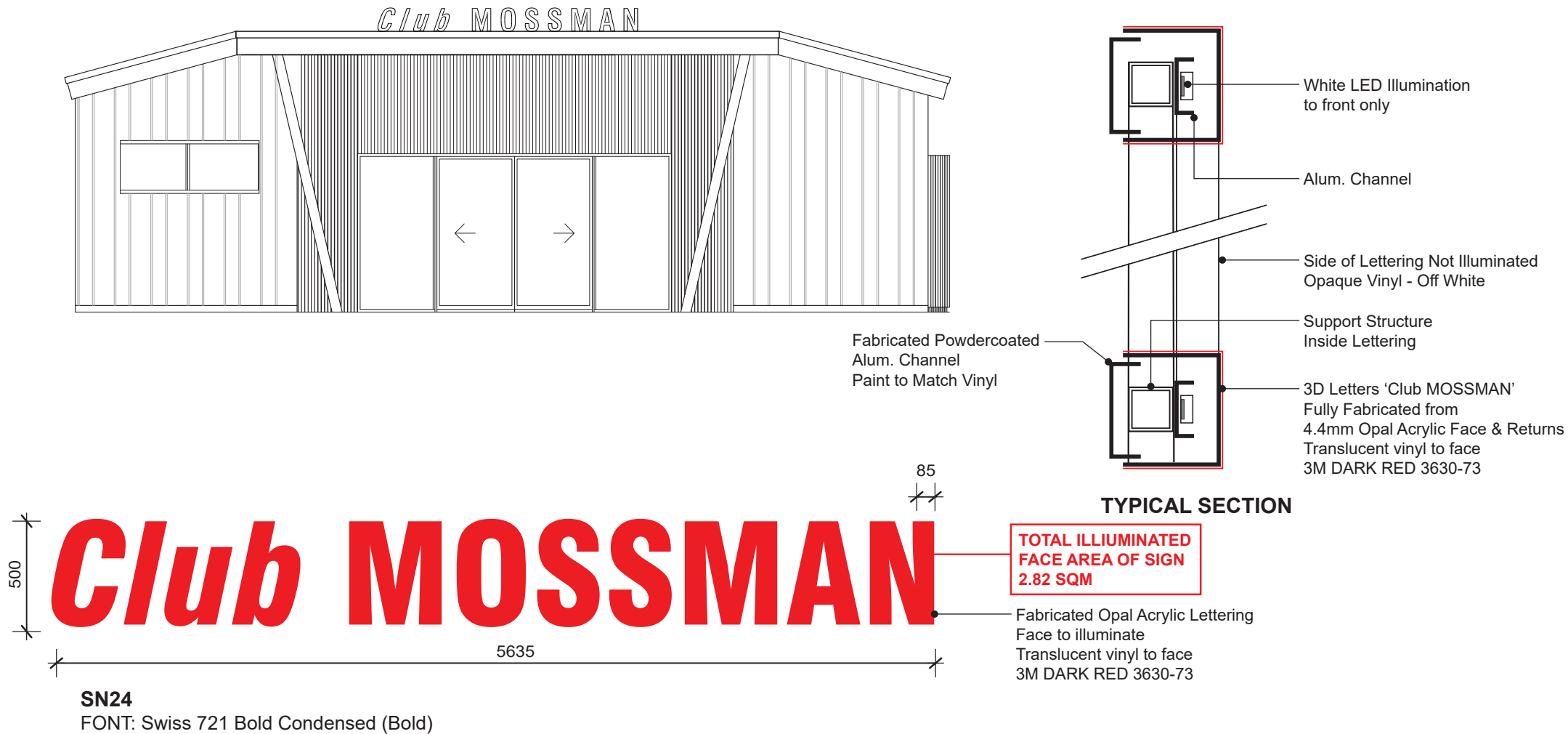
# Signage Plan Set

# SIGNAGE PROPOSAL

## MOSSMAN BOWLS - STAGE 1

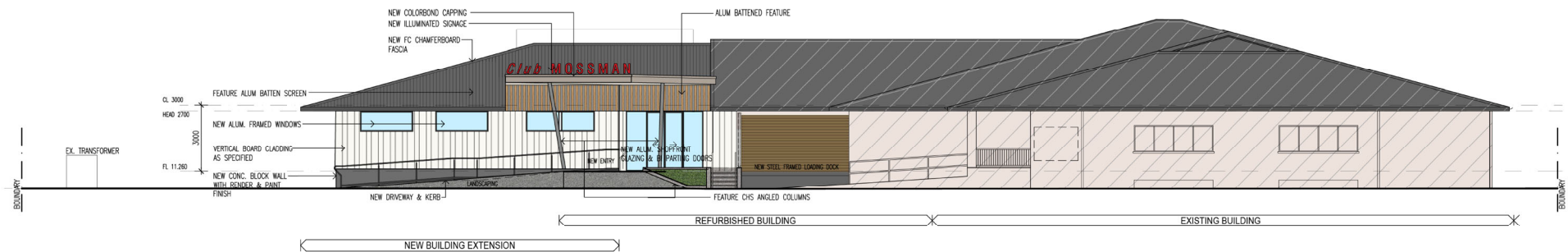
### FACIA SIGNAGE

SN23

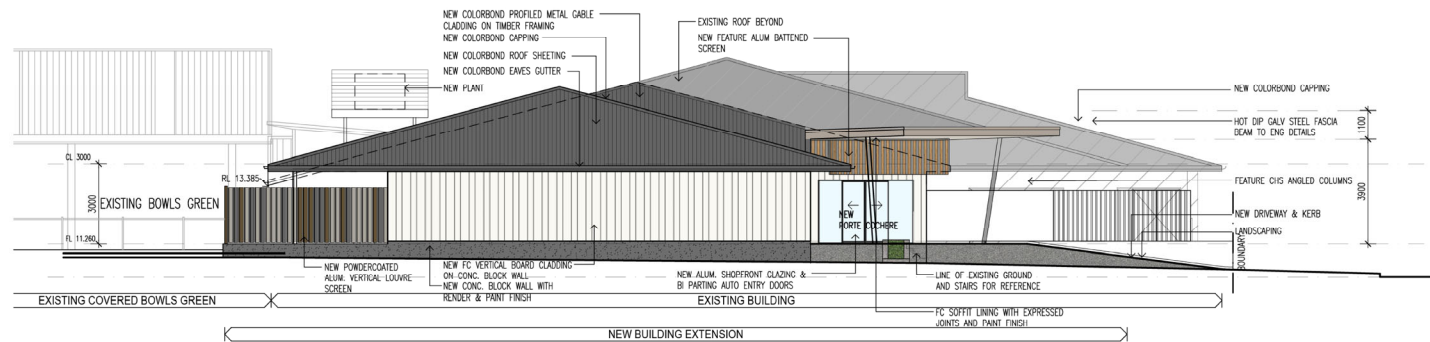


28 NOVEMBER 2023- REV. B

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NORTH ELEVATION



EAST ELEVATION

## Certificate(s) of Title and Search Results

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44818553  
Search Date: 21/06/2023 14:16

Title Reference: 50807968  
Date Created: 16/04/2010

Previous Title: 21029203  
50624255

REGISTERED OWNER

Dealing No: 713176848 14/04/2010

MOSSMAN MEMORIAL BOWLS CLUB INCORPORATED

ESTATE AND LAND

Estate in Fee Simple

LOT 40 SURVEY PLAN 235262  
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20104049 (POR 2)  
Deed of Grant No. 20131201 (POR 69V)  
(Lot 1 on RP 723424)  
(Lot 2 on RP 723424)
2. EASEMENT IN GROSS No 601420351 (T362312K) 10/08/1988  
burdening the land  
COUNCIL OF THE SHIRE OF DOUGLAS  
over  
EASEMENT B ON RP718316
3. EASEMENT IN GROSS No 712690651 27/08/2009 at 13:42  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT A ON SP227596

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023]  
Requested By: D-ENQ INFOTRACK PTY LIMITED

**Douglas Shire Planning Scheme 2018 Version 1.0**

**Property Report**

**State Referral Code**

## State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<b>PO1</b> The location of the development does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>AO1.1</b> Development is not located in a <b>state-controlled road</b> . AND <b>AO1.2</b> Development can be maintained without requiring access to a <b>state-controlled road</b> .	<b>Complies with AO1.1 and AO1.2</b> No structure associated with the proposed development will be located in the state controlled road reserve.
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state- controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO2</b> All works associated with this development are to be wholly contained within the subject site and would not affect the structural integrity of the state-controlled road.
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state- controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO3</b> The development will not be located within the road reserve and would not affect the free flow of traffic in the state-controlled road.



Performance outcomes	Acceptable outcomes	Response
<b>PO4</b> The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO4</b> The proposed advertising sign is of a small scale and will not contain flashing lights or any animation.
<b>PO5</b> The design and construction of buildings and <b>structures</b> does not create a safety hazard by distracting users of the <b>state-controlled road</b> .	<b>AO5.1</b> Facades of buildings and <b>structures</b> fronting the <b>state-controlled road</b> are made of non-reflective materials. AND <b>AO5.2</b> Facades of buildings and <b>structures</b> do not direct or reflect point light sources into the face of oncoming traffic on the <b>state-controlled road</b> . AND <b>AO5.3</b> External lighting of buildings and <b>structures</b> is not directed into the face of oncoming traffic on the <b>state-controlled road</b> . AND <b>AO5.4</b> External lighting of buildings and <b>structures</b> does not involve flashing or laser lights.	<b>Complies with AO5.1</b> The proposal will not result in reflective impacts on any buildings and / or structures fronting the state-controlled road. <b>Complies with AO5.2</b> The proposal will not direct or reflect light sources into the state controlled road. <b>Complies with AO5.3</b> No external lighting is proposed as a part of this development. <b>Complies with AO5.4</b> No external lighting is proposed as a part of this development.
<b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and	<b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the	<b>Not applicable</b> No bridges are proposed.

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Page 2 of 22

Performance outcomes	Acceptable outcomes	Response
constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b> .	Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	
<b>Landscaping</b>		
<b>P07</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>A07.1</b> Landscaping is not located in a <b>state-controlled road</b> . AND <b>A07.2</b> Landscaping can be maintained without requiring access to a <b>state-controlled road</b> . AND <b>A07.3</b> Landscaping does not block or obscure the sight lines for vehicular access to a <b>state-controlled road</b> .	<b>Complies with A07.1</b> Landscaping is not proposed. <b>Complies with A07.2</b> Not applicable <b>Complies with A07.3</b> Not applicable
<b>Stormwater and overland flow</b>		
<b>P08</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with P08</b> All stormwater drainage will remain directed to a lawful point of discharge. No changes in this regard are proposed.
<b>P09</b> Stormwater run-off or overland flow from the development site does not result in a material	No acceptable outcome is prescribed.	<b>Complies with P09</b> All stormwater drainage will remain directed to a lawful point of discharge. No changes in this regard are proposed

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

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Performance outcomes	Acceptable outcomes	Response
worsening of the operating performance of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .		
<b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO10</b> All stormwater drainage will remain directed to a lawful point of discharge. No changes in this regard are proposed.
<b>PO11</b> Development ensures that stormwater is lawfully discharged.	<b>AO11.1</b> Development does not create any new points of discharge to a <b>state-controlled road</b> . AND <b>AO11.2</b> Development does not concentrate flows to a <b>state-controlled road</b> . AND <b>AO11.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b> . AND <b>AO11.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b> .	<b>Complies with AO11.1</b> All stormwater drainage will remain directed to a lawful point of discharge. No changes in this regard are proposed
<b>Flooding</b>		

Performance outcomes	Acceptable outcomes	Response
<p><b>PO12</b></p> <p>Development does not result in a material worsening of flooding impacts within a <b>state- controlled road</b>.</p>	<p><b>AO12.1</b></p> <p>For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (within +/- 10mm) to existing flood levels within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.2</b></p> <p>For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.3</b></p> <p>For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a <b>state-controlled road</b>.</p>	<p><b>Not applicable</b></p> <p>The site and surrounds are not identified as being subject to flooding.</p>
<b>Drainage Infrastructure</b>		
<p><b>PO13</b></p> <p>Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b>.</p>	<p><b>AO13.1</b></p> <p>Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO13.2</b></p> <p>Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b>.</p>	<p><b>Complies with AO13.1</b></p> <p>All stormwater drainage will remain directed to a lawful point of discharge and no change to the current drainage regime is possible.</p> <p><b>Complies with AO13.2</b></p> <p>All stormwater drainage will remain directed to a lawful point of discharge and no change to the current drainage regime is possible.</p>

Performance outcomes	Acceptable outcomes	Response
<b>PO14</b> Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	<b>Not applicable</b> All stormwater drainage will remain directed to a lawful point of discharge and no change to the current drainage regime is possible.

**Table 1.2 Vehicular access, road layout and local roads**

Performance outcomes	Acceptable outcomes	Response
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>		
<b>PO15</b> The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO15</b> No changes to existing and or approved access arrangements are proposed.
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO16</b> No changes to existing and or approved access arrangements are proposed.

Performance outcomes	Acceptable outcomes	Response
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO17</b> No changes to existing and or approved access arrangements are proposed..
<b>PO18</b> <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b> : 1. <b>LAR 1</b> where direct access is prohibited; or 2. <b>LAR 2</b> where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	<b>Not applicable</b> No changes to existing and or approved access arrangements are proposed.
<b>PO19</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No changes to existing and or approved access arrangements are proposed.
<b>PO20</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	<b>Not applicable</b> No changes to existing and or approved access arrangements are proposed..
<b>Public passenger transport and active transport</b>		
<b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport</b>	No acceptable outcome is prescribed.	<b>Not applicable</b>

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

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Performance outcomes	Acceptable outcomes	Response
infrastructure, public passenger services and active transport infrastructure.		No public transport infrastructure or services are located within the immediate vicinity of the proposal.
<b>PO22</b> Development maintains the ability for people to access <b>public passenger transport infrastructure, public passenger services and active transport infrastructure.</b>	No acceptable outcome is prescribed.	<b>Not applicable</b> No public transport infrastructure or services are located within the immediate vicinity of the proposal.
<b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger transport infrastructure, public passenger services and active transport infrastructure.</b>	No acceptable outcome is prescribed.	<b>Not applicable</b> No public transport infrastructure or services are located within the immediate vicinity of the proposal.
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure and active transport infrastructure.</b>	No acceptable outcome is prescribed.	<b>Not applicable</b> No public transport infrastructure or services are located within the immediate vicinity of the proposal.

**Table 1.3 Network impacts**

Performance outcomes	Acceptable outcomes	Response
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO25</b> The proposed development comprises of a modestly scaled identification sign totally enclosed within the footprint of the existing club. This signage is wholly associated with the ex. Club Use and given the distance from the state controlled road, will be

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		largely unable to be viewed and will in any event, not result in any adverse impacts on road users.
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Performance outcomes	Acceptable outcomes	Response
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO26</b> The scale of the proposed sign will not result in any worsening of the operating performance of the state-controlled road network.
<b>PO27</b> Traffic movements are not directed onto a <b>state- controlled road</b> where they can be accommodated on the <b>local road</b> network.	No acceptable outcome is prescribed.	<b>Not applicable</b> The site only has one frontage.
<b>PO28</b> Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable.</b> Development would not involve hauling exceeding 10,000 tonnes.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades</b> of <b>state-controlled roads</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> There are no known or identified planned upgrades of the highway in the vicinity of the site.
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> There are no known or identified corridor improvements within the vicinity of the site.

**Table 1.4 Filling, excavation, building foundations and retaining structures**

Performance outcomes	Acceptable outcomes	Response
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No filling or excavation is proposed.
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No filling or excavation is proposed.
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No filling or excavation is proposed.
<b>PO34</b> Development does not cause ground water disturbance in a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No filling or excavation is proposed.
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or <b>structural integrity</b> of a <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No filling or excavation is proposed.
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> No filling or excavation is proposed.

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## Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
<b>Reconfiguring a lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO37</b> Development minimises free field noise intrusion from a <b>state-controlled road</b> .	<b>AO37.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed: <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with:               <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> OR <b>AO37.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b>	<b>Not applicable</b> No new lots are proposed.

Performance outcomes	Acceptable outcomes	Response
	<p>where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p><b>AO37.3</b></p> <p>Development provides a <b>solid gap-free fence</b> or other <b>solid gap-free structure</b> along the full extent of the boundary closest to the <b>state-controlled road</b>.</p>	
<b>Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO38</b></p> <p>Reconfiguring a lot minimises free field noise intrusion from a <b>state-controlled road</b>.</p>	<p><b>AO38.1</b></p> <p>Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p>	<p><b>Not applicable</b></p> <p>No new lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Response
	<b>AO38.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.	
<b>Operational Works (Code Assessment)(accommodation activity)</b>		
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO39</b> Development minimises noise intrusion from a <b>state-controlled road</b> in <b>private open space</b> .	<b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed: <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for <b>private open space</b> at the ground floor level;</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol>	<b>Not applicable</b> No accommodation activity or use of any type is proposed.

Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p><b>AO39.2</b></p> <p>Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<p><b>PO40</b></p> <p>Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) minimises noise intrusion from a <b>state-controlled road</b> in <b>habitable rooms</b> at the facade.</p>	<p><b>AO40.1</b></p> <p>Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b>;</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO40.2</b></p>	<p><b>Not applicable</b></p> <p>No accommodation activity or use of any type is proposed</p>

Performance outcomes	Acceptable outcomes	Response
	Development (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.	
<b>PO41</b> <b>Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	<b>Not applicable</b> No accommodation activity or use of any type is proposed
<b>Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO42</b> Balconies, podiums, and roof decks include: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.</li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> No accommodation activity or use of any type is proposed
<b>PO43</b> <b>Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials	No acceptable outcome is provided.	<b>Not applicable</b> No accommodation activity or use of any type is proposed

Performance outcomes	Acceptable outcomes	Response
to achieve the maximum internal acoustic level in reference table 3 (item 3.1).		
<b>Operational Works (Code Assessment)(other uses)</b>		
<b>Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO44</b> Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: <ul style="list-style-type: none"> <li>a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> <li>b. in accordance with: <ul style="list-style-type: none"> <li>i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ul> </li> </ul>	No acceptable outcome is provided.	<b>Not applicable</b> No childcare centre, educational establishment, hospital use is proposed.



Performance outcomes	Acceptable outcomes	Response
<p>iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</p> <p>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>		
<p><b>PO45</b></p> <p>Development involving a <b>childcare centre</b> or <b>educational establishment</b>:</p> <p>1. provides a noise barrier or earth mound that is designed, sited and constructed:</p> <p>2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);</p> <p>3. in accordance with:</p> <p>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</p> <p>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</p> <p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</p>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, hospital use is proposed.</p>

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Performance outcomes	Acceptable outcomes	Response
4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.		
<b>PO46</b> Development involving: <ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> No childcare centre, educational establishment, hospital use is proposed.
<b>Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO47</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b> which have balconies, podiums or elevated <b>outdoor play areas</b> predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a <b>state-controlled road</b> are provided with: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> No childcare centre, educational establishment, hospital use is proposed.

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Performance outcomes	Acceptable outcomes	Response
<p><b>PO48</b> Development including:</p> <ol style="list-style-type: none"> <li><b>indoor education areas</b> and <b>indoor play areas</b> in a <b>childcare centre</b> or <b>educational establishment</b>; or</li> <li>sleeping rooms in a <b>childcare centre</b>; or</li> <li><b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2- 3.4).</li> </ol>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, hospital use is proposed.</p>
<b>Air, light and vibration</b>		
<p><b>PO49</b> Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a <b>state-controlled road</b>.</p>	<p><b>AO49.1</b> Each dwelling or unit has access to a <b>private open space</b> which is shielded from a <b>state-controlled road</b> by a building, <b>solid gap- free fence</b>, or other <b>solid gap-free structure</b>.</p> <p>OR</p> <p><b>AO49.2</b> Each <b>outdoor education area</b> and <b>outdoor play area</b> is shielded from a <b>state- controlled road</b> by a building, <b>solid gap-free fence</b>, or other <b>solid gap-free structure</b>.</p>	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, hospital use is proposed.</p>

Performance outcomes	Acceptable outcomes	Response
<p><b>PO50 Patient care areas</b> within <b>hospitals</b> are protected from vibration impacts from a <b>state- controlled road</b> or <b>type 1 multi-modal corridor</b>.</p>	<p><b>AO50.1 Hospitals</b> are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s<sup>1.75</sup>.</p> <p>AND</p> <p><b>AO50.2 Hospitals</b> are designed and constructed to ensure vibration in the ward of a <b>patient care area</b> does not exceed a vibration dose value of 0.4m/s<sup>1.75</sup>.</p>	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, hospital use is proposed.</p>
<p><b>PO51</b></p> <p>Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b>, does not:</p> <ol style="list-style-type: none"> <li>1. intrude into buildings during night hours (10pm to 6am);</li> <li>2. create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	<p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, hospital use is proposed.</p>

**Table 1.6: Development in a future state-controlled road environment**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO52</b></p> <p>Development does not impede delivery of a <b>future state-controlled road</b>.</p>	<p><b>AO52.1</b></p> <p>Development is not located in a <b>future state- controlled road</b>.</p> <p>OR ALL OF THE FOLLOWING APPLY:</p>	<p><b>Not applicable</b></p> <p>The development is not located in a future state controlled road area or alignment.</p>

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO52.2</b></p> <p>Development does not involve filling and excavation of, or material changes to, a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.3</b></p> <p>The intensification of lots does not occur within a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.4</b></p> <p>Development does not result in the landlocking of parcels once a <b>future state-controlled road</b> is delivered.</p>	
<p><b>PO53</b></p> <p>The location and design of <b>new or changed access</b> does not create a safety hazard for users of a <b>future state-controlled road</b>.</p>	<p><b>AO53.1</b></p> <p>Development does not include <b>new or changed access</b> to a <b>future state-controlled road</b>.</p>	<p><b>Not applicable</b></p> <p>The development is not located in a future state controlled road area or alignment</p>
<p><b>PO54</b></p> <p>Filling, excavation, building foundations and <b>retaining structures</b> do not undermine, damage or cause subsidence of a <b>future state-controlled road</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Not applicable</b></p> <p>The development is not located in a future state controlled road area or alignment</p>
<p><b>PO55</b></p> <p>Development does not result in a material worsening of stormwater, flooding, overland flow</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Not applicable</b></p> <p>The development is not located in a future state controlled road area or alignment</p>

Performance outcomes	Acceptable outcomes	Response
or drainage impacts in a <b>future state-controlled road</b> or <b>road transport infrastructure</b> .		
<b>PO56</b> Development ensures that stormwater is lawfully discharged.	<b>AO56.1</b> Development does not create any new points of discharge to a <b>future state-controlled road</b> . AND <b>AO56.2</b> Development does not concentrate flows to a <b>future state-controlled road</b> . AND <b>AO56.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b> . AND <b>AO56.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>future state-controlled road</b> .	<b>Not applicable</b> The development is not located in a future state controlled road area or alignment

## **Applicable Planning Scheme Code Responses**

## **6.2.5 Recreation & Open Space Zone code**

### **6.2.5.1 Application**

- (1) This code applies to assessing development in the Recreation & Open Space Zone.
- (2) When using this code, reference should be made to Part 5.

### **6.2.5.2 Purpose**

- (1) The purpose of the Recreation & Open Space 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;
  - (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 Recreation & Open Space 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.



### 6.2.5.3 Criteria for assessment

Table 6.2.5.3.a – Recreation & Open Space Zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of buildings and structures is consistent with those of nearby buildings.	<b>AO1</b> Buildings and structures are not more than 10 metres in height.	<b>Complies with AO1</b> The maximum height of the proposed new building on the site would be less than 10 metres.
<b>PO2</b> Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.	<b>AO2.1</b> Buildings, structures, display and storage areas are set back a minimum of: (a) 8 metres to a State-controlled road (b) 6 metres from any other road frontage(s).	<b>Complies with AO2.1</b> The proposed building would be setback a minimum of 18 metres from the site frontage to the Captain Cook Highway.
	<b>AO2.2</b> Where a site has a common boundary with land in an Recreation & Open Space Zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. Note – Building Code requirements must be satisfied.	<b>Complies with AO2.2</b> The proposed new building on the site would be setback greater than 2.5 metres from the side and rear boundaries.
	<b>AO2.3</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Where a site has a common boundary with land not in an Recreation &amp; Open Space 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>	The site is surrounded on all sides by land within an Recreation & Open Space Zone.
<p><b>PO3</b></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><b>AO3</b></p> <p>The site coverage of buildings does not exceed 60%.</p>	<p><b>Complies with AO3</b></p> <p>The proposed site coverage would be approximately 15%.</p>
<p><b>PO4</b></p> <p>Development provides a quality workplace.</p>	<p><b>AO4.1</b></p> <p>Pedestrian entrances to buildings are:</p> <ul style="list-style-type: none"> <li>(a) easy to identify from the street and on-site car parking areas;</li> <li>(b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</li> </ul>	<p><b>Complies with AO4.1</b></p> <p>The pedestrian entrances to the new building are easily identified from the street and from car parking areas.</p>
	<p><b>AO4.2</b></p> <p>Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).</p>	<p><b>Not applicable</b></p> <p>No office or sales spaces are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO4.3</b> 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.	<b>Complies with AO4.3</b> The proposed parking areas would be located to either side of the development and would be visible from the Captain Cook Highway.
	<b>AO4.4</b> Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.	<b>Not applicable</b> No gates to the road access are proposed.
	<b>AO4.5</b> Car parking surfaces are constructed or coated with glare-reducing materials.	<b>Complies with AO4.5</b> The proposed carparking area would be constructed of concrete or asphalt.
<b>PO5</b> The appearance and amenity of development is enhanced through landscaping works. Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.	<b>AO5.1</b> A minimum of 20% of the site is provided with space available for landscape planting.	<b>Complies with AO5.1</b> A landscaping strip would be provided to the property frontage as part of the development and the existing setbacks provide in excess of 20% of the site as landscape planting.
	<b>AO5.2</b> A 2 metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.	<b>Complies with AO5.2</b> The proposed development would provide an 8 metre wide landscaping strip to the Captain Cook Highway road frontage.
	<b>AO5.3</b>	<b>Able to comply with AO5.3</b>

Performance outcomes	Acceptable outcomes	Applicant response
	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.	Council are invited to attach a condition to any approval granted to secure compliance, if necessary.
	<b>A05.4</b> Landscape planting consists of hardy tropical species suited to Douglas Shire's climatic conditions.	<b>Able to comply with A05.4</b> Council are invited to attach a condition to any approval granted to secure compliance, if necessary.
<b>PO6</b> The movement of traffic on roads is not compromised by the loading and unloading of goods.	<b>A06</b> All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.	<b>Complies with A06</b> All delivery/pick up vehicles would be accommodated within the site, as demonstrated by the swept path drawings.
<b>PO7</b> Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.	<b>A07</b> No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.	<b>Not applicable</b> No industrial buildings are proposed.
<b>PO7</b> The movement of traffic on roads is not compromised by access and egress to the site.	<b>A07.1</b> Site access for vehicles is limited to one point per road frontage. or <b>A07.2</b> If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.	<b>Complies with A07.1</b> The proposed development would be provided with a single crossover from the Captain Cook Highway.

Performance outcomes	Acceptable outcomes	Applicant response
	<b>A07.3</b> Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.	<b>Complies with A07.3</b> The proposed development would provide adequate space around both the proposed and existing structure to allow for all vehicles to exit the site in the forward gear.
<b>PO8</b> Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.	<b>A08.1</b> Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.	<b>Not applicable</b> The proposed development would not involve potential contaminants.
	<b>A08.2</b> Roof and storm water are directed away from areas of potential contamination.	<b>Complies with A08.2</b> All stormwater would be discharged to the lawful point of discharge.
	<b>A08.3</b> Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.	<b>Not applicable</b> The site is not identified as being subject to flooding.
<b>For assessable development</b>		
<b>PO9</b> The establishment of uses is consistent with the outcomes sought for the Recreation & Open Space Zone and protects the zone from the intrusion of inconsistent uses.	<b>A09</b> Uses identified in Table 6.2.5.3.b are not established in the Recreation & Open Space Zone.	<b>Complies with A09</b> Signage associated with a Club Use is not a use identified in Table 6.2.5.3.b.

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO10</b> 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: <ul style="list-style-type: none"> <li>(a) the Accommodation activity group, located outside the Recreation &amp; Open Space Zone;</li> <li>(b) the Sensitive land use activity group, located outside the Recreation &amp; Open Space Zone.</li> </ul>	<b>AO10</b> No acceptable outcomes are prescribed.	<b>Complies with PO10</b> The proposed development would not produce emissions that would lower the standard of amenity of surrounding properties.
<b>PO11</b> New lots contain a minimum area of 1000m <sup>2</sup> .	<b>AO11</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No new lots are proposed.
<b>PO12</b> New lots have a minimum road frontage of 20 metres.	<b>AO12</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No new lots are proposed.
<b>PO13</b> New lots contain a 20 metre x 40 metre rectangle.	<b>AO13</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No new lots are proposed.

**Table 6.2.5.3.b – Inconsistent uses within the Recreation & Open Space Zone**

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Air services</li> <li>• Animal husbandry</li> </ul>	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Intensive animal industry</li> </ul>	<ul style="list-style-type: none"> <li>• Relocatable home park</li> <li>• Renewable energy facility, being a wind farm</li> </ul>

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

## 9.4.2 Advertising devices code

### 9.4.2.1 Application

- (1) This code applies to assessing:
- (a) applications for advertising devices, whether they are associated with material change of use application or are a separate application for operational works;
  - (b) impact assessable development, to the extent relevant.

Note – Home based business signs complying with the Acceptable Outcomes of the Home based business code do not require further planning scheme / local law assessment.

Note – Roadside stall signs complying with the Acceptable Outcomes of the Rural activities code do not require further planning scheme / local law assessment.

Note – The following signs are not regulated by the planning scheme:

- Temporary shop front signs, being any freestanding advertising device that is temporary and easily moved from one position to another and usually utilised during operating hours;
- Temporary community event signs;
- Garage sales signs where displayed on day of sale and face not exceeding 1.2m<sup>2</sup> and not affixed to vegetation or other signage;
- Non-illuminated real estate signs, where sited on and advertising the premises for sale/rent, on an easily removable support structure with a face not exceed 2.4m<sup>2</sup>;
- Signs inside shop windows;
- Election signage;
- Entry statement signs or place name signs;
- Safety signage and other signs of a statutory nature;
- Sporting field fence sign, being any advertising device painted or otherwise affixed to a fence marking the boundaries of a sporting field.

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

### 9.4.2.2 Purpose

- (1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of Douglas Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) an advertising device complements, and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;
  - (b) Third party advertising devices are not encouraged to establish in the Shire, being contrary to the unique character, lifestyle and environmental attributes of the Shire;
  - (c) an advertising device is designed and integrated into the built form so as to minimise visual clutter;
  - (d) an advertising device does not adversely impact on visual amenity of a scenic route, heritage building or public open space;
  - (e) an advertising device does not adversely impact on rural, rural residential, residential, environmental management or conservation areas;
  - (f) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles.

Note - For billboards and/or other devices on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining an 'Ancillary Works and Encroachment (AWE) Permit' under the *Transport Infrastructure Act 1994*.



### 9.4.2.3 Criteria for assessment

#### Part A - Criteria for self-assessable and assessable development

Table 9.4.2.3.a – Advertising devices code – self assessable and assessable development

Performance outcomes	Acceptable outcomes
Requirements for all Advertising devices regulated by this planning scheme	
General	
<p><b>PO1</b> An advertising device:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the existing and future planned character of the locality in which it is erected;</li> <li>(b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other advertising devices on the site;</li> <li>(c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located;</li> <li>(d) is sited designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and does not interfere with the reasonable enjoyment of those sites;</li> <li>(e) is sited and designed to: <ul style="list-style-type: none"> <li>(i) not unduly dominate the visual landscape;</li> <li>(ii) maintain views and vistas of public value; and</li> <li>(iii) protect the visual amenity of scenic routes;</li> </ul> </li> <li>(f) is designed to achieve a high standard of architectural, urban and landscape design, or at least does not detract from the architectural, urban or landscape design standards of a locality; and</li> <li>(g) is designed and sited so as to not contribute to the proliferation of visual clutter.</li> </ul>	<p><b>AO1</b> Self-assessable development</p> <p>For self-assessable development, the advertising device complies with the requirements specified in Column 2 of Table 9.4.2.3.b.</p> <p>Assessable development</p> <p>For assessable development, in partial fulfilment of Performance Outcome P1 – the advertising device substantially complies with the requirements specified in Column 2 of Table 9.4.2.3.b – Specific requirements for types of advertising devices.</p> <p>Note – Third party advertising devices, fly-posters, inflatable signs, blimps, bunting/streamers and standing-vehicle signs are not encouraged to establish in Douglas Shire. In most circumstances, these forms of advertising device would:</p> <ul style="list-style-type: none"> <li>(a) be contrary to Performance Outcome PO1 and the applicable specific requirements for advertising devices in this code; and</li> <li>(b) risk compromising the character, lifestyle and environmental attributes of the Shire as defined in the Part 3 (Strategic Framework).</li> </ul> <p>Note – A planning report and streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a Third party advertising device.</p>
Illumination, lighting and movement	
<p><b>PO2</b> An advertising device only incorporates illumination and lighting where it:</p> <ul style="list-style-type: none"> <li>(a) is appropriate to its setting and is compatible with the amenity of the local area;</li> <li>(b) does not cause nuisance or distraction;</li> <li>(c) does not create glare, reflecting or flaring of colours; and</li> <li>(d) will not create a potential safety hazard, including a potential traffic safety hazard.</li> </ul>	<p><b>AO2.1</b> The advertising device is only illuminated where it is:</p> <ul style="list-style-type: none"> <li>(a) located in a Centre zone or an Industry zone, or a Recreation and Open Space zone; and</li> <li>(b) associated with a business that operates at night.</li> </ul> <p><b>AO2.2</b> Where an advertising device is illuminated, it:</p> <ul style="list-style-type: none"> <li>(a) it has a maximum luminance of 350 candelas per m<sup>2</sup>;</li> <li>(b) does not incorporate flashing lights or digital displays; and</li> <li>(c) is switched off between 11.00pm and 5.00am the following day or at any time the business</li> </ul>



Performance outcomes	Acceptable outcomes
	is not operating between these hours.
<b>PO3</b> An advertising device does not move or incorporate elements that give the impression of movement.	<b>A03</b> The advertising device does not revolve, contain moving parts or have a moving boarder.
<b>Safety of pedestrians and vehicles</b>	
<b>PO4</b> An advertising device is designed so as not to create a traffic or pedestrian safety hazard.	<b>A04.1</b> The advertising device does not physically obstruct the passage of pedestrians or vehicles.  <b>A04.2</b> The advertising device does not mimic, and is not able to be confused with, a traffic control device.  <b>A04.3</b> The advertising device does not restrict sight lines at intersections or site access points.  Note - Refer to Figure 9.4.2.3.a for details.  <b>A04.4</b> The advertising device is: <ul style="list-style-type: none"> <li>(a) appropriately secured and supported so as to cause no injury or damage to persons or property;</li> <li>(b) not on or attached to a tree, telegraph and/or electricity poles, traffic or safety signs.</li> </ul>
<b>Maintenance</b>	
<b>PO5</b> A high quality appearance of advertising devices is established, and is maintained.	<b>A05</b> Advertising devices <ul style="list-style-type: none"> <li>(a) are constructed of high quality materials selected for easy maintenance, durability and an ability not to readily stain, discolour or deteriorate;</li> <li>(b) that have stained, discoloured or deteriorated are either: <ul style="list-style-type: none"> <li>(i) remedied; or</li> <li>(ii) removed.</li> </ul> </li> </ul>
<b>Additional requirements for Advertising devices in the Conservation zone, the Environmental management zone and the Rural zone north of the Daintree River</b>	
<b>PO6</b> Advertising devices are high quality, low key in scale, and are reflective of the character of the area and directly promote small-scale lawfully-established businesses.	<b>A06</b> In addition to the requirements contained within the Advertising devices code, where the advertising device is free standing or attached to a fence, the advertising device: <ul style="list-style-type: none"> <li>(a) has a maximum height of 1.5 metres above ground level;</li> <li>(b) has a maximum width of 1.5 metres;</li> <li>(c) requires no significant vegetation removal to make the advertising device visible;*</li> <li>(d) is directly associated with a lawfully established business conducted on or near the premises;*</li> <li>(e) is non-illuminated;</li> <li>(f) is of colours that are subdued, reflecting the</li> </ul>



Performance outcomes	Acceptable outcomes
	<p>natural character and amenity of the area (colours include the content of the advertising device)^</p> <p>*Note – These requirements may involve a site selection for the advertising device that is not within the premises and this would require further direction from Council.</p> <p>^Note – Signage consisting of representative symbols, as an alternative to text may be considered to be an example of advertising devices that are in keeping with the character of the area.</p>

Table 9.4.2.3.b – Specific requirements for types of advertising devices

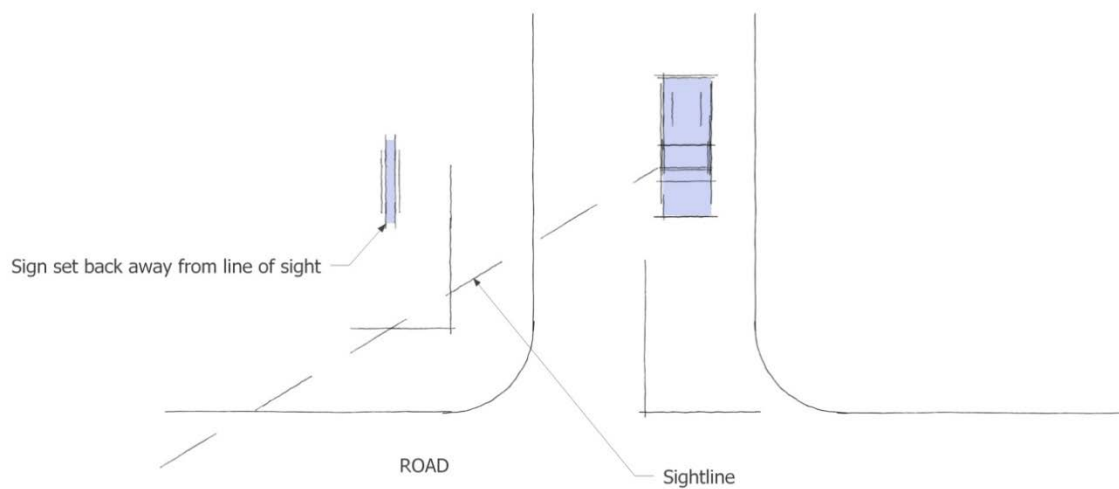
Advertising device type	Specific requirements
<b>Façade sign:</b> An advertising device painted or otherwise affixed to the façade of a building.	(a) does not obscure any window or architectural feature; (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project above or beyond the wall to which it is attached; (d) is not more than 300mm thick.
<b>Flush wall sign:</b> An advertising device painted on or otherwise affixed flat to the wall of a building or structure, not being a façade sign.	(a) is erected only in a Centre zone or an Industry zone (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project beyond the edges of the wall to which it is attached; (d) does not exceed a maximum sign face of 18m <sup>2</sup> ; (e) does not cover more than 30% of the visible area of the total surface of the wall face; and (f) is not more than 300mm thick.
<b>Projecting sign:</b> An advertising device attached or mounted at an angle to the façade of a building.	(a) is erected only in a Centre zone or an Industry zone; (b) does not project further than 0.75m from the building line; (c) has a minimum vertical clearance of 2.4m from the lowest part of the sign to the footpath pavement; (d) does not exceed a maximum surface area of 1m <sup>2</sup> ; (e) does not project beyond any awning or verandah of the building to which it is attached; (f) does not protrude above the roofline of the building to which it is attached; and (g) is limited to a maximum of one sign per premises.
<b>Above awning sign:</b> An advertising device located on top of an awning or verandah.	(a) is erected only in a Centre zone or an Industry zone; (b) is only erected where it can be demonstrated that there is no other opportunity to make use of an alternative sign type; (c) has a maximum height above the awning not exceeding 1.2m (d) is of a size and form that is appropriate to the scale and character of the building on which it is exhibited and the development in the locality; (e) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached. <p>Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for an above awning sign.</p>
<b>Created awning sign:</b> An advertising device attached to and extending beyond the fascia of an awning or the like.	(a) is integrated with the design of the building so as to complement its architectural form or style; (b) does not extend more than 500mm above the fascia to which it is attached; (c) does not exceed a sign-face area equivalent to 25% of the area of the



Advertising device type	Specific requirements
	awning face; and (d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway pavement.
<b>Under awning sign:</b> An advertising device attached underneath or suspended from an awning, verandah or the like.	(a) is oriented at right angles to the building frontage; (b) is not more than 2.5 metres long or 600mm high; (c) does not exceed a maximum sign-face area of 1.50m <sup>2</sup> ; (d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway pavement; (e) one per shop or tenancy and is generally centrally located along the frontage of each shop or tenancy; and (f) is not closer than 3 metres to any other under awning sign or within 1.5 metres of any side property.
<b>Created roof sign:</b> An advertising device positioned on a roof, façade or wall of a building which changes the horizontal or angular lines of the roof.	(a) is integrated with the design of the building so as to complement its architectural form and style; and (b) has a maximum height above the surrounding roof line of not more than 1.2 metres.
<b>Roof top sign:</b> An advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.	(a) is erected only in a Centre zone or an Industry zone; (b) is only erected where it can be demonstrated that there is no other opportunity to make use of an alternative sign type; (c) is of a size and form that is appropriate to the scale and character of the building on which it is exhibited and the development in the locality; (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and (e) does not extend more than 1.2 metres above the roofline to which it is attached.  Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a roof top sign.
<b>Freestanding signs:</b> An advertising device normally elevated from the ground and supported by one or more vertical supports used to display advertising matter, including billboards, pylon, three-dimensional and other freestanding signs.	(a) do not exceed the maximum height and sign-face area requirements set out in Table 9.4.2.3.c – Maximum height and sign-face area of billboard and pylon signage (b) ensure that not more than one freestanding sign is erected on any site (including a site with multiple occupancy buildings), except for a free standing sign, which:- (i) identifies access to a site; (ii) is not more than 1.5 metres in height; and (iii) has a maximum surface area of 2m <sup>2</sup> /side; and (c) notwithstanding any other provisions of this code: (i) are consistent with the streetscape character of the area; (ii) are of a scale and proportion consistent with the existing development and predominant land use in the area; (iii) are presented and designed to a proportional and uniform detail; and (iv) do not detract from or obscure any important view or vista.  Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a three-dimensional sign.

**Table 9.4.2.3.c – Maximum height and sign-face area of billboard and pylon signage**

Zone	Maximum height	Maximum sign-face area/side
Centre zone and Industry zone	(a) Where total street frontage is less than 40 metres: 5m. or (b) Where total street frontage is 40 metres or greater: 7.5m.	(a) Where total street frontage is less than 40 metres: 10m <sup>2</sup> or (b) Where total street frontage is 40 metres or greater: 15m <sup>2</sup> .
Any other zone	5m.	10m <sup>2</sup> .

**Figure 9.4.2.3.a – Sightlines for Advertising devices**

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

I, Mossman Bowls Club, by way of the following authorized officers:

GREG CLINT POTTER  
CHAIR SECRETARY MAN

ERIC SMITH  
CHAIR PERSON

[Insert full name.]

as owner of the premises identified as follows:

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

Lot 40 on EP 255222 or Nos 4-8 Johnston Street MOSSMAN

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


[Insert name of applicant.]

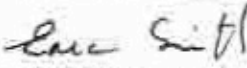
Northpoint Advisory on behalf of Rubicon Design & Construct

on the premises described above for:

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

Alterations and Additions to the Mossman Bowls Club

  
2-6-23

  
2/6/2023

[signature of owner and  
date signed]