

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PLANNING DIVISION

P: 0438 755 374 **E:** Patrick.c@gmacer.com.au
P.O. Box 2760, Nerang Qld 4211



Our Ref: 20204164

Date: 8 December 2020

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

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

Dear Sir,

**RE: PROPOSED DOUBLE CAR PORT ON LAND LOCATED AT
9 SPINNAWAY CLOSE PORT DOUGLAS (LOT 0 & 2
BUP70674)**

GMA Certification are instructed by Geoff Ford to submit an application for Building Works Assessable against the Planning Scheme to facilitate the development of a Car Port on land located at 9 Spinnaway Close, Port Douglas, and described as Lot 0 & 2 on BUP70674.

As part of the application material please find attached the following:

- Development Application Form;
- Proposal Plans; and,
- Detailed Assessment against the relevant Assessment Benchmarks.

Subject Site

The subject site is an established Dual Occupancy site located at 9 Spinnaway Close, Port Douglas. The site is located on the corner of Spinnaway Close and Sorento Close with access to the site provided from the Spinnaway close frontage. The development comprises mirror image Dwelling Units, each with a separate driveway and car parking space fronting Spinnaway Close.

The site the subject of the application is unit 2 and the immediately adjacent common property. Unit 2 is located furthest from the corner of the site and fronts Spinnaway Close only.

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Image 1 - Aerial Photograph of the site (source Queensland Globe)

Proposed development

It is proposed to erect a double carport to the western side of unit 2. The double car port would be located at the Spinnaway close frontage and within the body corporate common property. It would be setback 1.646 metres from the frontage and 3.023 metres from the side boundary. It would be 6.6 metres long and 6 metres wide.

The proposed car port would present as an extension to the existing verandah and built form on the site and would maintain a consistent building line to the street. The area of the proposed car port is currently being used for the parking of vehicles in part on an existing paved area. Access to the car port would be provided from either side of the established tree to retain the tree, which is desirable from the applicant's perspective.



Image 2: Location of proposed car port with access around the retained tree.



Image 3: Location of proposed car port with access around the retained tree.

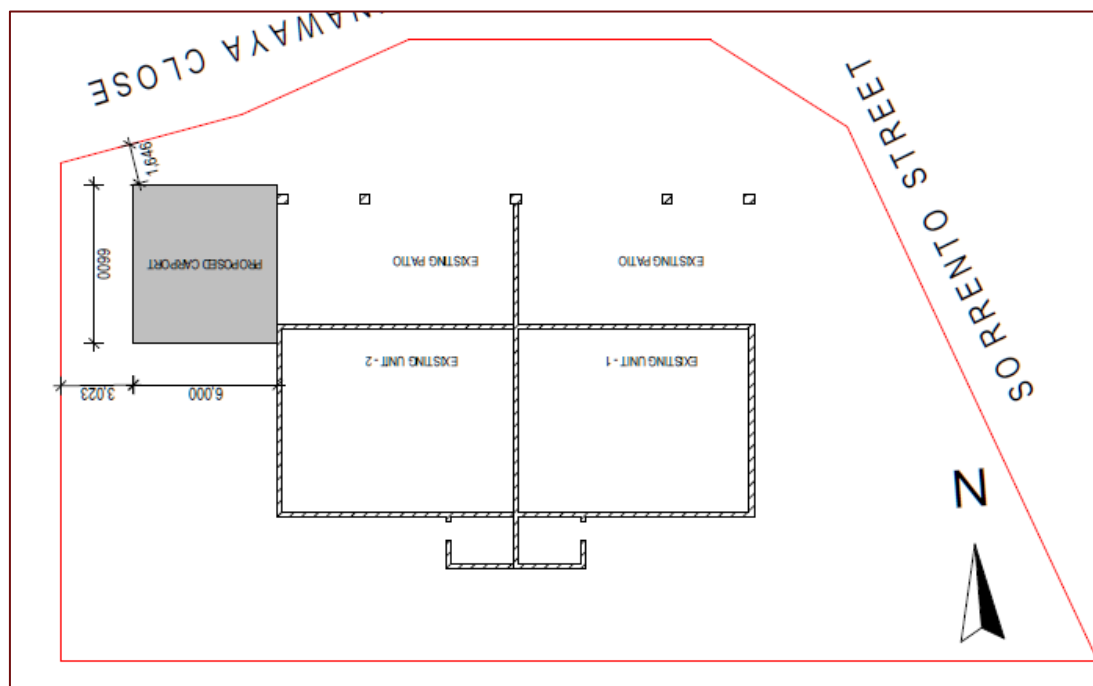


Image 4: Site Plan extract

Planning Considerations

The site is within the Douglas Shire Council area and under the Douglas Shire Planning Scheme (2018) (the relevant planning scheme), the site is within the Low-Medium Density Residential Zone and the Port Douglas, Craiglie Local Plan, and is affected by the following overlays:

- Acid sulfate soils overlay; and,
- Flood and storm tide inundation hazard overlay.

In accordance with the Tables of Assessment, the development is identified as Accepted Development, Subject to requirements. However, in this instance the development is not able to satisfy all the Accepted Development requirements relating to building setback and, consequently, a Code Assessable application is required to be submitted to Council for approval. In accordance, with section 5.4 (1) (c) (ii) of the Planning Scheme, the assessment is limited to the subject matter of the accepted development acceptable outcomes that were not complied with or were not capable of being complied with.

The proposed development is able to satisfy the Acceptable Outcomes/Requirements for Accepted Development with the exception of the matters listed below where an assessment is provided against the relevant Performance Outcomes.

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Setbacks (other than for a dwelling house)		
PO2 Buildings are setback to: <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	AO2 Buildings are setback: <ul style="list-style-type: none"> (1) a minimum of 6 metres from the main street frontage; (2) a minimum of 4 metres from any secondary street frontage; (3) 4.5 metres from a rear boundary; (4) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater 	Complies with PO2 The proposed car port would have a side and rear setback that satisfy the Acceptable Outcome; however, the car port would be built to 1.646 metres from the front boundary. The existing development in the site has an open appearance to the street with a front verandah and car port forming the front façade. The proposal is to extend the front veranda by providing a double car port as a built extension to the verandah. It would maintain a consistent built form to the street and provide additional on-site car parking. Built form and car ports and garages are a prevalent form of development in the locality containing the site. Dwelling houses on the nearby Sorrento Crescent and Seabrook Avenue comprise built projections, including car ports and gatehouses into the front setback area. The proposed encroachment into the

Performance outcomes	Acceptable outcomes	Compliance
		front setback area would not adversely affect the character of the neighbourhood or the cohesive streetscape.

Flood and Storm Tide Hazards Overlay Code

Performance outcomes	Acceptable outcomes	Compliance
For assessable and self-assessable development		
PO1 Development is located and designed to: <ul style="list-style-type: none"> (a) ensure the safety of all persons; minimise damage to the development and contents of buildings; (b) provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category,	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	Complies with PO1 The proposed development is for a carport associated with an existing Dwelling Unit. It would not provide additional habitable floorspace or adversely affect existing habitable floorspace. The proposed development would not affect the existing safety of residents or building content or adversely affect the amenity, exacerbate disruption to residents or recovery costs.

Performance outcomes	Acceptable outcomes	Compliance
a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.3 New buildings are: (a) not located within the overlay area; (a) located on the highest part of the site to minimise entrance of flood waters; (b) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	Complies with PO1 The proposed development is for a carport associated with an existing Dwelling Unit. It would not provide additional habitable floorspace or adversely affect existing habitable floorspace. The proposed development would not affect the existing safety of residents or building content or adversely affect the amenity, exacerbate disruption to residents or recovery costs.

A detailed assessment against all the relevant Assessment Benchmarks is attached for reference.

Conclusion

The proposed development of a car port to the western side of Unit 2, 9 Spinnaway Close, Port Douglas, is considered to be an acceptable development on the site. The proposed development would not affect the existing streetscape or adversely affect the amenity of the neighbourhood.

The only matter that requires the detailed consideration of Council is the proposed setback of the car port from the front boundary. Whilst the setback would be less than the accepted 6 metres it is considered to be a satisfactory form of development and consistent with the built form and amenity of the area. The application is therefore submitted to Council for approval subject to reasonable and relevant conditions.

Kind Regards,

Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION GROUP

DA Form 2 – Building work details

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

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	Geoff Ford
Contact name (only applicable for companies)	Patrick Clifton GMA Certification
Postal address (PO Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20204164

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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 .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
2	9	Spinnaway Close	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	0 and 2	BUP70674	Douglas Shire Council

2.2) 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

3) 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 the [DA Forms Guide](#)

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

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

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

Douglas Shire Council

6) 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

7) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

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

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

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

8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

- ☐ 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

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

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

Referral requirement	Referral agency	Date referral response

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

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	The Proprietors, Spinnaway Breeze, Building Units Plan No. 70674
Contact name (applicable for companies)	Geoff Ford
Postal address (P.O. Box or street address)	Unit 2 9 Spinnaway Close
Suburb	Port Douglas
State	QLD

Postcode	4877
Country	Australia
Contact number	0437 138 820
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	HandyCam
Contact name <i>(applicable for companies)</i>	Cam McKay
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	340 Mowbray River Road
Suburb	Mowbray
State	QLD
Postcode	4877
Contact number	0408 178 654
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Dwelling House extension

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

1A

g) New building use/classification? (if applicable)
10
h) 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 .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$N/A

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
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 .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

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

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government				
Confirm proposed construction materials:				
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass	
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other	
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Other			
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	

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

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35163612

Search Date: 09/10/2020 10:10

Title Reference: 21350145

Date Created: 09/10/1987

Previous Title: 20985223

REGISTERED OWNER

Dealing No: 719737148 15/11/2019

GEOFFREY PHILLIP FORD

BEVERLEY LOIS FORD

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 70674

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 954

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10392192 (POR 26)

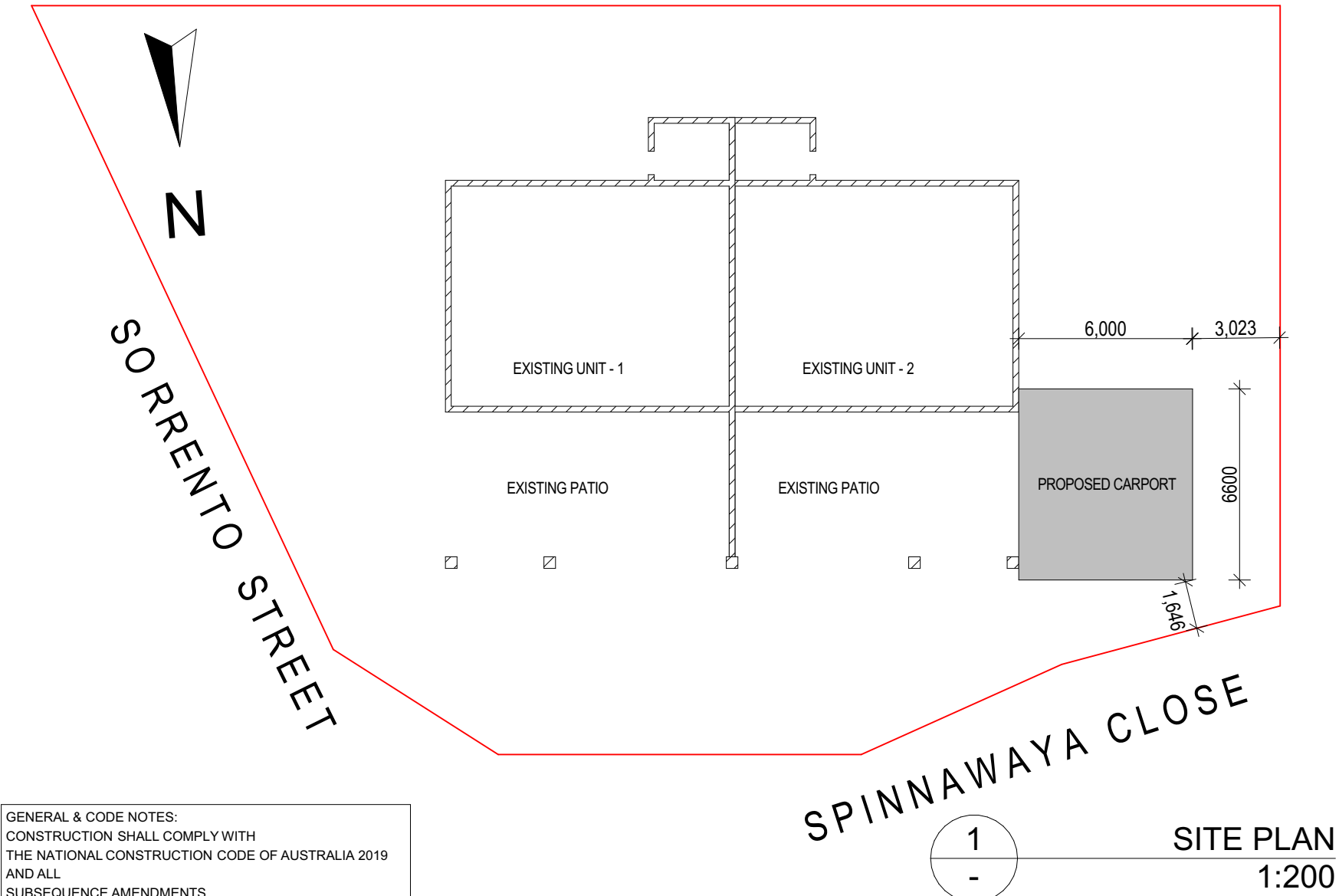
ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]

Requested By: D-ENQ GLOBALX

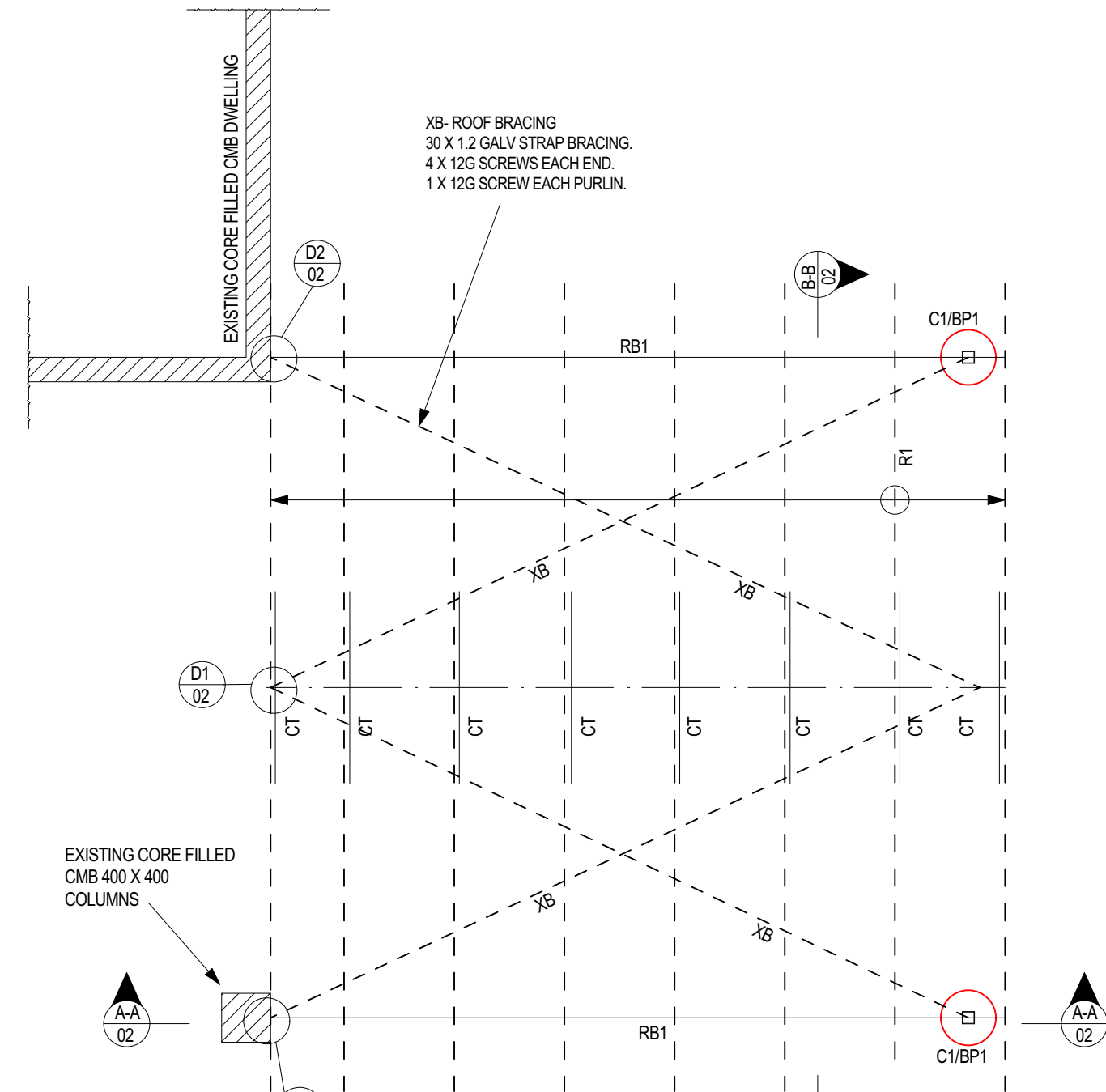



FOR BUILDING APPLICATION ONLY

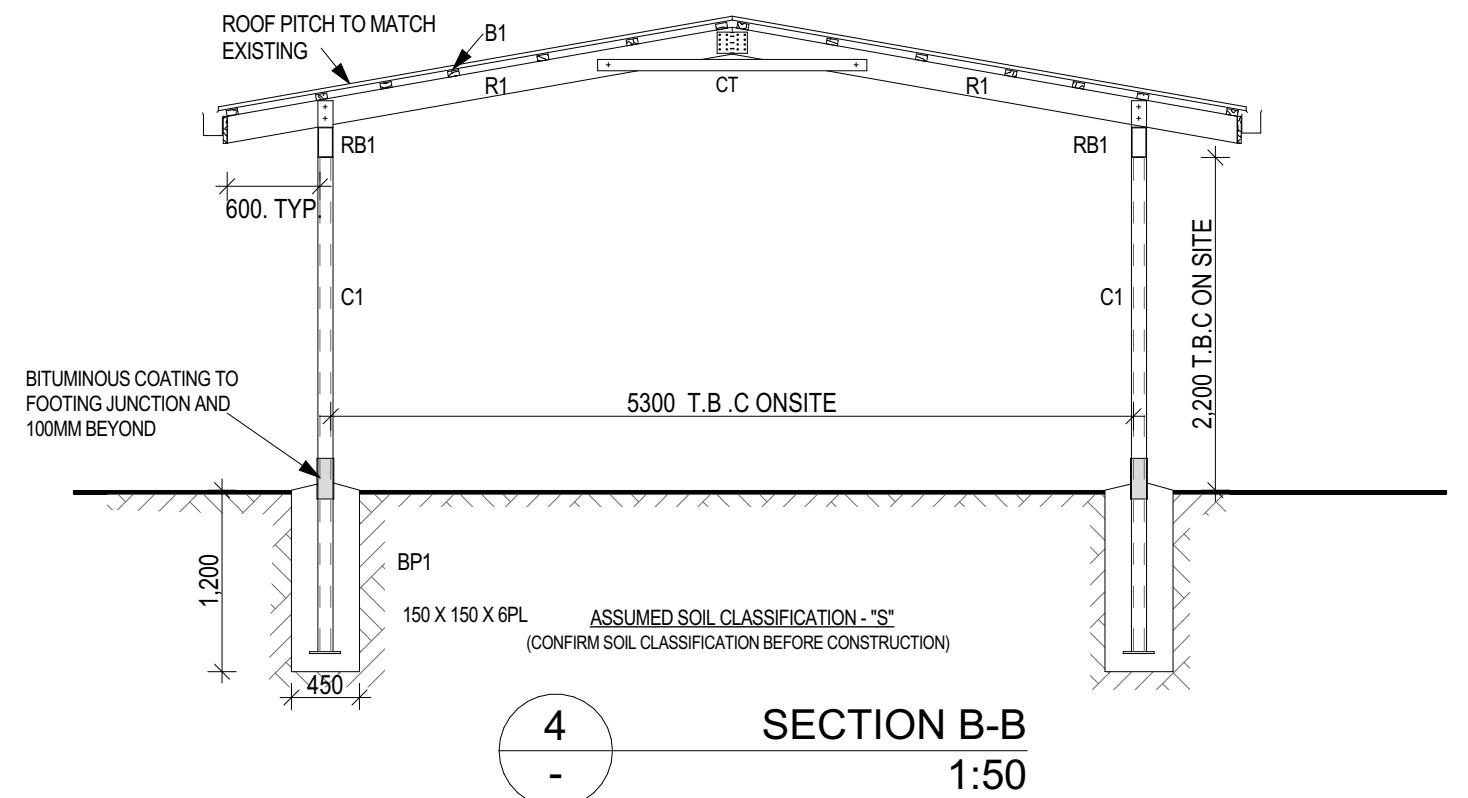
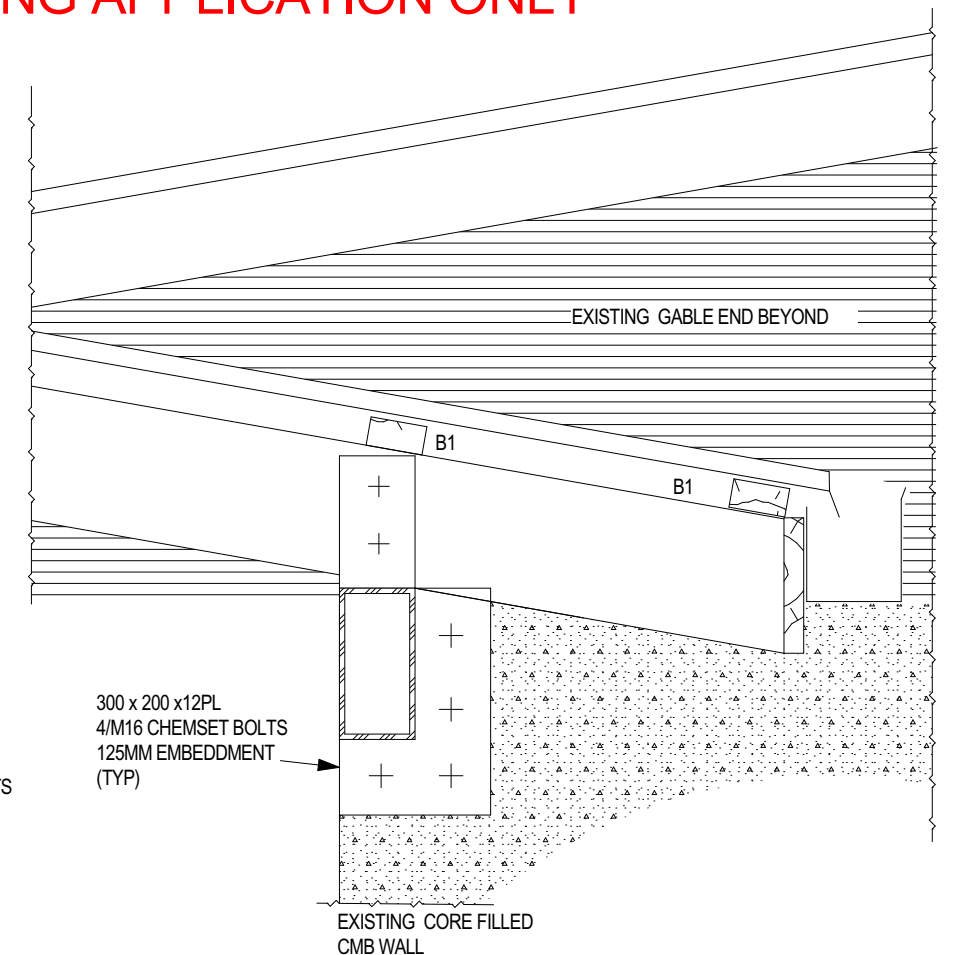
NOTE:


NON- CONFORMING & NON -COMPLYING PRODUCTS.
NON-CONFORMING AND NON-COMPLYING BUILDING PRODUCTS SHALL NOT BE USED IN ANY CONSTRUCTION. ANY AND ALL BUILDING PRODUCTS SHALL ONLY BE USED IF ACCOMPANIED WITH DOCUMENTATION FOR DESIGN AND ITS INTENDED USE. ALL PERSONS WITHIN THE CHAIN OF RESPONSIBILITY SHALL ENSURE AS REASONABLY PRACTICABLE THAT ALL DESIGN COMPLIANCE AND INTENDED USE DOCUMENTATION IS CONVEYED TO THE SUBSEQUENT CONSUMER BEFORE THE TIME OF USE. MINIMUM PRODUCT ASSESSMENT PERFORMANCE AND COMPLIANCE CRITERIA SHALL BE AN ASSESSED AGAINST APPLICABLE STANDARDS AND LEGISLATION FOR THAT PRODUCT. THE CONTRACTOR SHALL ASCERTAIN COMPLIANCE OF THE PRODUCT BEFORE USE.

FOR BUILDING APPLICATION ONLY



Project	PROPOSED CARPORT		RECS CONSULTING ENGINEERS & BUILDING DESIGNERS	RPEQ No.5412	<div>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER, RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION.</div>	ISSUE A FOR BUILDING APPLICATION ONLY, NOT FOR CONSTRUCTION. 10-11-2020	SHEET	BA 1
Location	U2/ 9 SPINNAWAY CLOSE, PORT DOUGLAS, 4877			QBCC No.1106533		ISSUE C		
Client	B & G FORD C/o "HANDY CAM CONTRACTING, PORT DOUGLAS		RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 E: admin@recs.net.au ABN:95081197006			ISSUE E	DRAWN: MG DESIGN: PD PROJECT STATUS: BUILDING APPLICATION	
PROJECT	116-2020					SITE PLAN		PRINT DATE 10/11/2020 7:04 AM



BUILDING PLATFORM PREPARATION		CONCRETE AND REINFORCEMENT		GENERAL NOTES																													
<div><div>1.</div><div>Building Platform preparation shall be carried out in accordance with AS 3798, Guidelines on Earthworks for Commercial and Residential Development, and otherwise as directed in the engineering documentation.</div></div> <div><div>2.</div><div>All work including testing shall be carried out in accordance with the relevant Australian Standards and Codes of Practice to provide an engineered (controlled) filled platform.</div></div> <div><div>3.</div><div>Strip building platform extending to minimum 1.5 metres outside building structure footprint of topsoil, deleterious organics and uncontrolled fill.</div></div> <div><div>4.</div><div>Compact the exposed subgrade using a heavy roller (12 tonne minimum) to reveal any soft or loose areas and to densify the near surface soils.</div></div> <div><div>5.</div><div>Soft or loose areas which do not improve with compaction should be replaced with approved select compacted fill.</div></div> <div><div>6.</div><div>The building platform shall be raised to level with engineered fill.</div></div> <div><div>7.</div><div>Fill should be placed in layers not exceeding 300mm loose thickness and compacted as engineered fill to a dry density ratio of at least 98% using Standard Compaction, or a density index of at least 70%.</div></div> <div><div>8.</div><div>Copies of all test reports shall be progressively supplied to the projects design engineer.</div></div> <div><div>9.</div><div>Foundation maintenance shall be in accordance with the CSIRO brochure, “Guide to Home Owners on Foundation Maintenance and Footing Performance”.</div></div>		<div><div>1.</div><div>All concrete work shall be in accordance with AS 3600 Concrete Structure Code.</div></div> <div><div>2.</div><div>Concrete Specification shall be:<table><tr><th>ELEMENT</th><th>GRADE</th><th>SLUMP</th><th>MAX AGG</th></tr><tr><td>Ground Slab & Footings</td><td>N25</td><td>80+15</td><td>20</td></tr></table></div></div> <div><div>3.</div><div>Reinforcement is shown diagrammatically; it is not necessarily shown in true projection. Where transverse tie bars are not shown, provide N12-300.</div></div> <div><div>4.</div><div>All reinforcement shall be in accordance with AS 4671.</div></div> <div><div>Symbols:</div><div><table><tr><td>F, RF, SL</td><td>Hard drawn wire reinforcing fabric</td></tr><tr><td>R</td><td>Structural grade 230R round bar</td></tr><tr><td>S</td><td>Structural grade 230S deformed bar</td></tr><tr><td>N</td><td>Grade 500N deformed bar</td></tr></table></div></div> <div><div>5.</div><div>Cover to reinforcement shall be:<table><tr><td>(i)</td><td>Footings in ground</td><td>50mm bottom, 65mm sides and top</td></tr><tr><td>(ii)</td><td>Footings on membrane</td><td>50mm bottom</td></tr><tr><td>(iii)</td><td>Slab on Ground</td><td>30mm nominal, 20mm minimum top 50mm bottom</td></tr><tr><td>(vii)</td><td>Within concrete masonry block</td><td>10mm.</td></tr></table></div></div> <div><div>6.</div><div>Reinforcement shall be supported on approved chairs at 800mm centres.</div></div> <div><div>7.</div><div>Splice laps unless shown otherwise: Fabric - 1 complete mesh + 50mm, Deformed bar - 30 X bar diameter minimum.</div></div> <div><div>8.</div><div>Construction joints shall be scabbled and cleaned and coated with cement/water slurry immediately prior to placing concrete.</div></div> <div><div>9.</div><div>Concrete shall be compacted using mechanical vibrators.</div></div> <div><div>10.</div><div>Concrete shall be cured to AS 3799 for a minimum of 7 days by a method approved by the Engineer.</div></div> <div><div>11.</div><div>Control joints shall be constructed as specified. Saw cutting shall be carried out within 6 hours of concrete hardening.</div></div> <div><div>12.</div><div>Rigid floor finishes shall be bedded in abaflex or equal tile adhesive to manufacturers specification as applicable with movement joints expressed.</div></div>		ELEMENT	GRADE	SLUMP	MAX AGG	Ground Slab & Footings	N25	80+15	20	F, RF, SL	Hard drawn wire reinforcing fabric	R	Structural grade 230R round bar	S	Structural grade 230S deformed bar	N	Grade 500N deformed bar	(i)	Footings in ground	50mm bottom, 65mm sides and top	(ii)	Footings on membrane	50mm bottom	(iii)	Slab on Ground	30mm nominal, 20mm minimum top 50mm bottom	(vii)	Within concrete masonry block	10mm.	<div><div>1.</div><div>The Engineering notes under the job number above are part of the drawings, and are to be attached to each set of drawings to be worked from.</div></div> <div><div>2.</div><div>Engineering drawings shall be read in conjunction with all Architectural and other Consultants' drawings and specifications, and with such other written instructions as may be issued during the course of the construction. Any discrepancies shall be referred to the Engineer before proceeding with the work.</div></div> <div><div>3.</div><div>All materials and workmanship shall be in accordance with the relevant and current SAA codes, and by-laws and ordinances of the relevant building authorities, except where varied by the project specification.</div></div> <div><div>4.</div><div>All relevant dimensions shown shall be verified by the builder on site. Engineers' drawings shall not be scaled for dimensions.</div></div> <div><div>5.</div><div>During construction the structure with it's all structural elements shall not be overstressed, and shall be maintained in a stable condition. Temporary shoring, propping and bracing shall be provided by the builder to keep all excavations and the structure stable at all times.</div></div> <div><div>6.</div><div>Unless noted otherwise all levels are in metres and all dimensions are in millimetres.</div></div> <div><div>7.</div><div>The structural components detailed on the drawings have been designed in accordance with the relevant codes and Local Government ordinances for the loadings indicated.</div></div> <div><div>8.</div><div>UNO stands for 'unless noted otherwise'.</div></div>	
ELEMENT	GRADE	SLUMP	MAX AGG																														
Ground Slab & Footings	N25	80+15	20																														
F, RF, SL	Hard drawn wire reinforcing fabric																																
R	Structural grade 230R round bar																																
S	Structural grade 230S deformed bar																																
N	Grade 500N deformed bar																																
(i)	Footings in ground	50mm bottom, 65mm sides and top																															
(ii)	Footings on membrane	50mm bottom																															
(iii)	Slab on Ground	30mm nominal, 20mm minimum top 50mm bottom																															
(vii)	Within concrete masonry block	10mm.																															
STEELWORK		FOOTINGS		GENERAL NOTES:																													
<div><div>1.</div><div>All steelwork shall be in accordance with AS 4100 - Steel Structures Code, and AS 4600 - Cold Formed Steel Structures Code.</div></div> <div><div>2.</div><div>The Contractor shall provide and supply any additional temporary bracing etc. necessary to adequately and safely hold steelwork in position during construction.</div></div> <div><div>3.</div><div>All welding shall be in accordance with AS 1554 Structural Steel Welding Code.</div></div> <div><div>4.</div><div>All steelwork exposed to the weather shall be galvanised or undercoat painted with one coat</div></div> <div><div>8.</div><div>Bolts shall be galvanised. A suitable washer shall be used under all nuts.</div></div> <div><div>Bolt Legend:</div><div><div>4.6S - Commercial grade 4.6 bolts, snug tightened.</div><div>1. 8.8S - High strength grade 8.8 bolts, snug tightened.</div></div></div> <div><div>10.</div><div>Unless otherwise specified, the following shall apply:<div><div>i.</div><div>Cleats, brackets, stiffeners etc. – ex. 6mm plate</div></div><div><div>ii.</div><div>Welding – 6mm continuos fillet to full perimeter at contact</div></div><div><div>iii.</div><div>Bolt hole clearance – 2mm, hold down bolt hole clearance – 4mm</div></div><div><div>iv.</div><div>All bolts cast into concrete to be hot dipped galvanised</div></div><div><div>v.</div><div>Butt welds shall be qualified complete penetration in accordance with AS 1554.1</div></div><div><div>vi.</div><div>End plates to all hollow members shall be equal to wall thickness or minimum 4mm. Provide 'breather' holes if members are to be hot dipped galvanised.</div></div><div><div>vii.</div><div>Connections – minimum of 2-M16 4.6/S bolts.</div></div><div><div>viii.</div><div>Bracing shall intersect on centerlines of members.</div></div></div></div>		<div><div>1.</div><div>The builder shall familiarise himself with the contents of the Soils Report where available and strictly adhere to the Building Pad Preparation specification.</div></div> <div><div>2.</div><div>Footings shall be located centrally under columns and walls, and strip footings shall be cast on horizontally excavated benches, unless specifically detailed otherwise.</div></div> <div><div>3.</div><div>The design of the structure has been based on the foundation having a minimum bearing capacity of 100 kPa.</div></div> <div><div>4.</div><div>Footings are to be constructed and back filled as soon as possible following excavation to avoid softening or drying out due to exposure.</div></div>		<div>1. THE CONTRACTOR SHALL CARRY OUT WORKS IN ACCORDANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS AND INCLUDING ANYTHING REASONABLY INFERED. ANY WORK AND/OR MATERIALS ABSENT FROM ANY DOCUMENTATION BUT PRESENT OR IMPLIED ELSEWHERE SHALL BE CONSIDERED PRESENT IN ALL.</div> <div>2. USE FIGURED DIMENSIONS ONLY - DO NOT SCALE OFF DRAWINGS. CONTRACTOR TO CONFIRM ALL DIMENSIONS, AND CONVEY ANY DISCREPENCIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION ON SITE.</div> <div>3. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTICE AND BE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.</div> <div>4. ONLY DRAWINGS STAMPED "CERTIFIED' OR "FOR CONSTRUCTION" SHALL BE USED FOR CONSTRUCTION OF THIS PROJECT.</div> <div>5. CONTRACTOR TO CONFIRM EXACT SETOUT OF ALL ELEMENTS IN RELATION TO EXISTING STRUCTURES. ALL EXISTING ELEMENTS SHOWN INDICATIVELY.</div> <div>6. ALL CONTRACTORS AND SUBCONTRACTORS MUST FAMILIARISE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS AND REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.</div> <div>7. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LICENSES, MATERIALS, LABOUR AND EQUIPMENT REQUIRED TO COMPLETE WORK TO HIGH STANDARD.</div> <div>SERVICES THE CONTRACTOR SHALL LOCATE ALL EXPOSED AND CONCEALED SERVICES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL CLEARLY MARK ALL SERVICES AND MAINTAIN MARKING DURING THE CONSTRUCTION PHASE UNTIL PRACTICAL COMPLETION IS ACHIEVED. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAFF AND SUB CONTRACTORS WRITTEN LOCATION OF ALL SERVICES BEFORE CONSTRUCTION STARTS.</div> <div>TRADES PERSONS ONLY TRADES PERSONS SUITABLY QUALIFIED SHALL BE ENGAGED TO CARRY OUT THE WORKS - PROOF OF QAUILIFICATION AND INSURANCES SHALL PROVIDED TO THE PRINCIPAL CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.</div>																													
Project Location Client PROJECT	PROPOSED CARPORT U2/ 9 SPINNAWAY CLOSE, PORT DOUGLAS, 4877 B & G FORD C/o "HANDY CAM CONTRACTING, PORT DOUGLAS 116-2020	 <div>RECS CONSULTING ENGINEERS & BUILDING DESIGNERS</div> <div>RPEQ No.5412 QBCC No.1106533</div> <div>RECS PTY.LTD., SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P. 07 4099 6010 E: admin@recs.net.au ABN:95081197006</div>	<div>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION.</div>	<div>ISSUE A ISSUE B ISSUE C ISSUE D ISSUE E</div> <div>FOR BUILDING APPLICATION ONLY. NOT FOR CONSTRUCTION. 10-11-2020</div> <div>DRAWN: MG DESIGN: PD PROJECT STATUS: BUILDING APPLICATION</div>	<div>SHEET REVISION</div> <div>BA 3 A</div> <div>ENGINEERING NOTES</div> <div>PRINT DATE 10/11/2020 7:04 AM</div>																												

11.

Fabricator shall allow for all cleats and other fixings required. All beams having a natural camber within the straightness tolerance shall be erected with the camber up. Beams and trusses over 6.0m spans shall be pre cambered 1 in 500 (UNO).



20204164 – unit 2 9 Spinnaway Close, Port Douglas

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

This code applies to assessing development in the Low-medium density residential zone.

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

6.2.7.2 Purpose

The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

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 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
- (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
- (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
- (d) provide support for compatible small scale non-residential use activities.
- (e) ensure development occurs on appropriately sized and shaped lots.



20204164 – unit 2 9 Spinnaway Close, Port Douglas

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

- (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
- (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
- (c) Development is designed to provide safe and walkable neighbourhoods.
- (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (e) Development is reflective and responsive to the environmental constraints of the land.
- (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
- (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Complies with AO1 The proposed car port would be less than 8.5 metres high and approximately 2.5 metres from natural ground.



20204164 – unit 2 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
Setbacks (other than for a dwelling house)		
<p>PO2</p> <p>Buildings are setback to:</p> <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	<p>AO2</p> <p>Buildings are setback:</p> <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater 	<p>Complies with PO2</p> <p>The proposed car port would have a side and rear setback that satisfy the Acceptable Outcome; however, the car port would be built to 1.646 metres from the front boundary.</p> <p>The existing development in the site has an open appearance to the street with a front verandah and car port forming the front façade. The proposal is to extend the front veranda by providing a double car port as a built extension to the verandah. It would maintain a consistent built form to the street and provide additional on-site car parking.</p> <p>Built form and car ports and garages are a prevalent form of development in the locality containing the site. Dwelling houses on the nearby Sorrento Crescent and Seabrook Avenue</p>



20204164 – unit 2 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
		<p>comprise built projections, including car ports and gatehouses into the front setback area.</p> <p>The proposed encroachment into the front setback area would not adversely affect the character of the neighbourhood or the cohesive streetscape.</p>
Site Coverage		
<p>PO3</p> <p>The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.</p>	<p>AO3</p> <p>The site coverage of any building is limited to 50%.</p>	<p>Complies with AO3</p> <p>The proposed car port would not result in a site coverage that exceeds 50%.</p>
For assessable development – Not Applicable (Building Works is Self-Assessable)		



20204164 – Unit 9 Spinnaway Close, Port Douglas

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

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

7.2.4.2 Context and setting

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

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

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

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

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

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

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

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

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

7.2.4.3 Purpose

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

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

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

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

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

- (d) Precinct 4 – Old Port Road / Mitre Street precinct
- (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

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

Sub-precinct 1a – Town Centre sub-precinct

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

- (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.

Sub-precinct 1b - Waterfront North sub-precinct

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

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:



20204164 – Unit 9 Spinnaway Close, Port Douglas

- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
- (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
- (c) marine-based industry achieves appropriate environmental standards;
- (d) industrial buildings have a high standard of layout and building design;
- (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
- (f) the precinct is protected from encroachment of incompatible land use activities.

Sub-precinct 1d – Limited Development sub-precinct

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

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

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

Sub-precinct 1f – Flagstaff Hill sub-precinct

- (11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:



20204164 – Unit 9 Spinnaway Close, Port Douglas

- (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
- (b) development minimises excavation and filling;
- (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;
- (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

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

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

Precinct 3 – Craiglie Commercial and Light Industry precinct

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

Precinct 4 – Old Port Road / Mitre Street precinct

(14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:

- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
- (b) areas of significant vegetation are protected from development and retained;
- (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

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

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

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

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

7.2.4.4 Criteria for assessment

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



20204164 – Unit 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
For self assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	AO1 A pedestrian and cycle movement network is integrated and delivered through development.	Not applicable There is no planned connectivity routes through the subject site.
PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to	AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill;	Complies with AO2.1 No trees are required to be removed to facilitate the development.



20204164 – Unit 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).	(b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	
	AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:	Complies with AO2.2 The proposed development would not affect any significant views.



20204164 – Unit 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	(a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	
	AO2.3 Important landmarks, memorials and monuments are retained.	Not applicable The site does not contain any landmarks, memorials or monuments.
P03 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craigie local plan maps contained in Schedule 2.	AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craigie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not applicable The site is not adjacent a gateway or node.



20204164 – Unit 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	Not applicable The site is an existing established site and no additional landscaping is proposed.
PO5 Development does not compromise the safety and efficiency of the State-controlled road network.	AO5 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Complies with AO5 The site does not have frontage to a state-controlled road.
For assessable development – NOT APPLICABLE (Building Works is Self-Assessable Development)		



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

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

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

8.2.1.3 Criteria for assessment

Table 8.2.1.3.a – Acid sulphate soils overlay code –assessable development

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



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

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



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</p> <p>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p> <p>(c) preventing the in situ oxidation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</p>	



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</p> <p>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO3</p> <p>No excavation or filling is required to facilitate the development.</p>



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

- (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
 - (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
 - (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
 - (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

8.2.4.3 Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable and self-assessable development		



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO1</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) ensure the safety of all persons; minimise damage to the development and contents of buildings; (b) provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>AO1.1</p> <p>Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p>For dwelling houses,</p> <p>AO1.2</p> <p>Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p>Complies with PO1</p> <p>The proposed development is for a carport associated with an existing Dwelling Unit. It would not provide additional habitable floorspace or adversely affect existing habitable floorspace. The proposed development would not affect the existing safety of residents or building content or adversely affect the amenity, exacerbate disruption to residents or recovery costs.</p>
	<p>AO1.3</p> <p>New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; 	<p>Complies with PO1</p> <p>The proposed development is for a carport associated with an existing Dwelling Unit. It would not provide additional habitable floorspace or adversely affect existing habitable floorspace. The proposed development would not affect the</p>



20204164 – Unit 2 9 Spinnaway Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	existing safety of residents or building content or adversely affect the amenity, exacerbate disruption to residents or recovery costs.
	AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	Not applicable The site is within an urban area.
For assessable development – NOT APPLICABLE (Building Work is self-assessable)		