

01 March 2022

Our ref: P62153

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

via email: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Attention: Planning Department

Dear Sir/ Madam,

**Combined Reconfiguration of a lot (1 lot into 2 lots) & Material Change of Use – Dwelling House  
9 Sand Street, Port Douglas described as Lots 0, 1, 2 on SP118440**

I am pleased to lodge this application for a combined Reconfiguration of a lot (1 lot into 2 lots) and Material Change of Use for Dwelling house located at 9 Sand Street, Port Douglas over lots 0, 1, & 2 SP118440.

The application does not require referral to SARA. The relevant information for the application is:

Applicant: Richard and Louise Crosby

Mailing Address: PO Box 181  
Edge Hill QLD 4870

Landowners: Lot 0 Body Corporate for 9 Sand Street Community Titles Scheme  
Lot 1 Port Phillip Enterprises Pty Ltd  
Lot 2 Sara Elizabeth Meaney

Application fees: Combined **\$3171.00**  
- *Reconfiguring a lot (up to 2 lots)* \$2838.00  
- *Material change of use – dwelling house* \$333.00

Please call me and I will arrange payment via credit card. If you require any further information, please call me.

Yours sincerely



**Jesse Marnock**  
**Planz Town Planning**

**Att:**

1. DA Form 1
2. Landowners Consent
3. Planning Report
4. Proposed Plans

# 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)	Richard and Lousie Crosby
Contact name (only applicable for companies)	C-/ Planz Town Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 4041 0445
Email address (non-mandatory)	<a href="mailto:info@planztp.com">info@planztp.com</a>
Mobile number (non-mandatory)	0447 323 384
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	P62153

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
	1	9	Sand Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	SP118440	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	2	9	Sand Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	2	SP118440	Douglas Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☒ Additional premises are relevant to this development application and 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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
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):*

Reconfiguring 1 lot into 2 lots

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):*

Building of a new dwelling house

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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

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

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" 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	2			
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" 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 type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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

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

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

\$ _____
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**PART 4 – ASSESSMENT MANAGER DETAILS**

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

Douglas Shire Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <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
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	176/97	01/09/97	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	

# Consent to the making of a development application under the *Planning Act 2016*

I / we:

Richard Crosby and Lousie Crosby

On behalf of:  
(Landowner or Body Corporate)

Port Phillip Enterprises Pty Ltd  
And  
Body corporate for 9 sand street community titles scheme  
27964

Of premises identified as:  
Insert street address

9 Sand Street Port Douglas

Described as:  
Insert Real Property Description

Lot 1 SP118440  
Lot 0 SP118440 (common property)

Consent to Planz Town  
Planning making  
applications for:

Combined application for:  
a. Reconfiguring a lot – 1 lot into 2 lots  
b. Material change of use – Dwelling house (Lot 1)

  
[Signature of Owner / Director\*\* / Body Corporate\*\*]

16/2/22  
[Date]

\*\* If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

  
[Signature of Owner / Director / Body Corporate]

16.2.22  
[Date]

\*\* If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

## **\*\*Guide – To determine who is the owner of the land**

**Landowner:** The Person, Company, or Body Corporate shown on the rates notice or lease documents.

**When there are multiple owners:** The consent of each owner must be obtained.

**When there are multiple lots:** The consent of each of those landowners is required.

**When the owner is a company:** The company must consent to the application in accordance with Section 127 of The Corporations Act 2001

**Easements:** The consent of easement owners is not always required. This is considered on an application by application basis.

**Leases:** If the land leased to you from someone else, Council or State, the lessors (not you) of the land must give the owner's consent.

**State owned land:** If the land is state-owned land that is leased or subleased, The State as the lessor of the land must give owner's consent

**Power of attorney:** If power of attorney has been granted authorising another person to sign on the owner's behalf, a certified copy of the power of attorney is required to accompany the consent.



**Consent to the making of a development application  
under the Planning Act 2016**

I / we:

On behalf of:  
(Landowner or Body Corporate)

Sara Elizabeth Meaney  
And  
Body Corporate for 9 Sand Street Community Titles Scheme  
27964

Of premises identified as:  
Insert street address

9 Sand Street Port Douglas

Described as:  
Insert Real Property Description

Lot 2 SP118440 and  
Lot 0 SP118440 (common property)

Consent to Planz Town  
Planning making  
applications for:

Reconfiguring a lot – 1 lot into 2 lots  
Material Change of Use – Dwelling house (Lot 1)

[Signature of Owner / Director\*\* / Body Corporate\*\*]

[Date]

*Sara Meaney*  
18/2/22

\*\* If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

[Signature of Owner / Director / Body Corporate]

[Date]

*Sara Meaney*  
18/2/22

\*\* If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

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**Power of attorney:** If power of attorney has been granted authorising another person to sign on the owner's behalf, a certified copy of the power of attorney is required to accompany the consent.



## APPLICATION FOR A DEVELOPMENT PERMIT

COMBINED  
RECONFIGURING A LOT - CREATING 2 LOTS  
CANCELLING LOTS 1, 2 AND COMMON PROPERTY  
DESCRIBED AS LOTS 0, 1, & 2 SP118440  
&  
MATERIAL CHANGE OF USE – DWELLING HOUSE

28 FEBRUARY 2022

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

RICHARD AND LOUISE CROSBY

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## Application Summary

Application details	
<b>Proposal</b>	Reconfiguring of a lot – Creating 2 lots (Cancelling Lots 1, 2, and Common Property)  Material Change of Use for Dwelling house over Lot 1.
<b>Address</b>	9 Sand Street, Port Douglas
<b>Real Property Description</b>	OSP118440 (Common Property) 1SP118440 2SP118440
<b>Applicant</b>	Richard and Louise Crosby
<b>Land Owner</b>	Lot 0 Body Corporate for 9 Sand Street Community Titles Scheme Lot 1 Port Phillip Enterprises Pty Ltd Lot 2 Sara Elizabeth Meaney
<b>Lot Size</b>	Lot 0 4m <sup>2</sup> Lot 1 430m <sup>2</sup> Lot 2 424m <sup>2</sup>
<b>Zone</b>	Medium density residential
<b>Current Use</b>	2 x single storey attached dwellings
<b>Level of Assessment</b>	Code Assessment
<b>Referral Triggers</b>	None

## 1 PROPOSED DEVELOPMENT

### 1.1 Nature of the Proposal

This application is for a combined application for Reconfiguration of lot (1 lot into 2 lots), and material change of use dwelling house over land at 9 Sand Street, Port Douglas (**figure 1**) described as Lots:

- 0 SP118440 (4m<sup>2</sup>) (Common property)
- 1 SP118440 (430m<sup>2</sup>)
- 2 SP118440 (424m<sup>2</sup>)

The site is in the medium density residential zone (**figure 2**), and the use of Dwelling house is defined under the *Douglas Shire Planning Scheme 2018* as:

***Dwelling house:*** A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.

The reconfiguring a lot is **code assessable** and the material change of use for the new dwelling house is **code assessable**. The main compliance considerations for the assessment are access, parking, and lot dimensions. These matters are addressed in **Section 1.3.2** of this report and the development complies with the relevant provisions. Council is requested to approve the application subject to reasonable conditions.



Figure 1: Site locality





**Figure 2: DSC zone mapping**

## 1.2 The Site and History of approvals

Douglas Shire Council previously approved a dual occupancy on the site (circa 1980) with single carports for each dwelling (**figure 5**). An updated plan approved (circa 1997) which involved removal the carports to create new pools for each of the dwellings with *new gate openings for a car* on each site (**figure 6**). It is assumed that both sites have historically had approval for 1 uncovered parking space for each dwelling.

The site was subdivided into 3 lots under the *Body Corporate and Community Management Act 1997*, with the title plans being registered in May 2000. The site is currently held under a *Community Title Scheme – Small Scheme Module*.

The site is located at 9 Sand Street, Port Douglas in a residential area (**figure 3**), and is within walking distance from the main streets of Port Douglas; located approximately 720m to the south of Macrossan Street (**figure 4**). The site currently has 2 dwellings over the 3 lots, and is the combination of the following 3 lots:

1. Lot 0 SP118440 (4m<sup>2</sup>) is common property fronting the site used for pedestrian access, and water meter that services the lots.
2. Lot 1 SP118440 (430m<sup>2</sup>) at Unit 1/9 Sand Street currently contains a single dwelling, and pool.
3. Lot 2 SP118440 (424m<sup>2</sup>) at Unit 2/9 Sand Street (Unit 2) currently contains a single dwelling, and pool.

Lots 1 and 2 each have a stand-alone 3-bedroom single storey dwelling. The dwellings are separated by approx. 125mm along the central boundary between lots 1 and 2. Each lot has separate connections

to Council’s reticulated sewerage system, and water supply. The area is surrounded by residential uses of low-medium density dwellings.

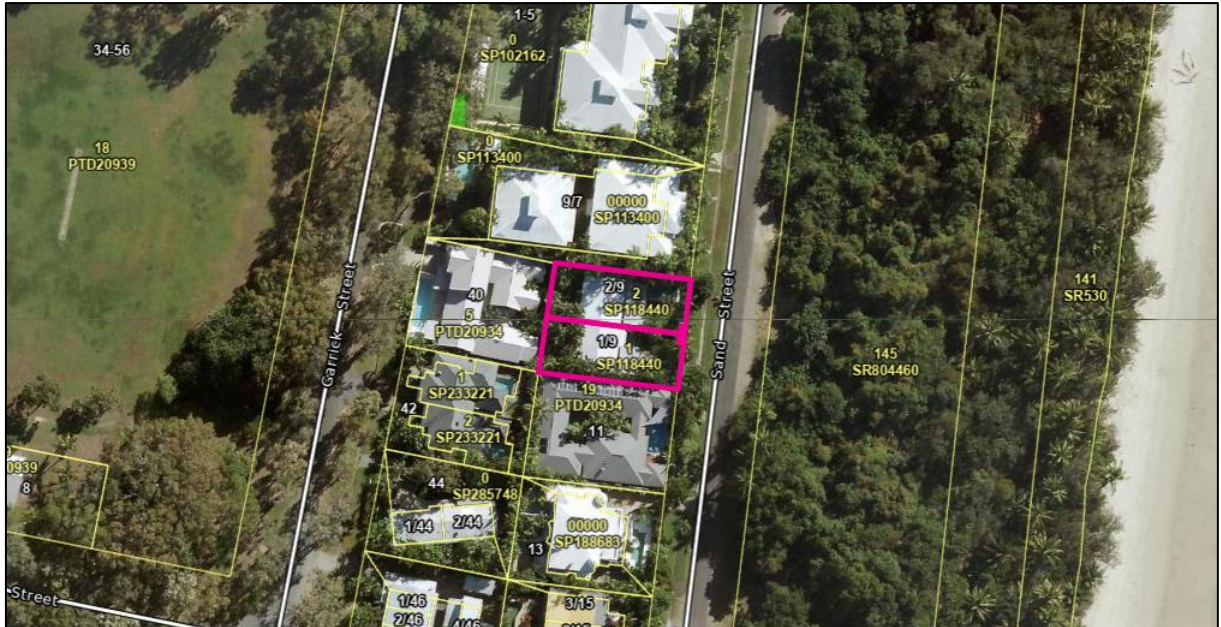


Figure 3: Units 1 & 2 at 9 Sand Street, Port Douglas

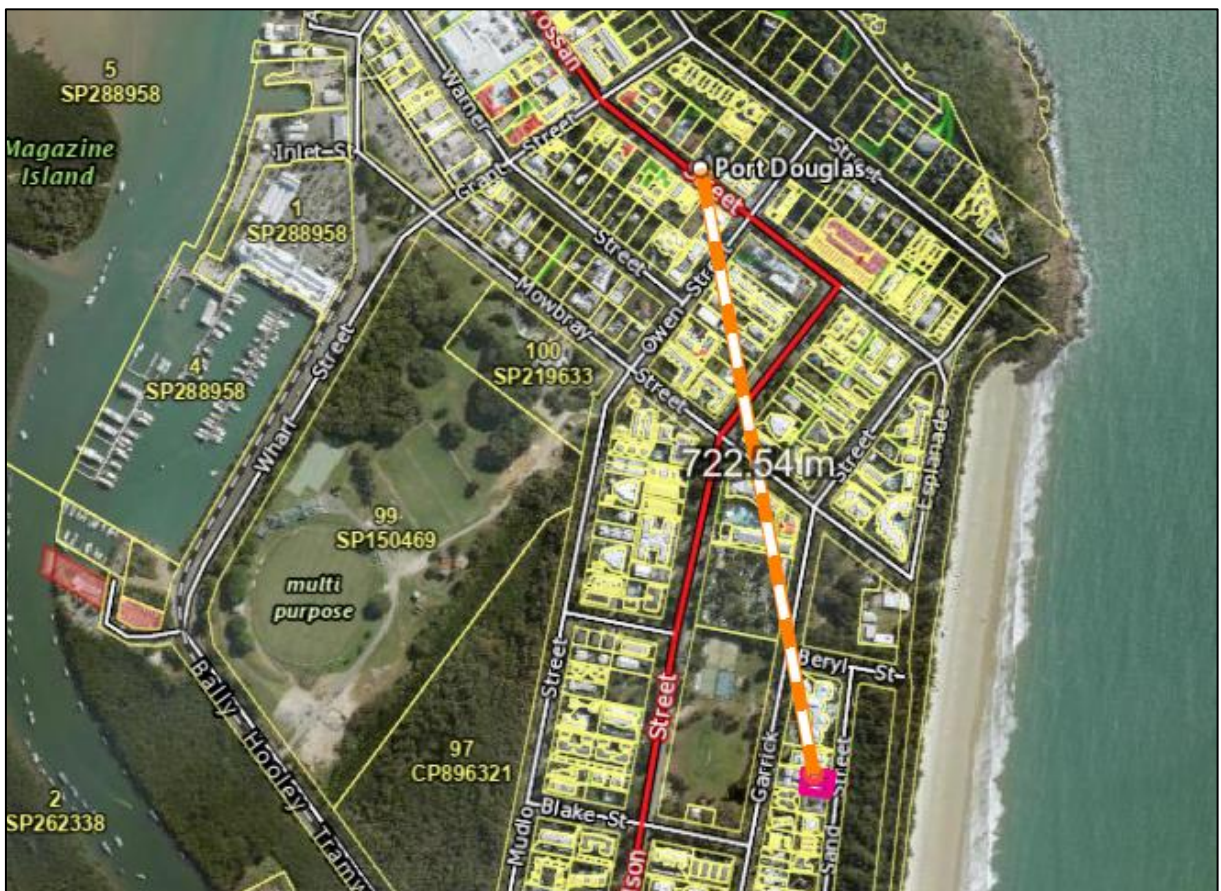


Figure 4: Site locality in relation to Macrossan Street



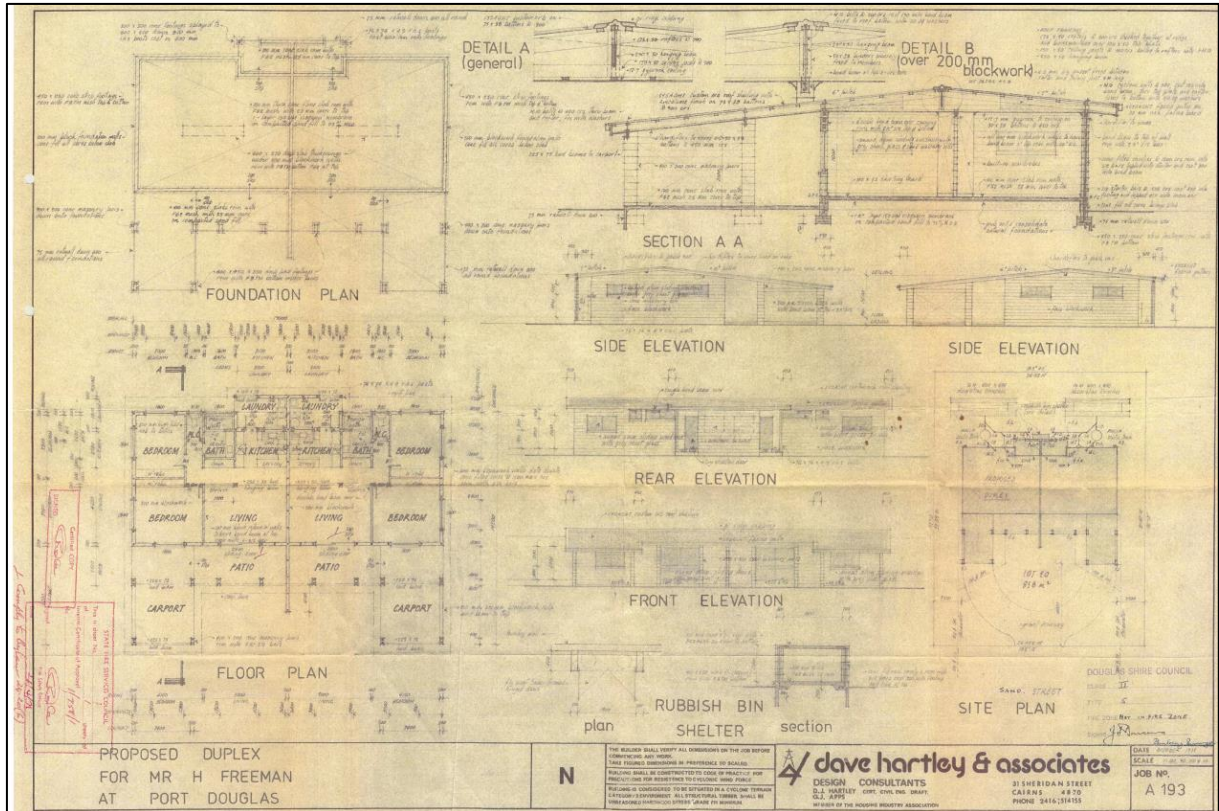


Figure 5: Historical dual occupancy plans

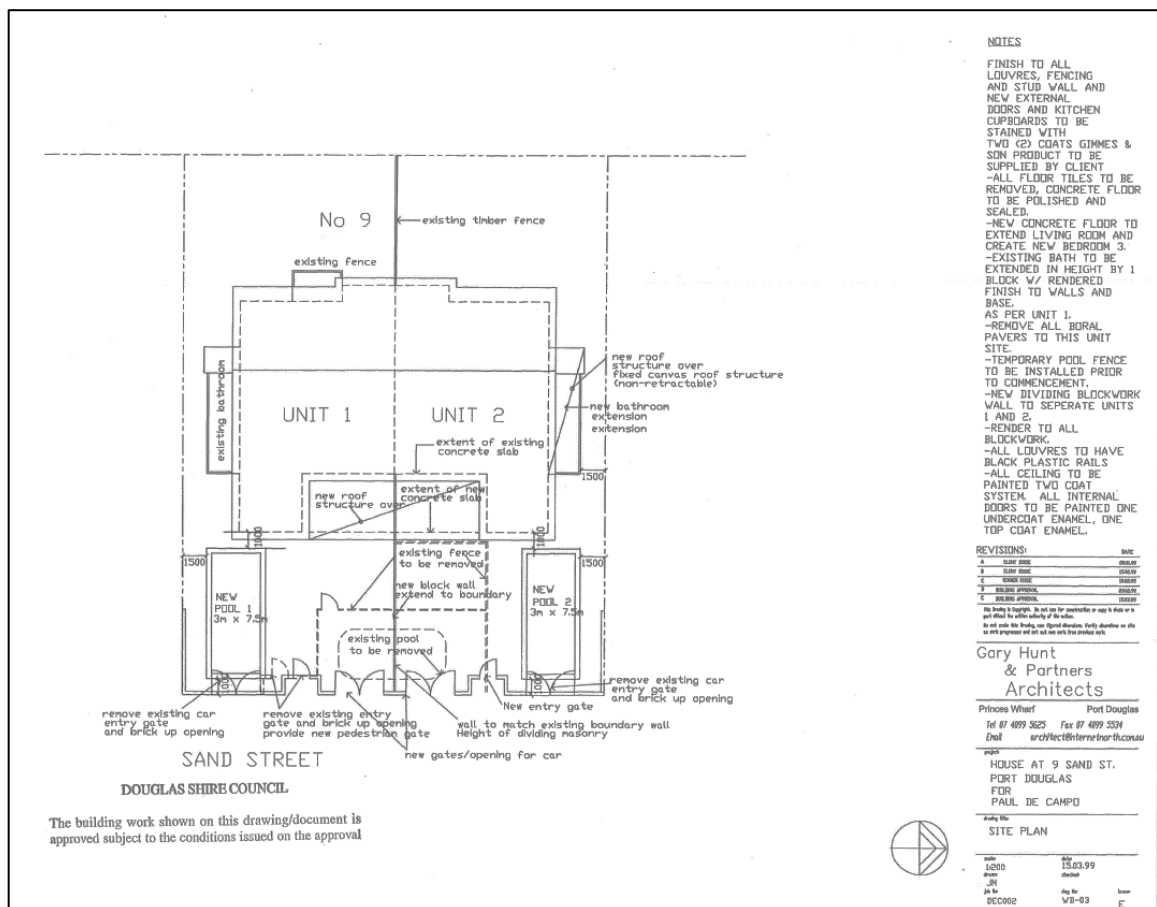


Figure 6: Updated plans showing removal of carports for new pool & new gate openings for cars

### 1.3 Approach to this application

Discussion with the Department of Natural Resources and RPS Surveyors confirms the approach to the application as the:

- (a) Body Corporate (currently administered by the owners of lots 1 and 2) will be dissolved, and the *Community Title Scheme* terminated. This will result in the amalgamation of the existing 3 lots into 1 lot (preliminary plan).
- (b) Preliminary plan will then be reconfigured to show the new plan for 2 lots (new plan). The preliminary plan and new plan will be registered with the Department of Natural Resources in sequence.

The development will:

1. Create 2 residential lots (Figure 5 and Table 1)
2. Re-configure the lots to increase Lot 2, so that the existing dwelling on that lot will be 275mm from the boundary, to allow footings for the dwelling to be fully contained in the lot. No change to the built form of the northern dwelling is proposed.
3. Allow for a new 2-storey dwelling house on the southern proposed lot (Lot 1), with a 0m setback to the common boundary with Lot 2.

#### 1.3.1 Reconfiguring a Lot

**Table 1: Existing and proposed lot characteristics**

Lot #	Existing Area	Approx. Existing Frontage	New Lot #	Proposed Area	Proposed Frontage
Lot 1	430m <sup>2</sup>	13.054	Lot A	423.5m <sup>2</sup>	12.693m
Lot 2	424m <sup>2</sup>	12.968	Lot B	434.9m <sup>2</sup>	13.329m
Lot 0	4m <sup>2</sup> Common property	For the purpose of this discussion, the approx. 2m frontage is included 50/50 in the calculation above – to provide a better understanding of the overall change to the lot sizes.	-	n/a	n/a

The outcome of the proposed development will formalise 2 dwellings that have historically operated as separate dwellings on separate lots (approved as a dual occupancy) and dissolve the nominal common property of 4m<sup>2</sup>.



Figure 7: Proposed Lots A & B

### 1.3.2 Material Change of Use – Dwelling House

The proposal is to demolish the existing dwelling on the southern lot (currently Lot 1, shown as Lot A on the proposal plan) and build a new 2 storey dwelling house.

While a dwelling house is self-assessable in the Medium Density Residential, the use becomes code assessable where the assessment relies on performance outcomes for the applicable self-assessable outcomes (parking) on the proposed southern lot.

#### Lot Dimension

The performance outcomes **PO9-PO11** of the medium density residential zone requires the following:

1. New lots contain a minimum area of 1000m<sup>2</sup>.
2. New lots have a minimum road frontage of 20 metres.
3. New lots contain a 20 metres x 25 metres rectangle.

The proposal results in only a minor change to the existing situation and the development is able to respond to the purpose of the medium density residential zone code in the following ways:

1. provides a range and mix of dwelling types - dwelling houses
  - (i) establishes a low to medium-rise dwelling house of 2 storeys
  - (ii) is of an appropriate scale and density
  - (iii) is appropriately designed for the location
2. aligns with the planning schemes strategic framework:  
**Theme 1: Settlement pattern – Element 3.4.5: Residential area and activities**
  - (i) Coordinated residential development that does not compromise the effective development, or continued use of adjacent land.
  - (ii) located and designed to provide a wide range of living options that maintain and enhance the character and identity of individual communities.
  - (iii) is for a residential use in a residential area
  - (iv) incorporates tropical design principles that are responsive to the natural environment and climate.  
**Theme 4: Strong communities and identity - Element 3.7.5: Housing choice and affordability.**
  - (v) provides a greater variety of housing choice via facilitating a variety of lot sizes, house sizes and design.
  - (vi) maintains existing character and identity of the area while also encouraging housing diversity

The proposed reconfiguration is considered an appropriate tool/process to resolve the titles of the site. The lots are already appropriately serviced and the use of the lots will continue to operate as intended, for residential dwellings.

#### **Access driveway and Parking**

The site was approved as dual occupancy with single carports for each dwelling (**figure 5**). An updated plan was provided to Douglas Shire Council which removal the carports to create new pools for each of the dwellings and *new gate openings for a car* on each site (**figure 6**).

The proposed new dwelling has no onsite car parking. The purpose of the *Dwelling house code* is to assess the suitability of development to which the code applies. The Performance outcomes **PO2** requires that “Resident’s vehicles are accommodated on-site”.

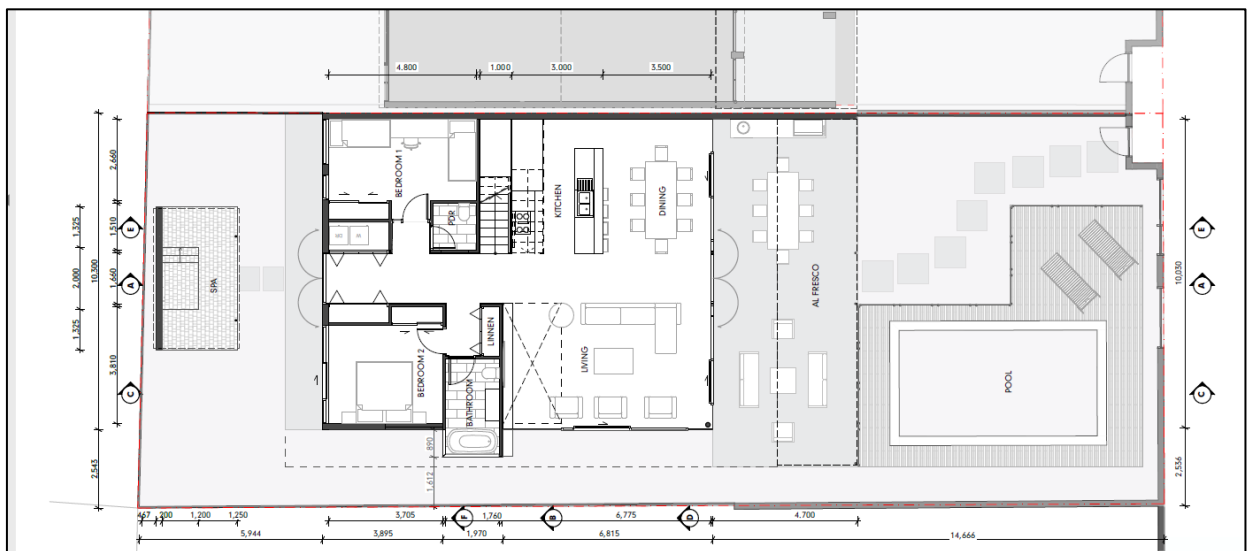
The applicable Dwelling House Code –Acceptable outcomes **AO2** requires onsite car parking at the rate of 2 car parking spaces which may be in tandem for a dwelling house.

Significantly, the development strongly responds to **PO3** of the dwelling house code, which states:

*Development is of a bulk and scale that:*

- (a) *is consistent with and **complements the built form and front boundary setbacks prevailing in the street and local area;***
- (b) *does **not create an overbearing development** for adjoining dwelling houses and their private open space;*
- (c) ***does not impact on the amenity** and privacy of residents in adjoining dwelling houses;*
- (d) ***ensures that garages do not dominate the appearance of the street.***

The design is tropical, casual and not overbearing (**figure 8 and figure 9a & 9b**). The design responds to the location, the predominant breeze and provides residential amenity for the site and neighbours. While it is possible to include a parking space on the site, it would be to the detriment of the outdoor living and recreation for the site – and result in users on the ground floor, first floor and in the pool looking onto the parking.



**Figure 8: Proposed dwelling layout – ground floor**





*Figure 9a: Proposed Dwelling – rendered image*



*Figure 9b: Proposed Dwelling – rendered image*



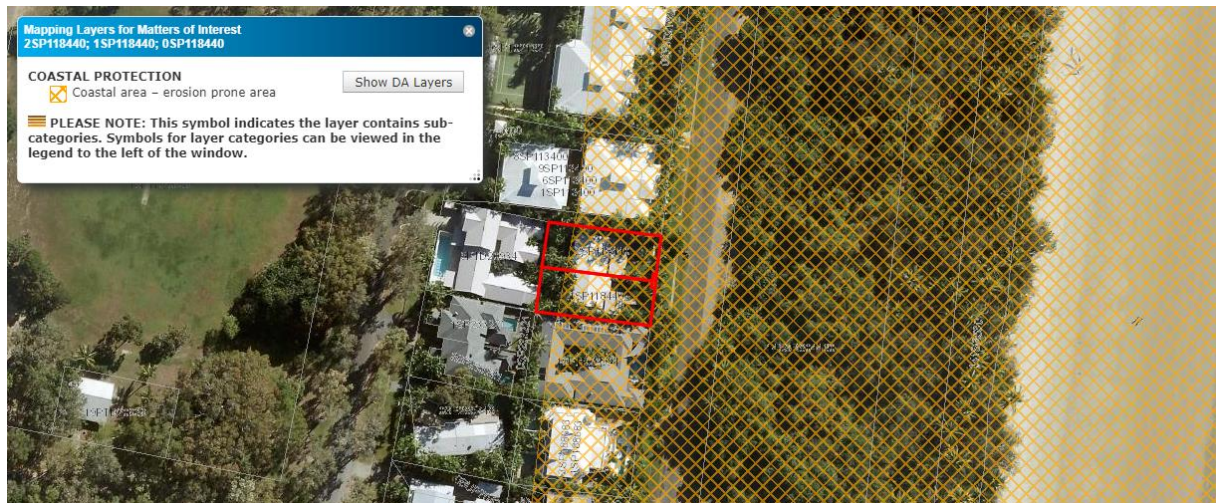
## 2 PLANNING CONSIDERATIONS

### 2.1 State Interest

The Planning Regulations and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment (**figure 10**). The site is mapped as having the following state interests:

- Coastal protection - Coastal area – erosion prone area

**Referral is not required for this application**, as the site is not located within in the Coastal management district.



**Figure 10: SARA DA Mapping**

### 2.2 Planning Scheme Assessment

The proposed use is Code Assessable Development against the *Douglas Shire Council Planning Scheme 2018*. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. The Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The assessment and compliance table for this development is shown below.

Planning Scheme Assessment Table Codes			Applicability
<b>Zone Code</b>	6.2.8	Medium Density Residential	✓
<b>Local Plan</b>	7.2.4	Port Douglas/Craigie	✓
<b>Overlay Codes</b>	8.2.1	Acid Sulfate Soils	✓
	8.2.2	Bushfire Hazard	N/A
	8.2.3	Coastal Environment	✓
	8.2.4	Flood and storm tide hazard	N/A
	8.2.5	Hillslopes	N/A
	8.2.6	Landscape values	✓
	8.2.7	Natural areas	N/A
	8.2.8	Places of significance o	N/A
	8.2.9	Potential landslide	N/A
	8.2.10	Transport network	✓
<b>Use Codes</b>	9.3.8	Dwelling house code	✓
<b>Development Codes</b>	9.4.1	Access, parking and servicing	✓
	9.4.2	Advertising devices	N/A
	9.4.3	Environmental performance	✓
	9.4.4	Filling and Excavation	✓
	9.4.5	Infrastructure works	✓
	9.4.6	Landscaping	✓
	9.4.7	Reconfiguring a lot	✓
	9.4.8	Ship-sourced pollutants reception facilities in marinas	N/A
	9.4.9	Vegetation management	✓

### 3 INFRASTRUCTURE

#### 3.1 Effluent Disposal

The site is connected to council's reticulated sewerage system.

#### 3.2 Water Supply

The site is connected to council's water supply.

#### 3.3 Excavation and Fill

Excavation and fill are not proposed.

## APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

### 6.2.8 Medium Density Residential

#### **Purpose**

The purpose of the 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 3.4.3 Element – Activity centres, Element 3.4.5 – Residential areas and activities.
  - (ii) Theme 4 : Strong communities and identity, Element 3.7.5 Housing choice and affordability.
- (b) establish a medium density residential character consisting predominantly of low to medium-rise dwelling houses, dual occupancies and multiple dwellings (up to 3 storeys in height).

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

- (a) Development provides a wider choice of predominantly permanent-living housing in terms of form, size and affordability to meet the needs of residents.
- (b) Development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
- (c) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
- (d) Landscaping enhances the visual appearance of development and the streetscape, provides attractive outdoor spaces and privacy between adjoining development.
- (e) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

**Table 6.2.8.3.a – Medium density residential zone code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of all buildings and structures must be in keeping with the residential character of the area.	<b>AO1</b> Buildings and structures are not more than 13.5 metres and 3 storeys in height.  Note – Height is inclusive of roof height.	<b>Complies with acceptable outcome</b> The building will be 2 storeys and no more than 10 metres in height.
<b>Setbacks (other than for a dwelling house)</b>		
<b>PO2</b> Buildings are setback to: (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.	<b>AO2</b> Buildings are setback: (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.	<b>Not applicable</b> The proposed development is for a dwelling house.
<b>Site coverage</b>		
<b>PO3</b> The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	<b>AO3</b> The site coverage of any building is limited to 50%	<b>Complies with acceptable outcome</b>
<b>Building proportions and scale (other than for a dwelling house)</b>		
<b>PO4</b> The proportions and scale of any development are in character with the area and local streetscape.	<b>AO4.1</b> The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.	<b>Not applicable</b> The proposed development is for a dwelling house.

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO4.2</b> Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p><b>AO4.3</b> Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p> <p><b>AO4.4</b> Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including:                      (a) the roof of buildings are light coloured and non-reflecting;                      (b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC6.2 – Building design and architectural elements.</p>	<p><b>Not applicable</b> The proposed development is for a dwelling house.</p> <p><b>Not applicable</b> The proposed development is for a dwelling house.</p> <p><b>Not applicable</b> The proposed development is for a dwelling house.</p>
<b>Landscaping (other than for a dwelling house)</b>		
<p><b>PO5</b> Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.</p>	<p><b>AO5.1</b> A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total area provided for landscape planting.</p> <p><b>AO5.2</b></p>	<p><b>Not applicable</b> The proposed development is for a dwelling house.</p> <p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p><b>A05.3</b>            Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p>The proposed development is for a dwelling house.</p> <p><b>Not applicable</b>            The proposed development is for a dwelling house.</p>
<p><b>PO6</b>            The establishment of uses is consistent with the outcomes sought for the Medium density residential zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>A06</b>            Uses identified in Table 6.2.8.3.b are not established in the Medium density residential zone.</p>	<p><b>Not applicable</b>            The proposed development is for a dwelling house.</p>
<p><b>PO7</b>            Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>	<p><b>A07</b>            No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b>            The proposed development is for a dwelling house.</p>
<p><b>PO8</b>            Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>A08</b>            No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b>            The proposed development is for a dwelling house.</p>
<p><b>PO9</b>            New lots contain a minimum area of 1000m<sup>2</sup>.</p>	<p><b>A09</b>            No acceptable outcomes are prescribed.</p>	<p><b>Complies with purpose of the code</b>            See <b>Section 1.3.1</b> of this report for further discussion.</p>
<p><b>PO10</b>            New lots have a minimum road frontage of 20 metres.</p>	<p><b>A010</b>            No acceptable outcomes are prescribed.</p>	<p><b>Complies with purpose of the code</b>            See <b>Section 1.3.1</b> of this report for further discussion.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO11</b> New lots contain a 20 metre x 25 metre rectangle.	<b>AO11</b> No acceptable outcomes are prescribed.	<b>Complies with purpose of the code</b> See <b>Section 1.3.2</b> of this report for further discussion.



## 7.2.4 Port Douglas/Craiglie Local Plan Code

### **Purpose**

The purpose of the Port Douglas/Craiglie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craiglie local plan area, while providing a platform for investment and prosperity.

- (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
- (b) To set out a vision for revitalisation of the waterfront;
- (c) To protect and enhance the environmental attributes; and

To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.

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.

**Table 7.2.4.4.a –Port Douglas / Craigie local plan – assessable development**

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>Development in the Port Douglas / Craigie local plan area generally</b>		
<b>PO1</b> Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craigie local plan maps contained in Schedule 2.	<b>AO1</b> A pedestrian and cycle movement network is integrated and delivered through development	<b>Not applicable to this scale of development</b>
<b>PO2</b> Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craigie (as identified on the Port Douglas/ Craigie Townscape Plan map contained in Schedule 2).	<b>AO2.1</b> Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, 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.	<b>Complies with acceptable outcome</b> The site is located in a residential area and fronts the natural vegetated strip adjoining four-mile beach. The proposed development will not have a detrimental impact on the lush tropical character of the town.
	<b>AO2.2</b> Development protects and does not intrude into important views and vistas as identified on the Port	<b>Complies with acceptable outcome</b>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	
	<b>A02.3</b> Important landmarks, memorials and monuments are retained.	<b>Complies with acceptable outcome</b>
<b>PO3</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	<b>A03</b> Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	<b>Complies with acceptable outcome</b>
<b>PO4</b> Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	<b>AO4.1</b> Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic	<b>Complies with performance outcome</b> The proposed development will be landscaped appropriate to the existing tropical character of the area.  Note - The site is located in a Medium Density Residential zone. There are no requirements for landscaping in relation to dwelling houses in the zone.
<b>PO5</b> Development does not compromise the safety and efficiency of the State-Controlled Road network.	<b>AO5</b> Direct access is not provided to a State-Controlled Road where legal and practical access from another road is available.	<b>Complies with acceptable outcome</b>
<b>For assessable development</b>		

Performance Outcomes	Acceptable Outcomes	Applicant Response
PO6 – PO68 is not applicable to this development as the site is not part of any Precincts or Sub-Precincts		

### 8.2.1 Acid sulfate soils overlay code

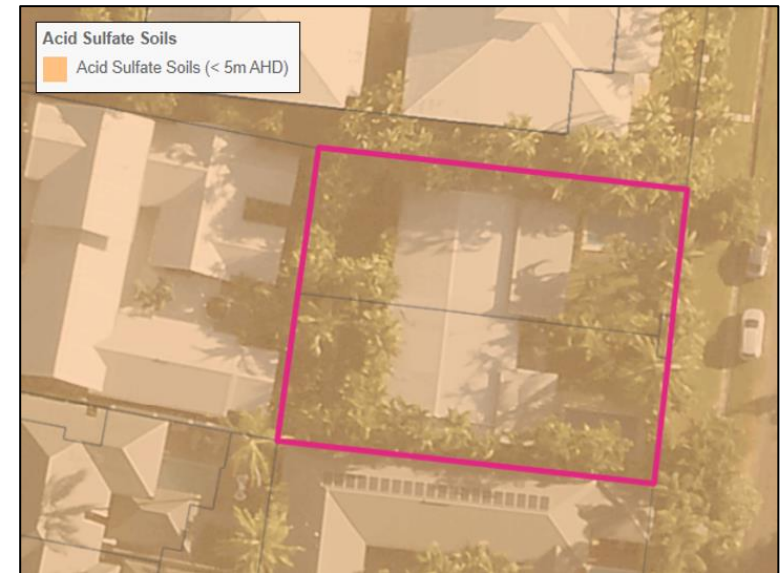
#### Purpose

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.
- (b) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.

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 sulfate 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.



[illegible]

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO2.2</b></p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> <li>(f) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(h) preventing the in situ oxidation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(i) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(j) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	<b>Not applicable</b>
<p><b>PO3</b></p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p><b>AO3</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with performance outcome</b></p> <p>No environmental harm will be caused as a result of the development in relation to acid sulfate soils.</p>

### 8.2.3 Coastal Environment Overlay Code

#### Purpose

The purpose of the Coastal environment overlay code is to:

- (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 2 Environment and landscape values: Element 3.5.4 Coastal zones;
  - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
- (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.

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

- (a) facilitate the protection of both coastal processes and coastal resources;
- (b) facilitating coastal dependent development on the foreshore over other development;
- (c) public access to the foreshore protects public safety;
- (d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
- (e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;
- (f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
- (g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.





[illegible]

Performance outcomes	Acceptable outcomes	Applicant response
development is setback to maintain the amenity and use of the coastal resource.	development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	
<b>For assessable development</b>		
<b>Erosion prone areas</b>		
<b>PO3</b> Development identifies erosion prone areas (coastal hazards).	<b>AO3</b> No acceptable outcomes are prescribed.	<b>Complies with performance outcome</b> The proposed development is located in an erosion prone area.
<b>PO4</b> Erosion prone areas are free from development to allow for natural coastal processes.	<b>AO4.1</b> Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	<b>Complies with acceptable outcome</b> The proposed development is for a dwelling house in a residential zone.
	<b>AO4.2</b> Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	<b>Complies with acceptable outcome</b> The proposed development does not incorporate a land that will result in an increase of number of people to the site.  The proposed development will be located in an area that is mapped as being on the outer boundary of the mapped erosion prone area. The eastern side of Sand Street adjoins heavily vegetated landscaped

Performance outcomes	Acceptable outcomes	Applicant response
		<p>strip along Four Mile Beach that provides protection from erosion</p> <p>The site is also located outside of the Coast Management District.</p>
<b>PO5 – PO12 is not applicable as the site is not located within a coastal management district</b>		
<b>Coastal landscapes, views and vistas</b>		
<b>PO13</b> Development maintains and / or enhances natural coastal landscapes, views and vistas.	<b>AO13</b> No acceptable outcomes are prescribed.	<b>Complies with performance outcome</b> The proposed development will not alter the natural coastal landscapes, views and vistas.
<b>PO14</b> Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	<b>AO14</b> No acceptable outcomes are prescribed.	<b>Complies with acceptable outcome</b> The proposed development is considered to be infill development as the material change of use is in relation to the increase in intensity to the site.
<b>PO15 – PO19 is not applicable as the proposed development is not for a Private marine development, dry land marinas or artificial waterways.</b>		

## 8.2.6 Landscape Values Overlay Code

### Purpose

The purpose of the Landscape values overlay code is to:

- (a) implement the policy direction of the Strategic Framework, in particular:
  - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
  - (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.
- (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.

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

- (a) areas of High landscape value are protected, retained and enhanced;
- (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
- (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
- (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
- (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
- (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
  - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
  - (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character
  - (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
  - (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
- (g) views towards High landscape value areas and the Coral Sea are not diminished;
- (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
- (i) advertising devices do not detract from the landscape values, character types or amenity of an area.



Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>Development in a High landscape value area</b>		
<b>PO1</b> Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls	<b>AO1.1</b> Buildings and structures are not more than 8.5 metres and two storeys in height.  Note - Height is inclusive of roof height.  <b>AO1.2</b> Buildings and structures are setback not less than 50 metres from ridgelines or peaks.  <b>AO1.3</b> Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.  <b>AO1.4</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors.  Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.	<b>Not applicable</b> Site is not located in a High landscape value area.   <b>Not applicable</b> Site is not located in a High landscape value area   <b>Not applicable</b> Site is not located in a High landscape value area   <b>Not applicable</b> Site is not located in a High landscape value area



Performance outcomes	Acceptable outcomes	Applicant response
<p>and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p><b>AO1.5</b> The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p><b>AO1.6</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p><b>AO1.7</b> Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p> <p><b>AO1.8</b> Advertising devices do not occur.</p>	<p><b>Not applicable</b> Site is not located in a High landscape value area</p> <p><b>Not applicable</b> Site is not located in a High landscape value area</p> <p><b>Not applicable</b> Site is not located in a High landscape value area</p> <p><b>Not applicable</b> Site is not located in a High landscape value area</p>
<b>Development within the Medium landscape value area</b>		
<p><b>PO2</b> Development within Medium landscape value areas</p>	<p><b>AO2.1</b> Buildings and structures are not more than 8.5</p>	<p><b>Not applicable</b> Site is not located in a Medium landscape value area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall</p>	<p>metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p> <p><b>AO2.2</b>                      Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p><b>AO2.3</b>                      Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:                      (a) development follows the natural; contours of the site;                      (b) buildings are split level or suspended floor construction, or a combination of the two;                      (c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p><b>AO2.4</b>                      The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>	<p><b>Not applicable</b>                      Site is not located in a Medium landscape value area.</p> <p><b>Not applicable</b>                      Site is not located in a Medium landscape value area.</p> <p><b>Not applicable</b>                      Site is not located in a Medium landscape value area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>infrastructure;</p> <p>(g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes</p>	<p><b>AO2.5</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p><b>AO2.6</b> Advertising devices do not occur.</p>	<p><b>Not applicable</b> Site is not located in a Medium landscape value area.</p> <p><b>Not applicable</b> Site is not located in a Medium landscape value area.</p>
<b>Development within a Scenic route buffer / view corridor area</b>		
<p><b>PO3</b> Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p> <p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <p>(i) the scale, height and setback of buildings;</p> <p>(ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</p> <p>(iii) the scale, extent and visual prominence of</p>	<p><b>AO3.1</b> Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p><b>AO3.2</b> No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p><b>AO3.3</b> Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p><b>AO3.4</b> Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p><b>Complies with acceptable outcome</b> The proposed development is 2 storeys and less than the 13m height accepted by the zone.</p> <p><b>Complies with acceptable outcome</b></p> <p><b>Complies with acceptable outcome</b></p> <p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>advertising devices.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes</p>		
<b>Development within the Coastal scenery area</b>		
<p><b>PO4</b></p> <p>The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p><b>AO4.1</b></p> <p>The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p><b>AO4.2</b></p> <p>Where located adjacent to the foreshore buildings and structures are setback:</p> <p>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p> <p><b>AO4.3</b></p> <p>Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space),</p>	<p><b>Not applicable</b></p> <p>Site is not located in a Coastal scenery area.</p> <p><b>Not applicable</b></p> <p>The site is not located adjacent to the foreshore.</p> <p><b>Complies with acceptable outcome</b></p> <p>The proposed development is setback consistent with the existing building along Sand Street.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>buildings and structures area setback:</p> <p>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or</p> <p>(b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p>	
<p><b>PO5</b></p> <p>Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p><b>AO5</b></p> <p>No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code</p>	<p><b>Not applicable</b></p> <p>The site is not located within the Coastal Scenery zone.</p>



## 8.2.10 Transport network overlay code

### Purpose

The purpose of the Transport network overlay code is to:

- (a) implement the policy direction of the Strategic Framework, in particular:
  - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
  - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
- (b) enable an assessment of whether development is suitable on land within the Transport network overlay.

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

- (a) development provides for transport infrastructure (including active transport infrastructure);
- (b) development contributes to a safe and efficient transport network;
- (c) development supports the existing and future role and function of the transport network;
- (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.



**Table 8.2.10.3.a – Transport network overlay code – assessable development**

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For assessable development</b>		
<b>PO1</b> Development supports the road hierarchy for the region.  Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 -	<b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.  <b>AO1.2</b>	<b>Complies with acceptable outcome</b>          <b>Complies with acceptable outcome</b>

Performance Outcomes	Acceptable Outcomes	Applicant Response
Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<p>Development does not compromise the safety and efficiency of the transport network.</p> <p><b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	<p><b>Complies with acceptable outcome</b> The site is accessed via Sand Street.</p>
<p><b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <ul style="list-style-type: none"> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) any relevant Local Plan.</li> </ul> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<b>Not applicable</b>
<p><b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p><b>AO3</b> No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p><b>Not applicable</b> The site does not within a major transport corridor buffer.</p>
<p><b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p>	<p><b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p><b>AO4.2</b></p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<p>Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with:                      (a) the Transport network overlay maps contained in Schedule 2; and                      (b) any relevant Local Plan.</p> <p><b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	<b>AO5</b> No acceptable outcomes are prescribed.	<b>Not applicable</b>
<b>Pedestrian and cycle network</b>		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of	<p><b>Not applicable</b></p> <p>The site is not subject to the pedestrian and cycle movement network.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p><b>AO6.2</b> The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual</p>	<p><b>Not applicable</b> The site is not subject to the pedestrian and cycle movement network.</p>

### 9.3.8 Dwelling house code

#### Purpose

The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.

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

- (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
- (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
- (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

**Table 9.3.8.3.a – Dwelling house code –assessable development**

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	<b>AO1</b> The secondary dwelling: (a) has a total gross floor area of not more than 80m <sup>2</sup> , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	<b>Not applicable</b> The proposed development is not for a secondary dwelling.
<b>PO2</b> Resident's vehicles are accommodated on-site.	<b>AO2</b> Development provides a minimum number of onsite car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house;	<b>Complies with the purpose of the code</b> Refer to section 1.3.2 of this report for further discussion.



Performance Outcomes	Acceptable Outcomes	Applicant Response
	(b) 1 car parking space for any secondary dwelling on the same site.	
<b>PO3</b> Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street	<b>AO3</b> Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	<b>Complies with acceptable outcome</b>

## 9.4.1 Access, Parking and Servicing code

### Purpose

The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely</li> </ul>	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.  Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	<b>Complies with purpose of the code</b> See <b>Section 1.3.2</b> of this report for further discussion.
	<b>AO1.2</b>	<b>Complies with purpose of the code</b>

Performance outcomes	Acceptable outcomes	Applicant response
number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.  <b>AO1.3</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.  <b>AO1.4</b> For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	See <b>Section 1.3.2</b> of this report for further discussion.  <b>Not applicable</b>  <b>Not applicable</b>
<b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.	<b>AO2</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	<b>Not applicable</b> Parking area not proposed.
<b>PO3</b> Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian	<b>AO3.1</b> Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	<b>Complies with acceptable outcome</b> The proposed Lots have existing kerb crossovers, and vehicle access gates along the front boundary will be retained.  See <b>Section 1.3.2</b> of this report for further discussion.

Performance outcomes	Acceptable outcomes	Applicant response
<p>movement on the adjacent road area;</p> <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p><b>AO3.2</b></p> <p>Access, including driveways or access crossovers:</p> <p>(a) are not placed over an existing:</p> <ul style="list-style-type: none"> <li>(i) telecommunications pit;</li> <li>(ii) stormwater kerb inlet;</li> <li>(iii) sewer utility hole;</li> <li>(iv) water valve or hydrant.</li> </ul> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	<p><b>Complies with acceptable outcome</b></p> <p>The proposed Lots have existing kerb crossovers, and vehicle access gates along the front boundary will be retained.</p> <p>See <b>Section 1.3.2</b> of this report for further discussion.</p>
	<p><b>AO3.3</b></p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p>	<p><b>Complies with performance outcome</b></p> <p>The proposed Lots have existing kerb crossovers, and vehicle access gates along the front boundary will be retained. No change to driveways are proposed.</p> <p>See <b>Section 1.3.2</b> of this report for further discussion.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.	
	<b>A03.4</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	<b>Not applicable</b> Surface construction is not proposed.
<b>P04</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>A04</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>Not applicable</b>
<b>P05</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>A05</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>Not applicable</b>
<b>P06</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>A06</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>Not applicable</b>
<b>P07</b> Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between	<b>A07.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);  <b>A07.2</b> Development ensures that the location of visitor	<b>Not applicable</b>  <b>Not applicable</b>



Performance outcomes	Acceptable outcomes	Applicant response
the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	bicycle parking is discernible either by direct view or using signs from the street.  <b>A07.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable
<b>PO8</b> Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	<b>A08</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable
<b>PO9</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<b>A09.1</b> Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Not applicable
	<b>A09.2</b> Service and loading areas are contained fully within the site.	Not applicable
	<b>A09.3</b> The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces;	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	(b) do not impede vehicle or pedestrian traffic movement.	
<b>PO10</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	<b>AO10.1</b> Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	<b>Not applicable</b>
	<b>AO10.2</b> Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	<b>Not applicable</b>

**Table 9.4.1.3.b – Access, parking and servicing requirements**

Land Use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a

### 9.4.3 Environmental performance code

#### Purpose

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

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

- (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
- (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
- (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
- (d) development contributes to the removal and ongoing management of weed species.

**Table 9.4.3.3.a – Environmental performance code – assessable development**

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





Performance outcomes	Acceptable outcomes	Applicant response
	<p>premises; (d) buffered with dense landscaping.</p> <p><i>Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</i></p>	
<b>Airborne particles and other emissions</b>		
<p><b>PO3</b> Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO3.1</b> Development does not involve activities that will result in airborne particles or emissions being generated</p> <p><b>Or</b></p> <p><b>AO3.2</b> The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p><i>The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</i></p>	<p><b>Complies with acceptable outcome</b></p> <p><b>Not applicable</b></p>
<b>Odours</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO4</b> Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.  Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	<b>AO4.1</b> The development does not involve activities that create odorous emissions  <b>Or</b>  <b>AO4.2</b> The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	<b>Complies with acceptable outcome</b>          <b>Not applicable</b>
<b>Waste and recyclable material storage</b>		
<b>PO5</b> Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.  Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	<b>AO5.1</b> The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.	<b>Not applicable</b>
	<b>AO5.2</b> Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: <ul style="list-style-type: none"> <li>(a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;</li> <li>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</li> <li>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</li> <li>(d) the ability to mitigate spillage, seepage or</li> </ul>	<b>Complies with acceptable outcome</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor's note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Sensitive land use activities</b>		
<p><b>PO6</b></p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p><b>AO6.1</b></p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p><b>Or</b></p> <p><b>AO6.2</b></p> <p>Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p><b>Not applicable</b></p> <p><b>Complies with acceptable outcome</b> Dwelling house is appropriately located in the zone.</p>
<b>Stormwater quality</b>		
<p><b>PO7</b></p> <p>The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect</p>	<p><b>AO7.1</b></p> <p>Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p><b>Complies with acceptable outcome</b> Stormwater will be discharged to a lawful point of discharge.</p>
	<p><b>AO7.2</b></p>	<p><b>Complies with acceptable outcome</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	<p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p> <p><b>A07.3</b>                          Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p></p> <p><b>Complies with acceptable outcome</b></p>
<b>Pest plants (for material change of use on vacant land over 1,000m<sup>2</sup>)</b>		
<p><b>PO8</b>                          Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p><b>AO8.1</b>                          The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p><b>AO8.2</b>                          Pest plants detected on a development site are removed in accordance with a management plan</p>	<p><b>Not applicable</b>                          Material change of use is not located on vacant land over 1,000m<sup>2</sup>.</p> <p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	

#### 9.4.4 Filling and excavation code

##### **Purpose**

The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.

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

- (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
- (b) filling and excavation does not adversely impact on the environment;
- (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
- (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
- (e) filling and excavation works do not involve complex engineering solutions.

##### **Applicant response**

**No excavation and fill are required for this development.**



### 9.4.5 Infrastructure works code

#### **Purpose**

The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

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

- (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
- (b) development maintains high environmental standards;
- (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Works on a local government road</b>		
<b>PO1</b> Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<b>AO1.1</b> Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b>
	<b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	<b>Complies with acceptable outcome</b> No change to the existing kerb crossover is proposed.
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	<b>Not applicable</b>
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used;	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.  Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
	<b>AO1.5</b> Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	<b>Not applicable</b>
<b>Accessibility structures</b>		
<b>PO2</b> Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.  Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	<b>AO2.1</b> Accessibility structures are not located within the road reserve.	<b>Not applicable</b>
	<b>AO2.2</b> Accessibility structures are designed in accordance with AS1428.3.	<b>Not applicable</b>
	<b>AO2.3</b> When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	<b>Not applicable</b>
<b>Water supply</b>		



Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p><b>AO4.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of <i>the Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	<b>Not applicable</b>
<b>Stormwater quality</b>		
<p><b>PO5</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<p><b>AO5.1</b> A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p><b>AO5.2</b> An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p><b>Complies with acceptable outcome</b></p> <p><b>Not applicable</b></p>
	<p><b>AO5.3</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c,</p>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
	reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	
	<b>A05.4</b> Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	<b>Not applicable</b>
	<b>A05.5</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.  Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i> .  Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	<b>Not applicable</b>
<b>Non-tidal artificial waterways</b>		
<b>PO6</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:	<b>A06.1</b> Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.



Performance outcomes	Acceptable outcomes	Applicant response
(a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included.	
	<b>AO6.2</b> Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
	<b>AO6.3</b> Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
	<b>AO6.4</b> Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.

Performance outcomes	Acceptable outcomes	Applicant response
	recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	
	<b>AO6.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
	<b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
<b>Wastewater discharge</b>		
<b>PO7</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters;	<b>AO7.1</b> A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
(ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	<b>A07.2</b> The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Not applicable
	<b>A07.3</b> Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable
	<b>A07.4</b> Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of	Not applicable

[illegible]

Performance outcomes	Acceptable outcomes	Applicant response
	(b) screened from view by landscaping or fencing; (c) accessible for maintenance.	
	<b>AO9.2</b> Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.  Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	<b>Not applicable</b>
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Complies with acceptable outcome</b>
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with acceptable outcome</b>
<b>Road construction</b>		
<b>PO12</b> The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site;	<b>AO12.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	<b>Complies with acceptable outcome</b>

Performance outcomes	Acceptable outcomes	Applicant response
(d) vehicles to and from the site; (e) emergency vehicles.	<b>AO12.2</b> There is existing road, kerb and channel for the full road frontage of the site.	<b>Complies with acceptable outcome</b>
	<b>AO12.3</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	<b>Not applicable</b>
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b> Infrastructure is integrated with, and efficiently extends, existing networks.	<b>AO13</b> Development is designed to allow for efficient connection to existing infrastructure networks.	<b>Not applicable</b> Services are already existing.
<b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development;	<b>Complies with acceptable outcome</b>
	or <b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b>
<b>Construction management</b>		



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO15</b> Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	<b>AO15</b> Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	<b>Complies with acceptable outcome where necessary</b>
<b>PO16</b> Existing infrastructure is not damaged by construction activities.	<b>AO16</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.  Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> .	<b>Complies with acceptable outcome where necessary</b>
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> Telecommunication Infrastructure already existing.
<b>Trade waste</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable</b>
<b>Fire services in developments accessed by common private title</b>		
<b>PO19</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO19.1</b> Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	<b>Not applicable</b>
	<b>AO19.2</b> Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	<b>Not applicable</b>
<b>PO20</b> Hydrants are suitably identified so that fire services can locate them at all hours.	<b>AO20</b> No acceptable outcomes are prescribed.	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.		

## 9.4.6 Landscaping code

### **Purpose**

The purpose of the Landscaping code is to assess the landscaping aspects of a development.

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

- (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
- (b) The natural environment of the region is enhanced;
- (c) The visual quality, amenity and identity of the region is enhanced;
- (d) Attractive streetscapes and public places are created through landscape design;
- (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
- (f) Landscaping is provided to enhance the tropical landscape character of development and the region;
- (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Landscape design</b>		
<b>PO1</b> Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: <ul style="list-style-type: none"> <li>(a) promoting the Shire’s character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> <li>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</li> <li>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</li> <li>(g) ensuring private outdoor recreation space is useable;</li> </ul>	<b>AO1</b> Development provides landscaping: <ul style="list-style-type: none"> <li>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<b>Complies with acceptable outcome</b> There are no provisions for landscaping for a dwelling house in the medium density residential zone or other development codes. However, there is sufficient landscaped areas within the proposed new lot.

Performance outcomes	Acceptable outcomes	Applicant response
(h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
<b>For assessable development</b>		
<b>PO2</b> Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	<b>AO2.1</b> No acceptable outcomes are specified.  Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	<b>Complies with performance outcome</b> There are no provisions for landscaping for a dwelling house in the medium density residential zone or other development codes. However, there is sufficient landscaped areas within the proposed new lot.
	<b>AO2.2</b> Tropical urbanism is incorporated into building design.  Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	<b>Complies with acceptable outcome</b> Refer to Appendix 2 Proposal Plans.
<b>PO3</b> Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	<b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	<b>Not applicable</b>
	<b>AO3.2</b>	<b>Complies with acceptable outcome</b>



Performance outcomes	Acceptable outcomes	Applicant response
	Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	
	<b>A03.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	<b>Complies with acceptable outcome</b>
	<b>A03.4</b> Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> Street trees are not proposed as part of this development.
<b>P04</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>A04</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with acceptable outcome</b> There are no provisions for landscaping for a dwelling house in the medium density residential zone or other development codes. However, there is sufficient landscaped areas within the proposed new lot.
<b>P05</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	<b>A05</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Will comply with acceptable outcome where applicable</b>
<b>P06</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>A06.1</b> A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable to this scale of development</b>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.2</b>            Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).             Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.</p>	<b>Not applicable to this scale of development</b>
<p><b>PO7</b>            Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p><b>AO7.1</b>            Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>	<b>Complies with acceptable outcome</b>
	<p><b>AO7.2</b>            Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<b>Will comply with acceptable outcome where applicable</b>
<p><b>PO8</b>            Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p><b>AO8</b>            Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	<b>Will comply with acceptable outcome where applicable</b>
<p><b>PO9</b>            The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p><b>AO9</b>            No acceptable outcomes are specified.             Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<b>Will comply with performance outcome where applicable</b>
<p><b>PO10</b>            The location and type of plant species does not</p>	<p><b>AO10</b>            Species are selected in accordance with Planning</p>	<b>Will comply with acceptable outcome</b>

Performance outcomes	Acceptable outcomes	Applicant response
adversely affect the function and accessibility of services and facilities and service areas.	scheme policy SC6.7 – Landscaping.	

### 9.4.7 Reconfiguring a lot

#### **Purpose**

The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.

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

- (a) development results in a well-designed pattern of streets supporting walkable communities;
- (b) lots have sufficient areas, dimensions and shapes to be suitable for their intended use taking into account environmental features and site constraints;
- (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
- (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
- (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
- (f) people and property are not placed at risk from natural hazards;
- (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
- (h) the appropriate standard of infrastructure is provided.

**Table 9.4.7.3.a – Reconfiguring a lot code – assessable development**

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>General lot design standards</b>		
<b>PO1</b> Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	<b>AO1</b> No acceptable outcomes are prescribed.	<b>Complies with performance outcome</b> See <b>Section 1.3.2</b> of this report for further discussion.
<b>PO2</b> New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	<b>AO2</b> Boundary angles are not less than 45 degrees	<b>Complies with acceptable outcome</b>
<b>PO3</b> Lots have legal and practical access to a public road.	<b>AO3</b> Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	<b>Not applicable to this scale of development</b>
<b>PO4</b> Development responds appropriately to its local context, natural systems and site features.	<b>AO4</b> Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property	<b>Not applicable to this scale of development</b>
<b>PO5</b> New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	<b>AO5</b> The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone	<b>Not applicable</b>
<b>PO6</b>	<b>AO6</b>	<b>Complies with acceptable outcome</b>







Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones.</p> <p><b>AO7.3</b>                      Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:                      (a) 3.0 metres in Residential Zone.                      (b) 6.0 metres in an Industrial Zone.                      (c) 3.5 metres in any other Zone.</p>	Not applicable
<p><b>Structure plans</b>                      Additional requirements for:                      (a) a site which is more than 5,000m<sup>2</sup> in any of the Residential zones; or within these zones, and                      (b) creates 10 or more lots; or                      (c) involves the creation of new roads and/or public use land.                      Or                      (d) For a material change of use involving:                      (i) preliminary approval to vary the effect of the planning scheme;                      (ii) establishing alternative Zones to the planning scheme.                      Note - This part is to be read in conjunction with the other parts of the code</p>		Not applicable to this scale of development
<p><b>PO8</b>                      A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.</p>	<p><b>AO8.1</b>                      Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:                      (a) approved structure plan;                      (b) the surrounding pattern of existing or approved subdivision.</p> <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p> <p><b>AO8.2</b></p>	Not applicable to this scale of development

[illegible]

Performance Outcomes	Acceptable Outcomes	Applicant Response
frontage occur at the rear of lots rather than on opposite sides of a street.		
<b>PO11</b> Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.  Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	<b>AO11.1</b> New development adjoins adjacent existing or approved urban development.  <b>AO11.2</b> New development is not established beyond the identified Local government infrastructure plan area.	<b>Complies with acceptable outcome</b>  <b>Complies with acceptable outcome</b>
<b>Urban parkland and environmental open space</b>		
<b>PO12</b> Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	<b>AO12</b> No acceptable outcomes are prescribed.	<b>Not applicable to this scale of development</b>
<b>PO13</b> Development provides land to: (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages.	<b>AO13</b> No acceptable outcomes are prescribed.  Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	<b>Not applicable to this scale of development</b>
<b>AO14</b> Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space	<b>AO14.1</b> Urban parkland is regular in shape.  <b>AO14.2</b> At least 75% of the urban parkland's frontage is provided as road.	<b>Not applicable to this scale of development</b>  <b>Not applicable to this scale of development</b>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO14.3</b>            Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.</p> <p><b>AO14.4</b>            Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.</p> <p><b>AO14.5</b>            The number of lots that back onto, or are side orientated to the urban parkland and environmental open space is minimised.</p>  <p>Inconsistent design solution - low total number of lots complying with the acceptable outcomes.</p>	<p><b>Not applicable to this scale of development</b></p> <p><b>Not applicable to this scale of development</b></p> <p><b>Not applicable to this scale of development</b></p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	 <p>Lots orientated to front and overlook park to provide casual surveillance.        Consistent design solution - high total number of lots complying with the acceptable outcomes.</p>	
<b>Private subdivisions (gated communities)</b>		
<b>PO15</b> Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	<b>PO15</b> No acceptable outcomes are prescribed.	<b>Not applicable</b>
<b>Additional requirements for reconfiguration involving the creation of public streets or roads</b>		
<b>PO16</b> The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	<b>AO16</b> No acceptable outcomes are prescribed.  Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	<b>Not applicable to this scale of development</b>
<b>PO17</b>	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Not applicable to this scale of development</b>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>Street design supports an urban form that creates walkable neighbourhoods. Street design:</p> <p>(a) is appropriate to the function(s) of the street;</p> <p>(b) meets the needs of users and gives priority to the needs of vulnerable users.</p>		
<b>Public transport network</b>		
<p><b>PO18</b></p> <p>Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.</p>	<p><b>AO18</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable to this scale of development</b></p>
<b>Pest plants</b>		
<p><b>PO19</b></p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p><b>AO19</b></p> <p>Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.</p>	<p><b>Complies with acceptable outcome</b></p>



## 9.4.9 Vegetation management code

### **Purpose**

The purpose of the Vegetation management code is achieved through the overall outcomes.

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

- (a) vegetation is protected from inappropriate damage;
- (b) where vegetation damage does occur it is undertaken in a sustainable manner;
- (c) significant trees are maintained and protected;
- (d) biodiversity and ecological values are protected and maintained;
- (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
- (f) landscape character and scenic amenity is protected and maintained;
- (g) heritage values are protected and maintained.

[illegible]

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>existing or approved structure, not including a boundary fence;.</p> <p>Or</p> <p><b>AO1.4</b> Vegetation damage that is reasonably necessary for carrying out work that is:</p> <p>(a) authorised or required under legislation or a local law;</p> <p>(b) specified in a notice served by the local government or another regulatory authority;</p> <p>Or</p> <p><b>AO1.5</b> Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p> <p>Or</p> <p><b>AO1.6</b> Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999;</p> <p>Or</p> <p><b>AO1.7</b> Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>Or</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO1.8</b> Vegetation damage is essential to prevent interference to overhead service cabling; Or</p> <p><b>AO1.9</b> Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999; Or</p> <p><b>AO1.10</b> Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act 2009.</p> <p><b>AO1.11</b> Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p><b>AO1.12</b> Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>

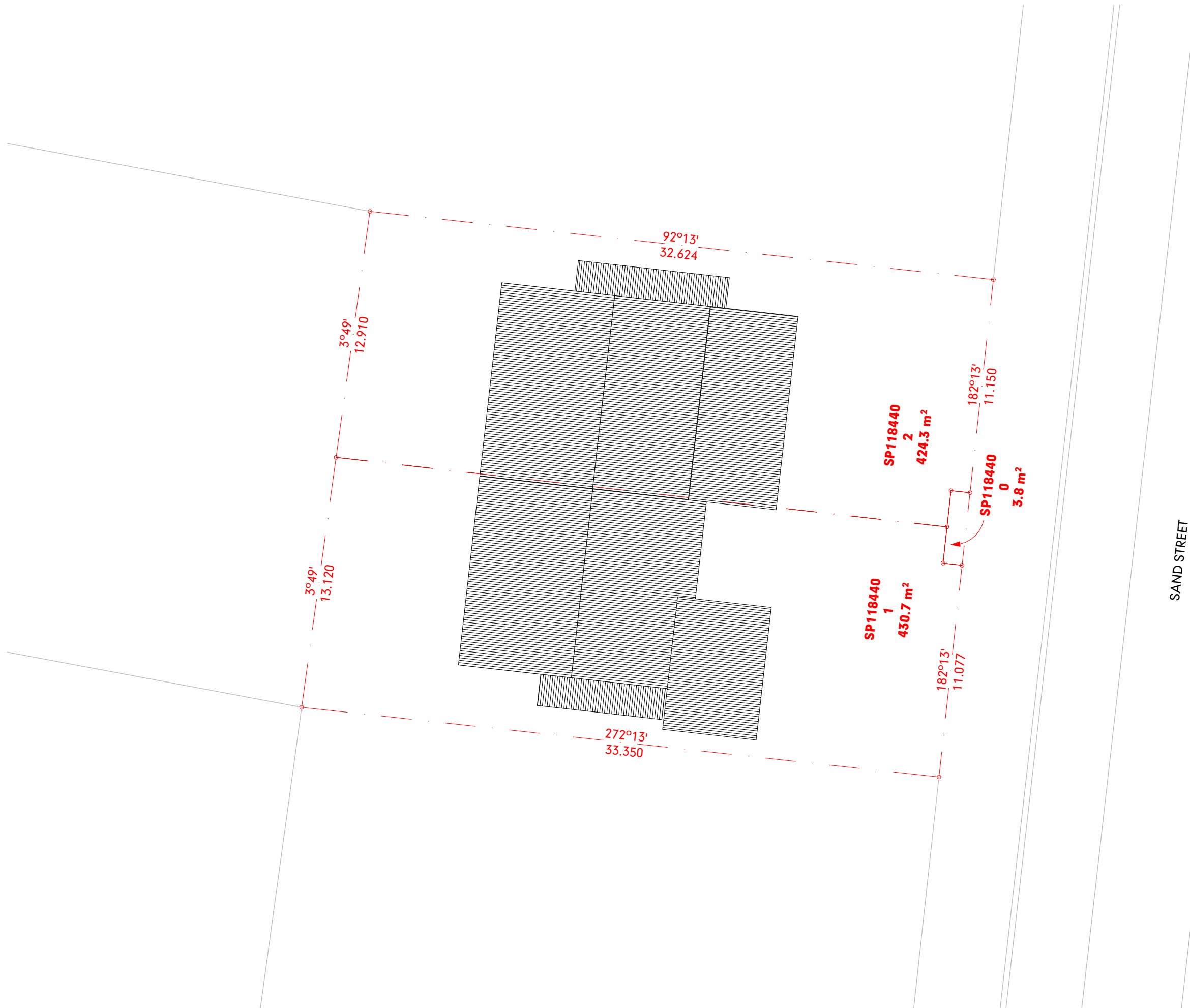
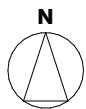
Performance Outcomes	Acceptable Outcomes	Applicant Response
	records, a minimum of seven business days prior to the vegetation damage work commencing.	
<b>PO2</b> Vegetation damaged on a lot does not result in a nuisance	<b>AO2.1</b> Damaged vegetation is removed and disposed of at an approved site;  Or  <b>AO2.2</b> Damaged vegetation is mulched or chipped if used onsite.	<b>Will comply with acceptable outcome where applicable</b>          <b>Will comply with acceptable outcome where applicable</b>
<b>For assessable development</b>		
<b>PO3</b> Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	<b>AO3</b> No acceptable outcomes are prescribed	<b>Not applicable</b>

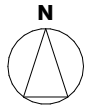
## APPENDIX 2: PROPOSAL PLANS

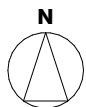
## APPENDIX 3: CURRENT TITLES

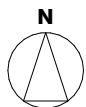


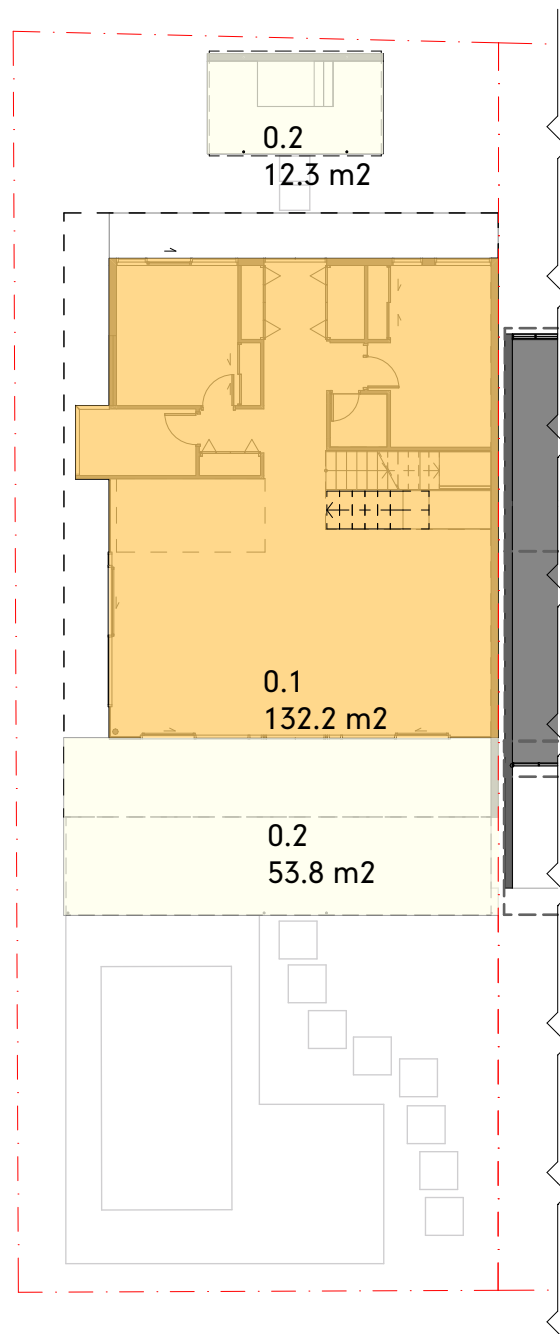
## APPENDIX 4: HISTORICAL APPROVALS (PLANS)



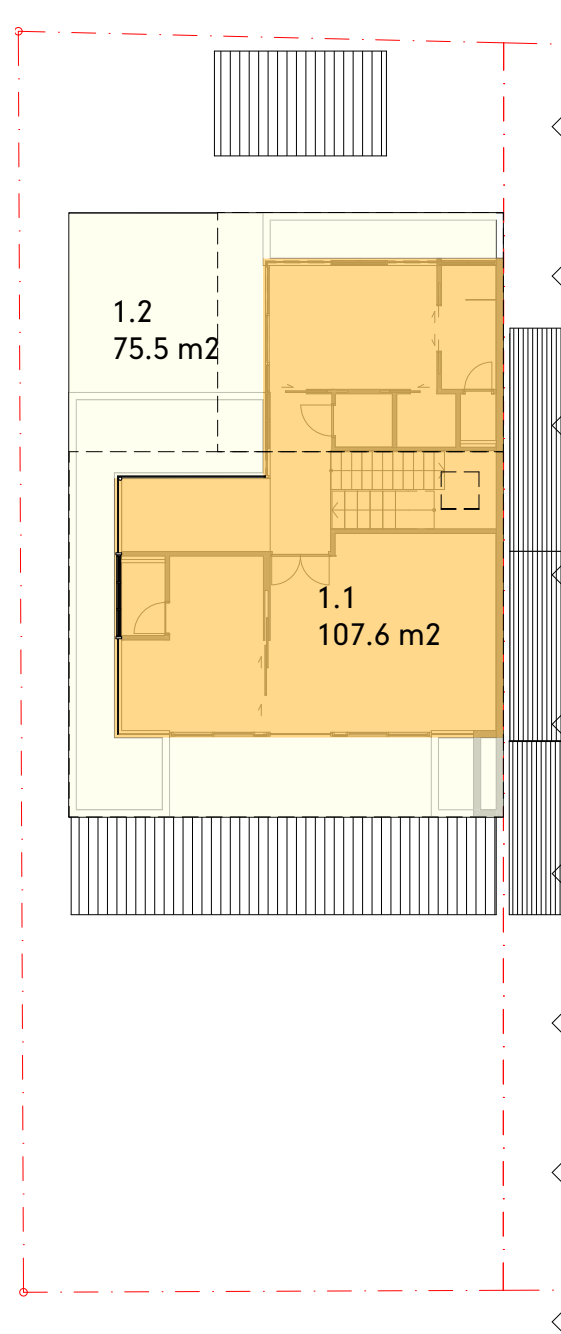








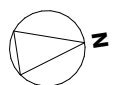
**LEVEL 0**



**LEVEL 1**

INTERNAL AREA			
	LEVEL 00	132.2	
	LEVEL 01	107.6	
	<b>239.8 m²</b>		

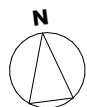
EXTERNAL AREA			
	LEVEL 00	12.3	SPA
	LEVEL 00	53.8	FRONT TERRACE
	LEVEL 01	75.6	TERRACE / PLANTERS
		<b>141.7 m²</b>	



# CROSBY RESIDENCE

LEVEL 0

DATE 2/2/22

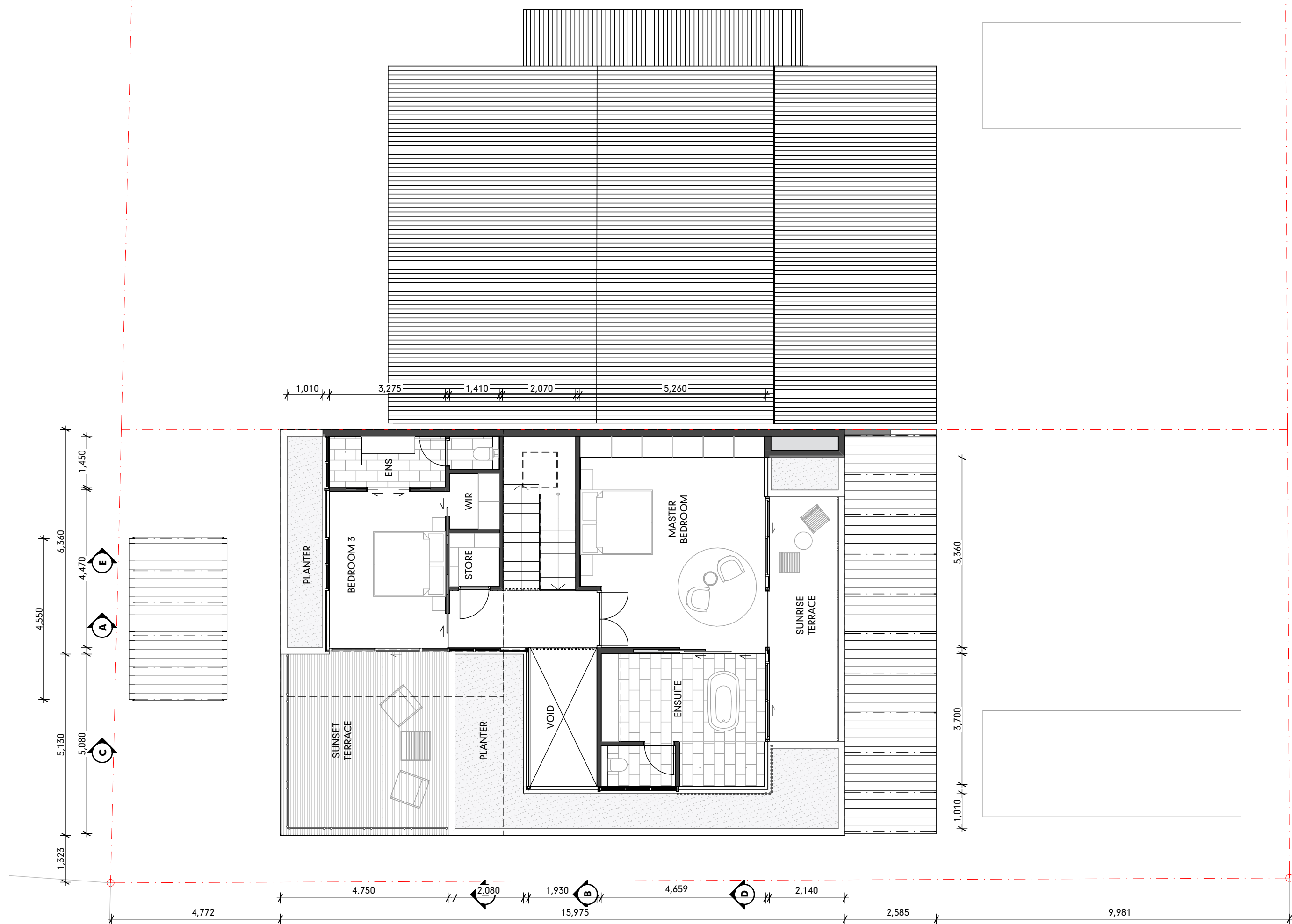
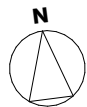


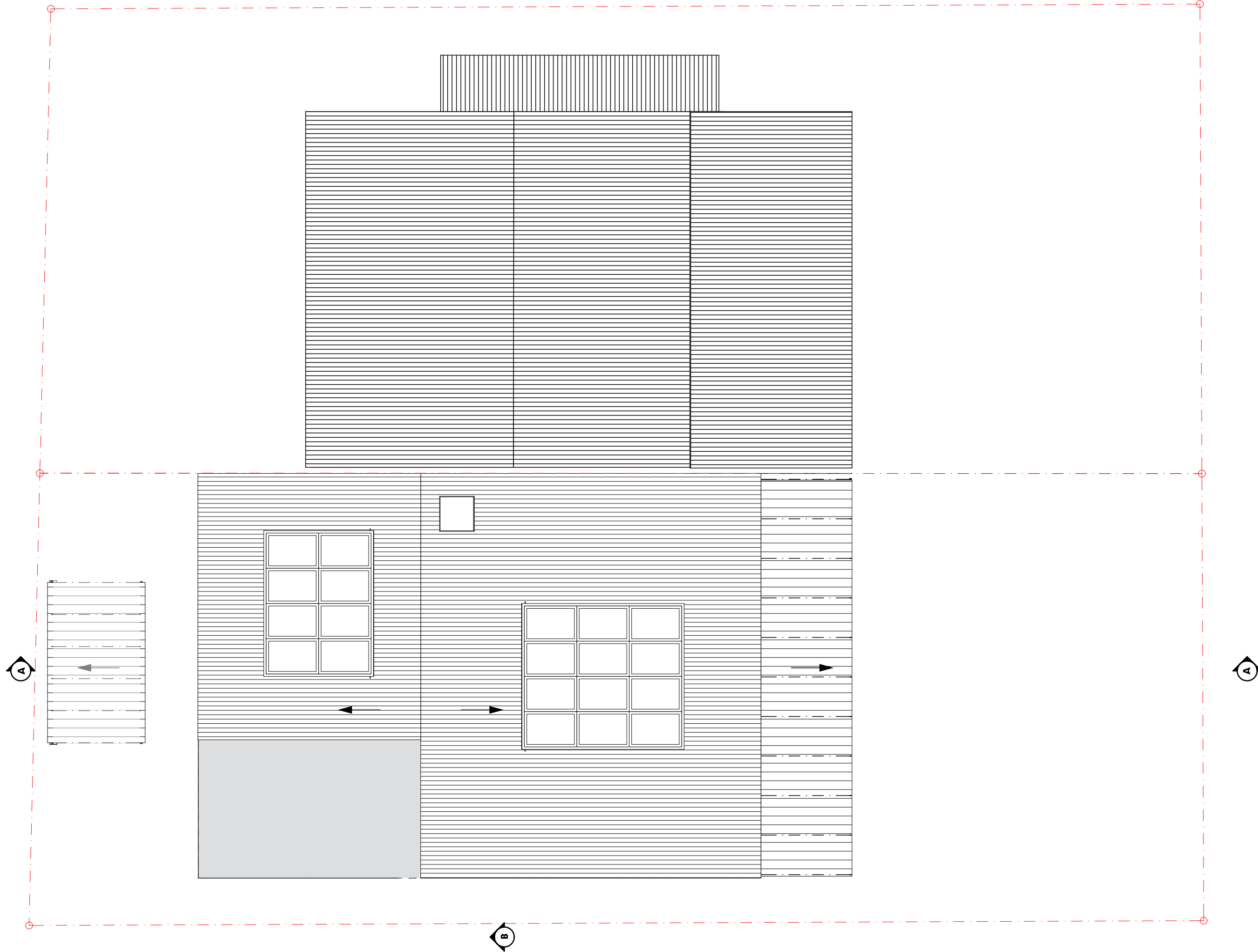
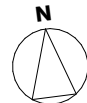


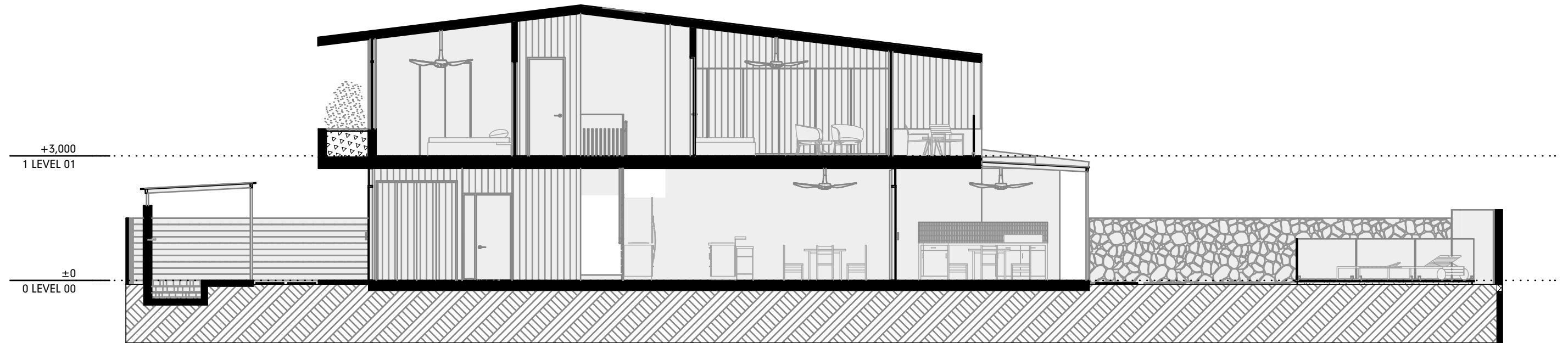
CROSBY RESIDENCE

LEVEL 1

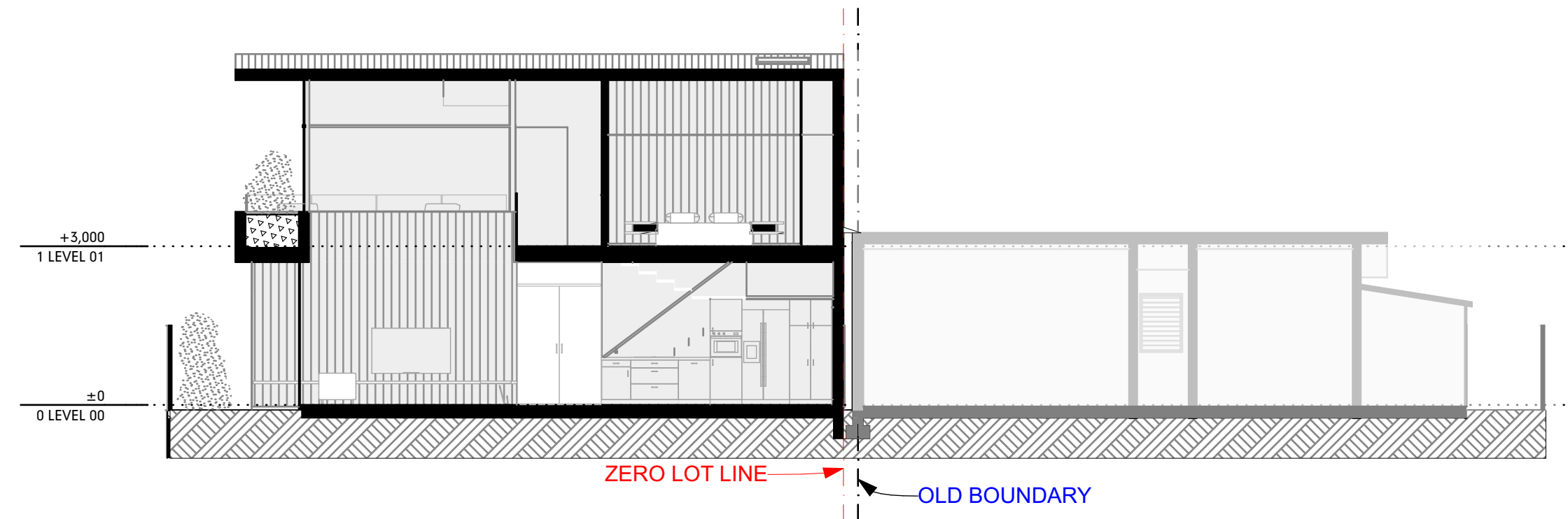
DATE 2/2/22







SECTION A  
1:100

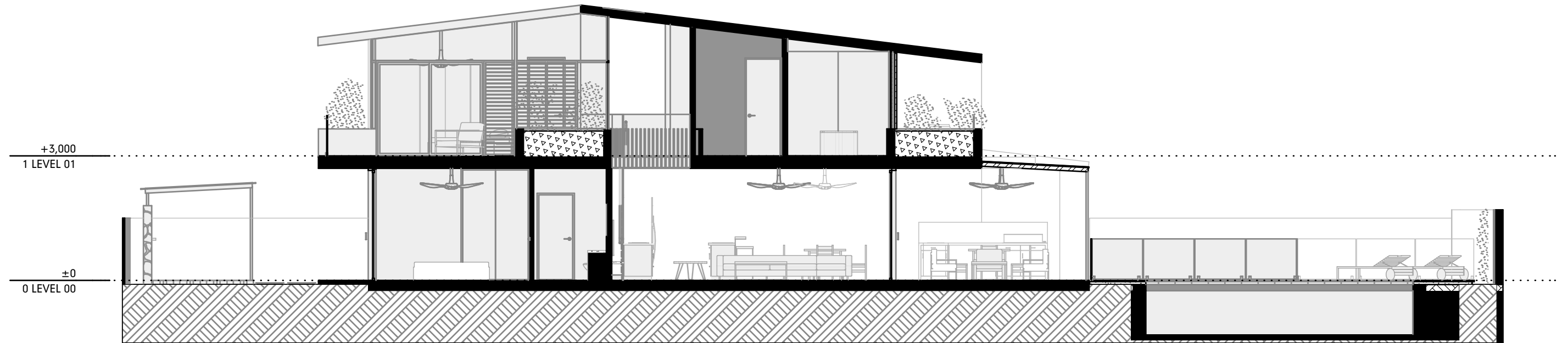


SECTION B  
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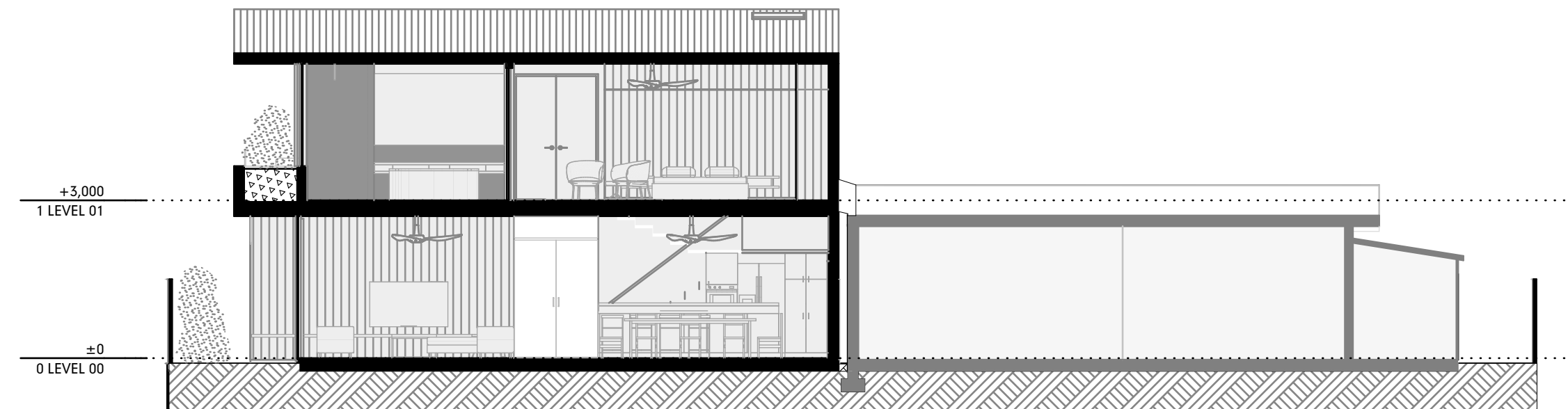
## CROSBY RESIDENCE

SECTIONS A & B

DATE 2/2/22



SECTION C  
1:100

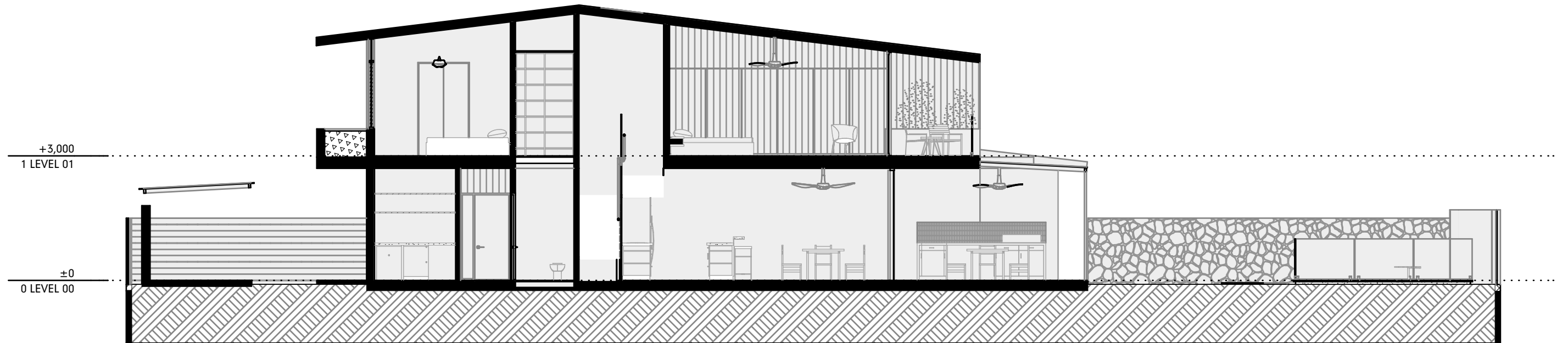


SECTION D  
1:100

## CROSBY RESIDENCE

SECTIONS C & D

DATE 2/2/22



SECTION E  
1:100



SECTION F  
1:100

## CROSBY RESIDENCE

SECTIONS E & F

DATE 2/2/22



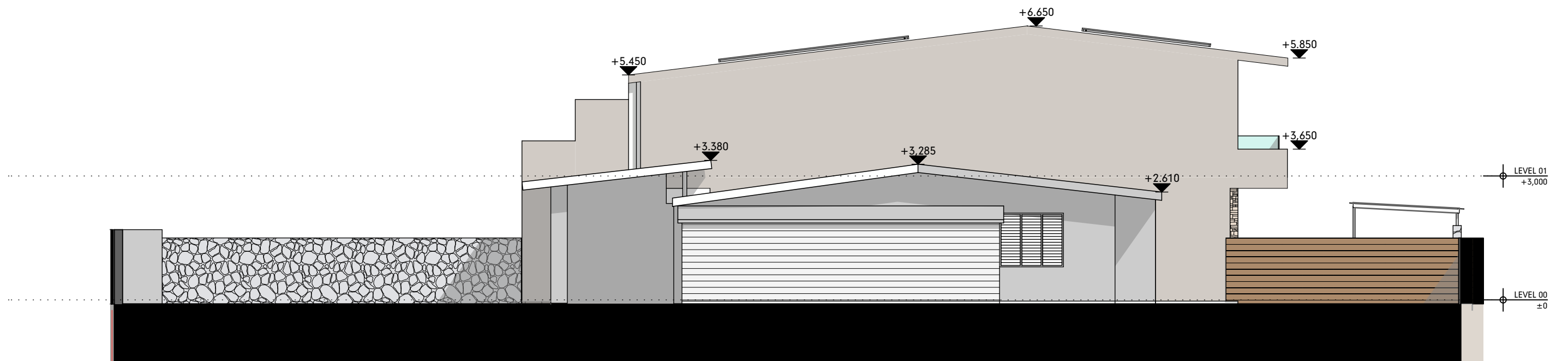
EAST ELEVATION  
1:100



SOUTH ELEVATION  
1:100



WEST ELEVATION  
1:100



NORTH ELEVATION  
1:100

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50313058</b>	<b>Search Date:</b>	12/01/2022 11:32
<b>Date Title Created:</b>	24/05/2000	<b>Request No:</b>	39818397
<b>Previous Title:</b>	21262139		

#### LAND DESCRIPTION

COMMON PROPERTY OF 9 SAND STREET COMMUNITY TITLES SCHEME 27964

COMMUNITY MANAGEMENT STATEMENT 27964

Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 704010656 20/04/2000

BODY CORPORATE FOR 9 SAND STREET COMMUNITY TITLES  
SCHEME 27964

16 VALE STREET  
EAST MELBOURNE  
VIC 3002

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21262139 (Lot 2520 on CP PTD20934)
2. REQUEST FOR FIRST CMS No 704010648 20/04/2000 at 12:24  
COMMUNITY MANAGEMENT STATEMENT 27964  
SMALL SCHEMES MODULE

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50313059</b>	<b>Search Date:</b>	31/08/2021 11:45
<b>Date Title Created:</b>	24/05/2000	<b>Request No:</b>	38383209
<b>Previous Title:</b>	21262139		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 118440  
Local Government: DOUGLAS  
COMMUNITY MANAGEMENT STATEMENT 27964

#### REGISTERED OWNER

Dealing No: 715435098 19/11/2013  
PORT PHILLIP ENTERPRISES PTY LTD A.C.N. 006 966 472 TRUSTEE  
UNDER INSTRUMENT 709451489

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21262139 (Lot 2520 on CP PTD20934)
2. MORTGAGE No 715435099 19/11/2013 at 11:19  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50313060</b>	<b>Search Date:</b>	31/08/2021 11:45
<b>Date Title Created:</b>	24/05/2000	<b>Request No:</b>	38383208
<b>Previous Title:</b>	21262139		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 118440  
Local Government: DOUGLAS  
COMMUNITY MANAGEMENT STATEMENT 27964

#### REGISTERED OWNER

Dealing No: 720493431 23/12/2020  
SARA ELIZABETH MEANEY

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21262139 (Lot 2520 on CP PTD20934)
2. MORTGAGE No 720493432 23/12/2020 at 12:17  
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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



CONDITIONS APPLICABLE TO BUILDING PERMIT:

039/96

Does not relieve the owner of responsibility to ensure that the work is carried out in conformity with the approved plans and specifications.

**STRUCTURE OVER**  
 does not impose a obligation upon the Council to undertake  
 detailed supervision of the builder nor shall it be implied that  
 the Council warrants the stability of the structure for which  
 the designer and the builder are entirely responsible.

(iii) Is given on the understanding that all works be carried out strictly in accordance with the approved plans and specifications, the by-laws of the Douglas Shire Council and any other requirements as may be imposed.

(iv) Does not give permission for the installation of a septic system nor for the connection of water. Separate applications must be submitted for each of these items.

AS  
APPROVED

.....  
(Building Surveyor)

(Date)

REVISIONS	DATE
A CLIENT ISSUE	20.01
B CLIENT ISSUE	19.02
C TENDER ISSUE	19.02
B BUILDING APPROVAL	23.02
E BUILDING APPROVAL	15.03
F	
G	
H	
I	
J	
K	
L	
M	
N	

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Gary Hunt  
& Partners  
Architects

Princes Wharf	Port Douglas
Tel 07 4099 5625	Fax 07 4099 5534
Email	architect@internethnorth.com.au

project  
HOUSE AT 9 SAND ST.  
PORT DOUGLAS  
FOR  
PAUL DE CAMPO

## ELEVATIONS

number	date
1:100	15.03.99
drawn by	checked
JM	
Job No	day No
DEC002	WD-01

ATTACHED EXISTING BUILDING  
NEW LOUVRE TO CEILING HEIGHT

WORKPLACE HEALTH AND SAFETY ACT 1995

Principal Contractors have particular workplace health and safety obligations under this Act. Owners of domestic premises to be constructed, are not Principal Contractors unless they are in control of the building work, hold an owner builder permit and intend to reside at the premises. Contact your nearest office of the Division of Workplace Health and Safety for information.

NEW BATHROOM EXTENSION  
WITH FIXED CANVAS ROOF  
(NON RETRACTABLE).

FRONT ELEVATION

TWO NEW TIMBER FRAMED  
CLEAR WINDOW  
NEW LIGHT WEIGHT BLOCK WALL  
W/ GRAY RENDERED FINISH

OPENING WITH NO GLAZING, FRAME ONLY  
KITCHEN BENCH EXTENDS BEYOND EXTER  
WALL LINE

NEW STUD WALL W/ EXTERNAL CLADDING  
NEW LOUVRE

NEW GRAY RENDER ON EXISTING BLOCK WORK

NEW FIXED CANVAS ROOF STRUCTURE  
AS REQUIRED (NON-RETRACTABLE)  
OVER BATHROOM EXTENSION

SIDE ELEVATION

NEW LOUVRE  
EXISTING OPENING  
NEW GRAY RENDER ON  
EXISTING BLOCK WORK

NEW BATHROOM EXTENSION \_\_\_\_\_  
WITH FIXED CANVAS ROOF STRUCTURE OVER  
(NON RETRACTABLE).

TWO NEW TIMBER FRAMED  
DOORS - SIDE MOUNTED

NEW STUD FENCE —  
W/ EXTERNAL CLADDING

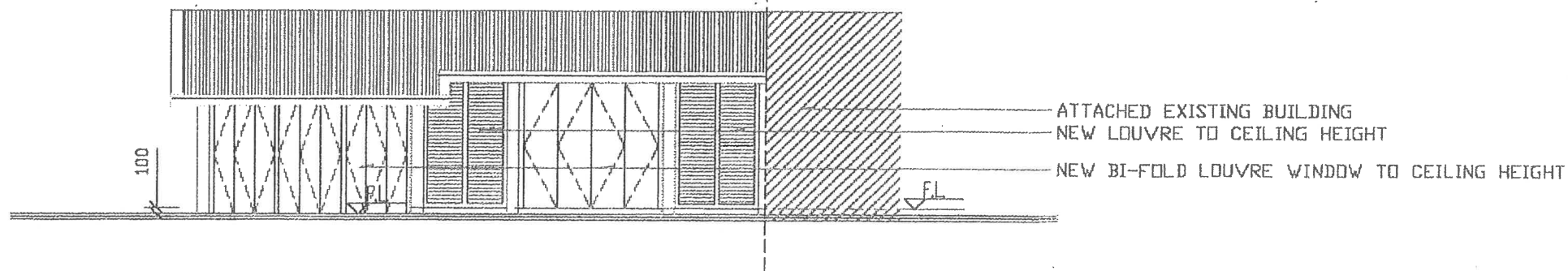
REAR ELEVATION

DOUGLAS SHIRE COUNCIL

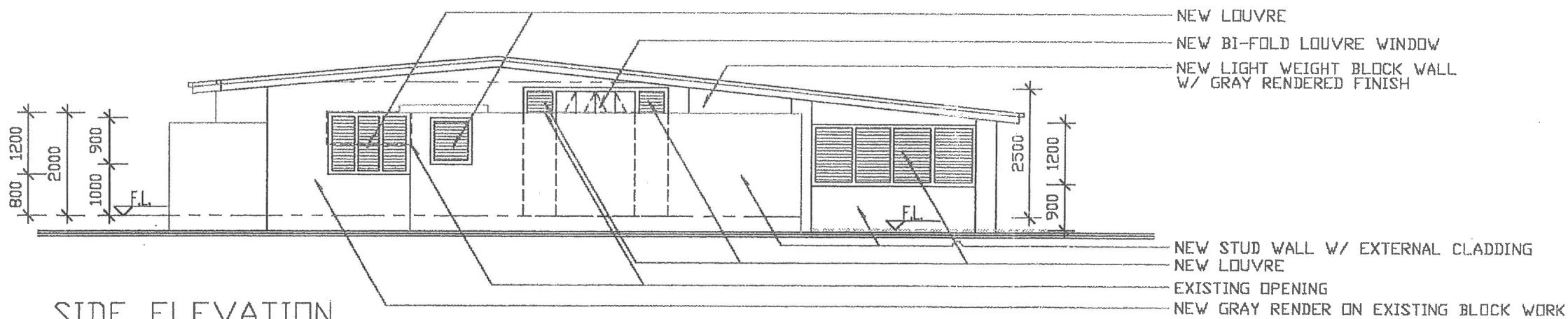
The building work shown on this drawing/document is approved subject to the conditions issued on the approval

SEAS SHIRE COUNCIL

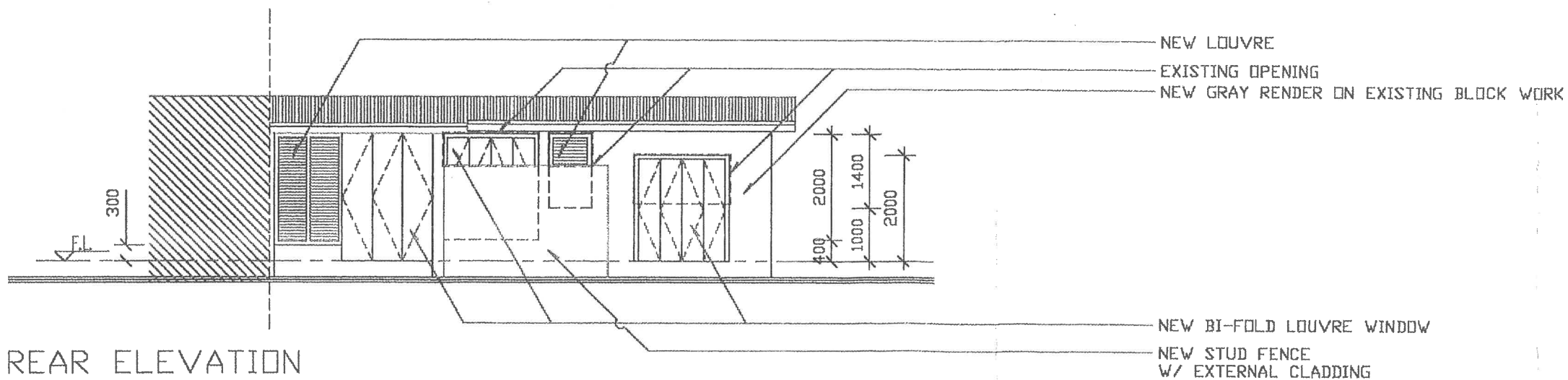
The building work shown on this drawing/document is approved subject to the conditions issued on the approval



FRONT ELEVATION




SIDE ELEVATION

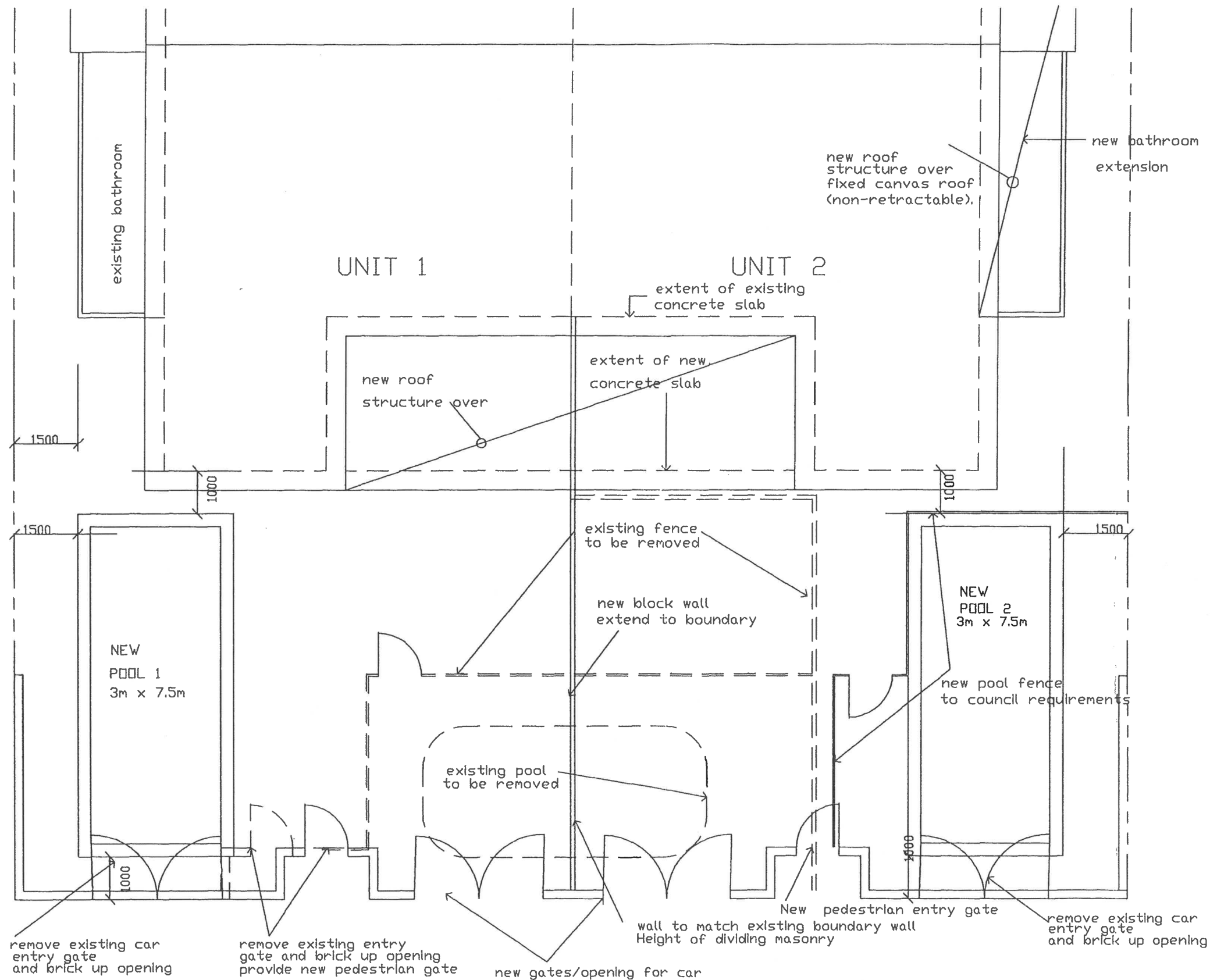


REAR ELEVATION

[illegible]

Client PAUL DE CAMPO			
Project HOUSE AT 9 SAND ST. PORT DOUGLAS			
Title ELEVATIONS			
	Scale 1:100	Date 05/08/97	
	Project No HOUSE	Bag No 02	Rev .





# NOTES

FINISH TO ALL LOUVRES, FENCING AND STUD WALL AND NEW EXTERNAL DOORS AND KITCHEN CUPBOARDS TO BE STAINED WITH TWO (2) COATS GIMMES & SON PRODUCT TO BE SUPPLIED BY CLIENT  
-ALL FLOOR TILES TO BE REMOVED, CONCRETE FLOOR TO BE POLISHED AND SEALED.  
-NEW CONCRETE FLOOR TO EXTEND LIVING ROOM AND CREATE NEW BEDROOM 3.  
-EXISTING BATH TO BE EXTENDED IN HEIGHT BY 1 BLOCK W/ RENDERED FINISH TO WALLS AND BASE.  
AS PER UNIT 1.  
-REMOVE ALL BORAL PAVERS TO THIS UNIT SITE.  
-TEMPORARY POOL FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT.  
-NEW DIVIDING BLOCKWORK WALL BETWEEN UNITS.  
-RENDER TO ALL BLOCKWORK.  
-ALL LOUVRES TO HAVE BLACK PLASTIC RAILS  
-ALL CEILING TO BE PAINTED TWO COAT SYSTEM. ALL INTERNAL DOORS TO BE PAINTED ONE UNDERCOAT ENAMEL, ONE TOP COAT ENAMEL.

REVISIONS	DATE
A CLIENT ISSUE	28.01.99
B CLIENT ISSUE	15.02.99
C TENDER ISSUE	19.02.99
D BUILDING APPROVAL	23.02.99
E BUILDING APPROVAL	15.03.99

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Gary Hunt  
& Partners  
Architects

Princes Wharf Port Douglas  
Tel 07 4099 5625 Fax 07 4099 5534  
Email architect@internorth.com.au

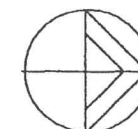
project  
HOUSE AT 9 SAND ST.  
PORT DOUGLAS  
FOR  
PAUL DE CAMPO

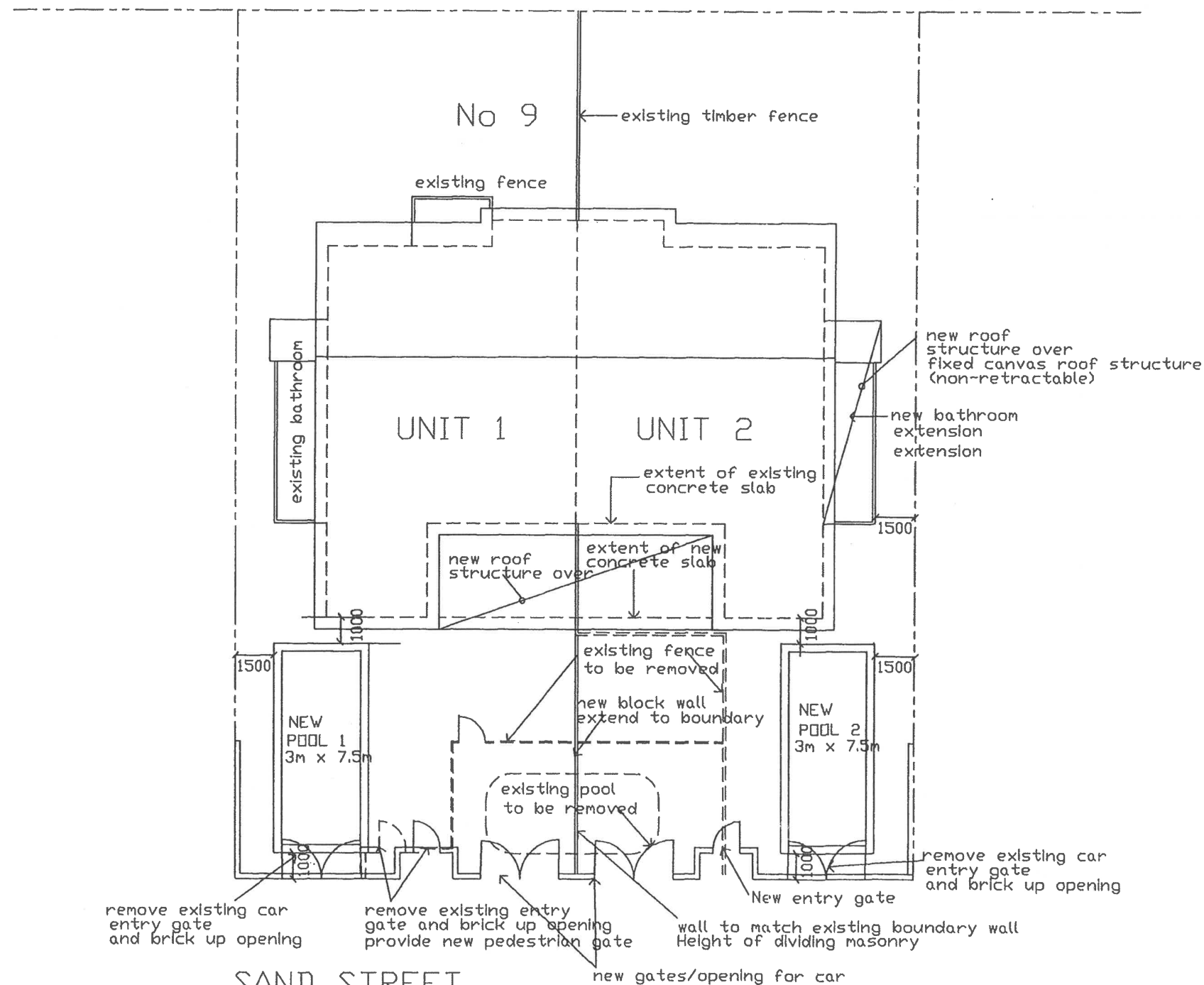
drawing title  
PART - SITE PLAN

scale	date	issue
1:100	15.03.00	
drawn	checked	
JM		
job No	dwg No	issue
DEC002	WD-04	E

DOUGLAS SHIRE COUNCIL

The building work shown on this drawing/document is approved subject to the conditions issued on the approval





SAND STREET  
DOUGLAS SHIRE COUNCIL

The building work shown on this drawing/document is approved subject to the conditions issued on the approval

# NOTES

FINISH TO ALL LOUVRES, FENCING AND STUD WALL AND NEW EXTERNAL DOORS AND KITCHEN CUPBOARDS TO BE STAINED WITH TWO (2) COATS GIMMES & SON PRODUCT TO BE SUPPLIED BY CLIENT  
-ALL FLOOR TILES TO BE REMOVED, CONCRETE FLOOR TO BE POLISHED AND SEALED.  
-NEW CONCRETE FLOOR TO EXTEND LIVING ROOM AND CREATE NEW BEDROOM 3.  
-EXISTING BATH TO BE EXTENDED IN HEIGHT BY 1 BLOCK W/ RENDERED FINISH TO WALLS AND BASE.  
AS PER UNIT 1.  
-REMOVE ALL BORAL PAVERS TO THIS UNIT SITE.  
-TEMPORARY POOL FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT.  
-NEW DIVIDING BLOCKWORK WALL TO SEPERATE UNITS 1 AND 2.  
-RENDER TO ALL BLOCKWORK.  
-ALL LOUVRES TO HAVE BLACK PLASTIC RAILS  
-ALL CEILING TO BE PAINTED TWO COAT SYSTEM. ALL INTERNAL DOORS TO BE PAINTED ONE UNDERCOAT ENAMEL, ONE TOP COAT ENAMEL.

REVISIONS:	DATE
A CLIENT ISSUE	28.01.99
B CLIENT ISSUE	15.02.99
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Gary Hunt  
& Partners  
Architects

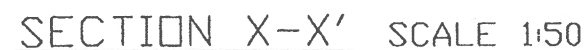
Princes Wharf Port Douglas  
Tel 07 4099 5625 Fax 07 4099 5534  
Email architect@internethnorth.com.au

Project  
HOUSE AT 9 SAND ST.  
PORT DOUGLAS  
FOR  
PAUL DE CAMPO

drawing title  
SITE PLAN

scale 1:200	date 15.03.99	
drawn JM	checked	
job No DEC002	draw No WD-03	issue E





EXISTING TIMBER DECKING ON SLAB 100mm ABOVE GROUND LEVEL APPROX.

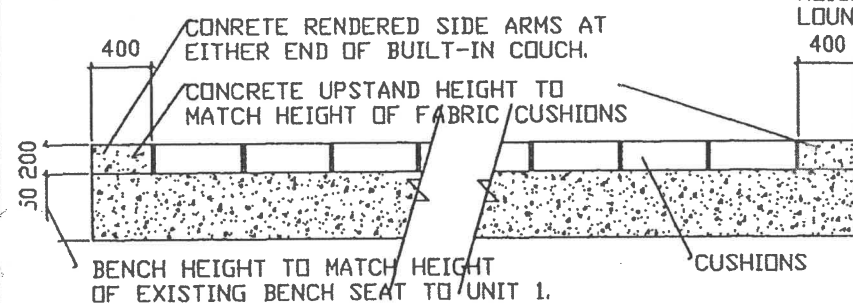
TIMBER GATE

EXISTING 1800MM FRONT FENCE

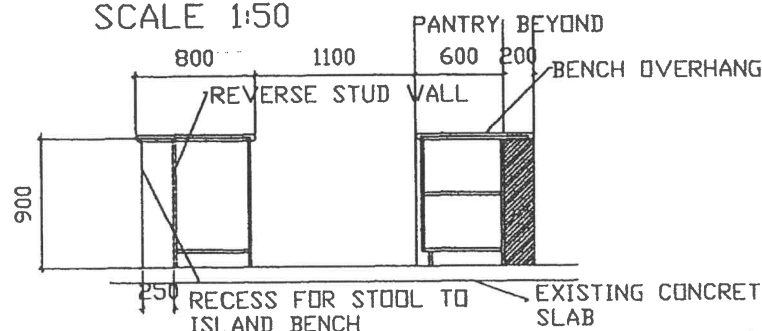
EXISTING BLOCK FENCE W/ GRAY RENDERED FINISH

500 1000

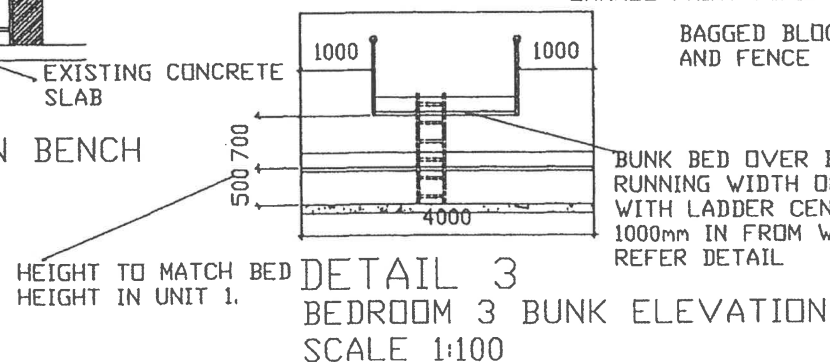
FRONT ENTRY



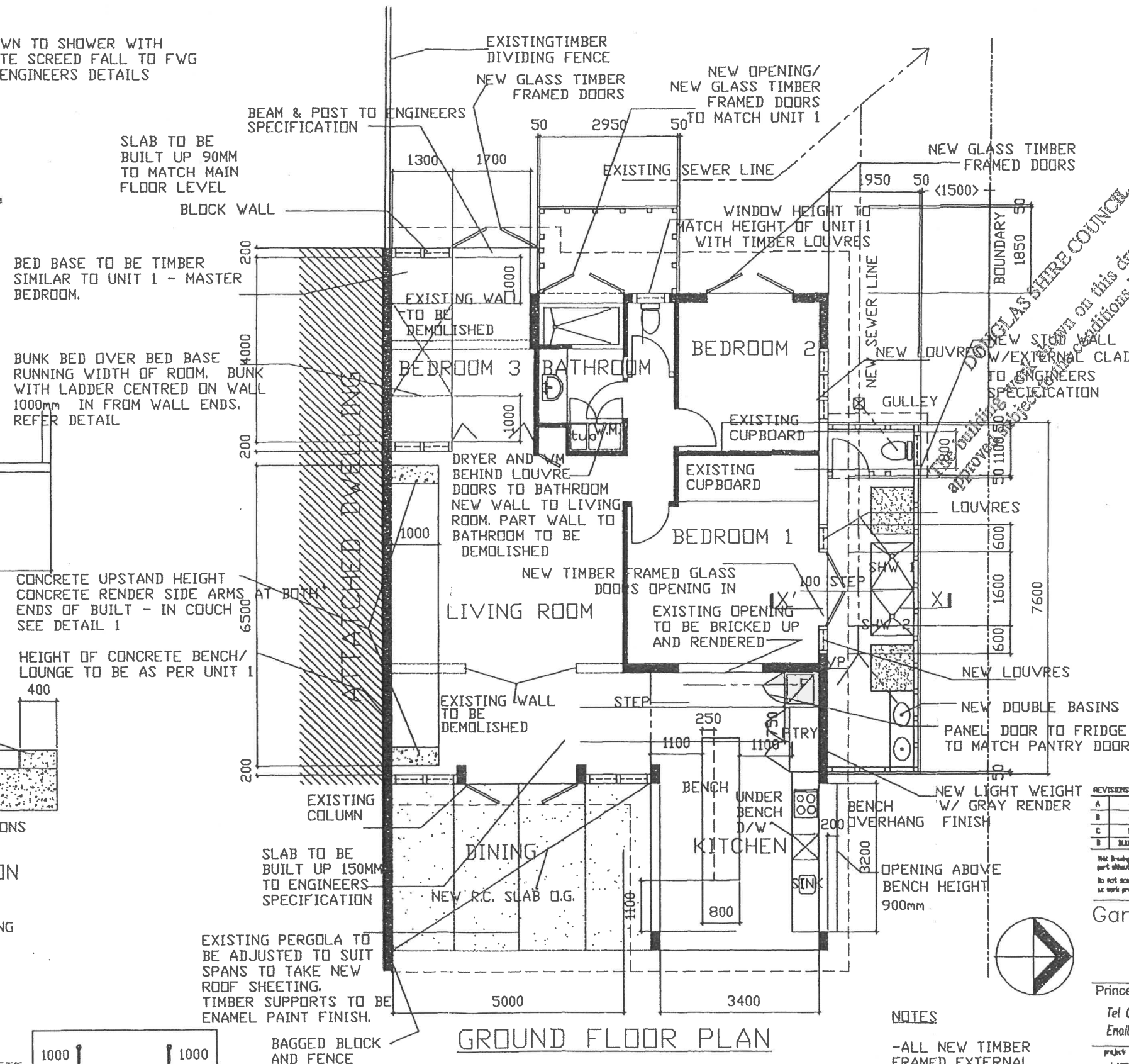
DETAIL 1 SEAT BENCH ELEVATION  
SCALE 1:50 PANTRY, BEYOND



DETAIL 2 KITCHEN BENCH  
SCALE 1:50



DETAIL 3  
BEDROOM 3 BUNK ELEVATION  
SCALE 1:100



### GROUND FLOOR PLAN

NOTES FOR KITCHEN & BATHROOM

DRAWERS UNDER BENCH  
 / LOUVRE DOORS  
 DISHWASHER UNDER  
 SINK  
 -SELECTED TIMBER  
 BENCHTOP FOR  
 BATHROOM BASINS TO BE  
 SS UNDERBENCH SIMILAR  
 TO UNIT 1

-WASHING MACHINE  
W/DRYER OVER  
-REVERSED STUD  
DOORS TO UNDER NEW  
BENCH, TO PANTRY AND  
FRIG AND TO WASHING  
MACHINE DOOR  
- ISLAND BENCH  
REVERSED STUD TO  
DINING AREA  
ELEVATION AND OPEN  
SHELVES TO KITCHEN

## NOTES

- ALL NEW TIMBER FRAMED EXTERNAL DOORS TO HAVE 180° HINGE TO ENABLE PINNING BACK TO WALL.
- ALL BASINS (BATHROOM, KITCHEN) TO BE FITTED BELOW BENCH.
- INSIDE OF BEDROOM, LIVING ROOM, CUPBOARDS TO BE PAINTED.

NOTES  
FINISH TO ALL  
LOUVRES, FENCING  
AND STUD WALL AND  
NEW EXTERNAL  
DOORS AND KITCHEN  
CUPBOARDS TO BE  
STAINED WITH  
TWO (2) COATS GIMMES  
& SON PRODUCT TO BE  
SUPPLIED BY CLIENT  
-ALL FLOOR TILES TO  
BE REMOVED,  
CONCRETE FLOOR TO  
BE POLISHED AND  
SEALED.  
-NEW CONCRETE FLOOR  
TO EXTEND LIVING  
ROOM AND CREATE NEW  
BEDROOM 3.  
-EXISTING BATH TO BE  
EXTENDED IN HEIGHT  
BY 1 BLOCK W/  
RENDERED FINISH TO  
WALLS AND BASE.  
AS PER UNIT 1.  
-REMOVE ALL BORAL  
PAYERS TO THIS UNIT  
SITE.  
-TEMPORARY POOL  
FENCE TO BE  
INSTALLED PRIOR TO  
COMMENCEMENT.  
-NEW DIVIDING  
BLOCKWORK WALL TO  
SEPERATE UNITS 1 AND  
2.  
-RENDER TO ALL  
BLOCKWORK.  
-ALL LOUVRES TO  
HAVE BLACK PLASTIC  
RAILS  
-ALL CEILING TO BE  
PAINTED TWO COAT  
SYSTEM. ALL  
INTERNAL DOORS TO BE  
PAINTED ONE  
UNDERCOAT ENAMEL,  
ONE TOP COAT ENAMEL

REVISIONS:	DATE
A	CLIENT ISSUE
B	CLIENT ISSUE
C	TENDER ISSUE
D	BUILDING APPROVAL

This drawing is Copyright. Do not use for construction or copy in whole or in part without the written authority of the author.

Do not scale this drawing, use figured dimensions. Verify dimensions on site as work progresses and set out new work from previous work.

Gary Hunt  
& Partners  
Architects

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Princes Wharf Port Douglas

Tel 07 4099 5625 Fax 07 4099 5534

Email [architecture@internorth.com.au](mailto:architecture@internorth.com.au)

project  
HOUSE AT 9 SAND ST.  
PORT DOUGLAS  
FOR  
PAUL DE CAMPO

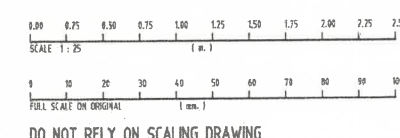
drawing title  
ELEVATIONS

INVOICE	DATE
1100	28.01.99
ONE WAY	CHECKED
JM	
John Doe	John Doe
DEC002	WD-02
	IS



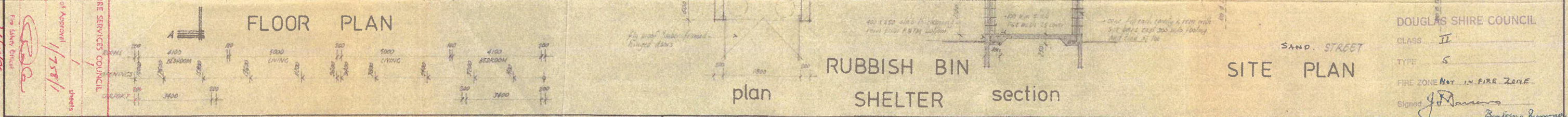
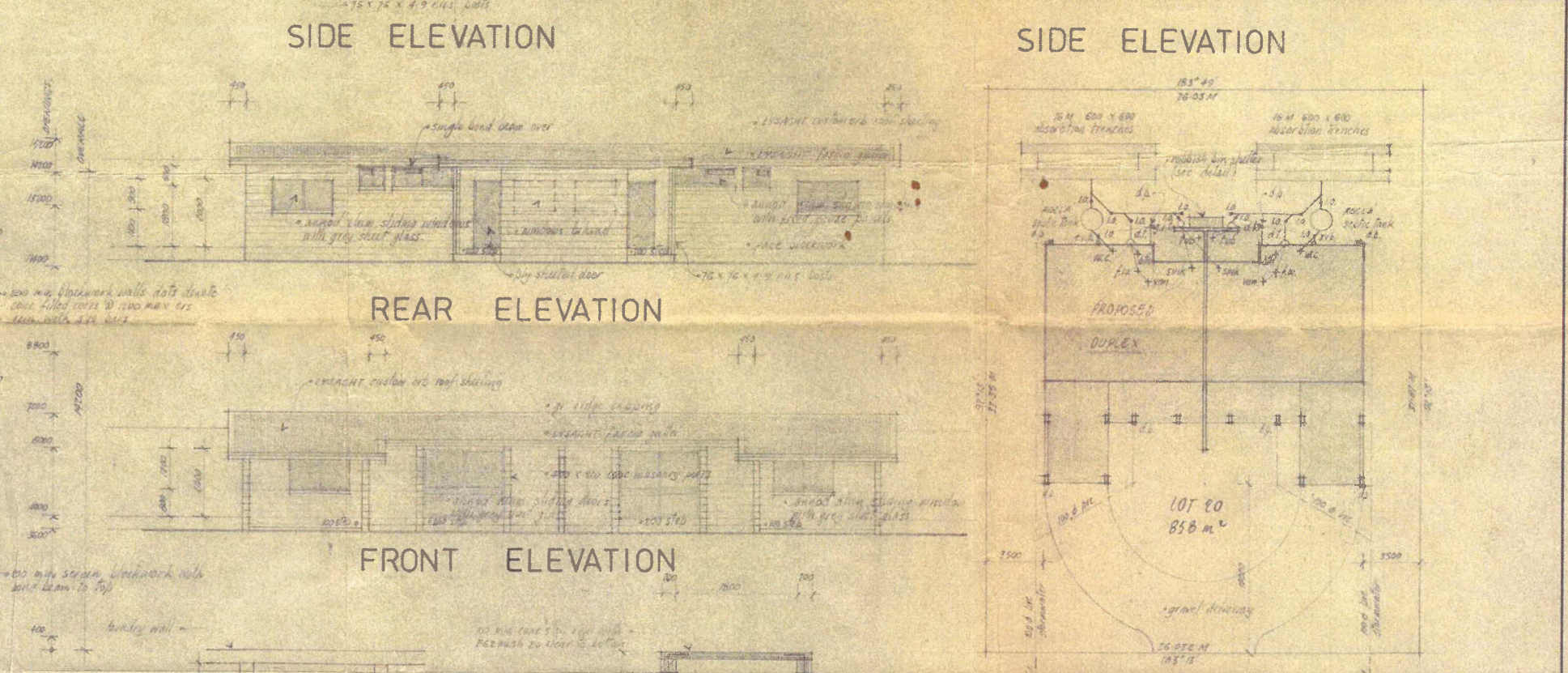
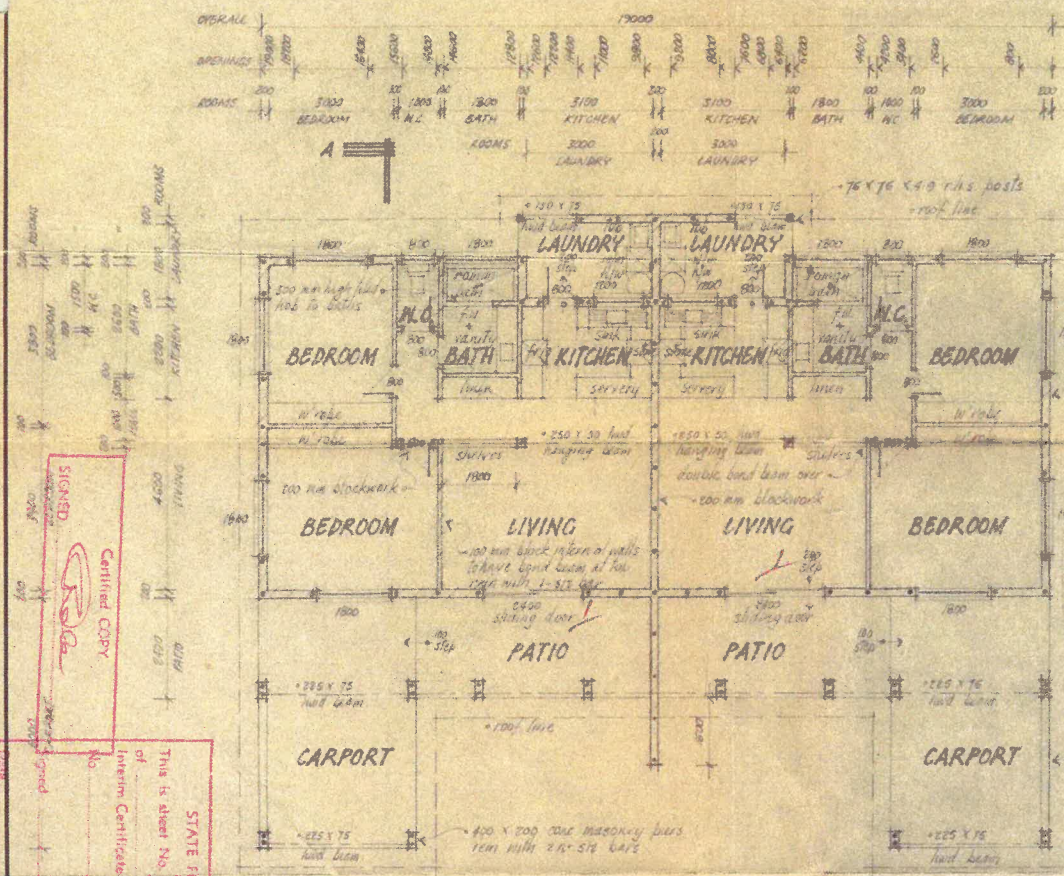
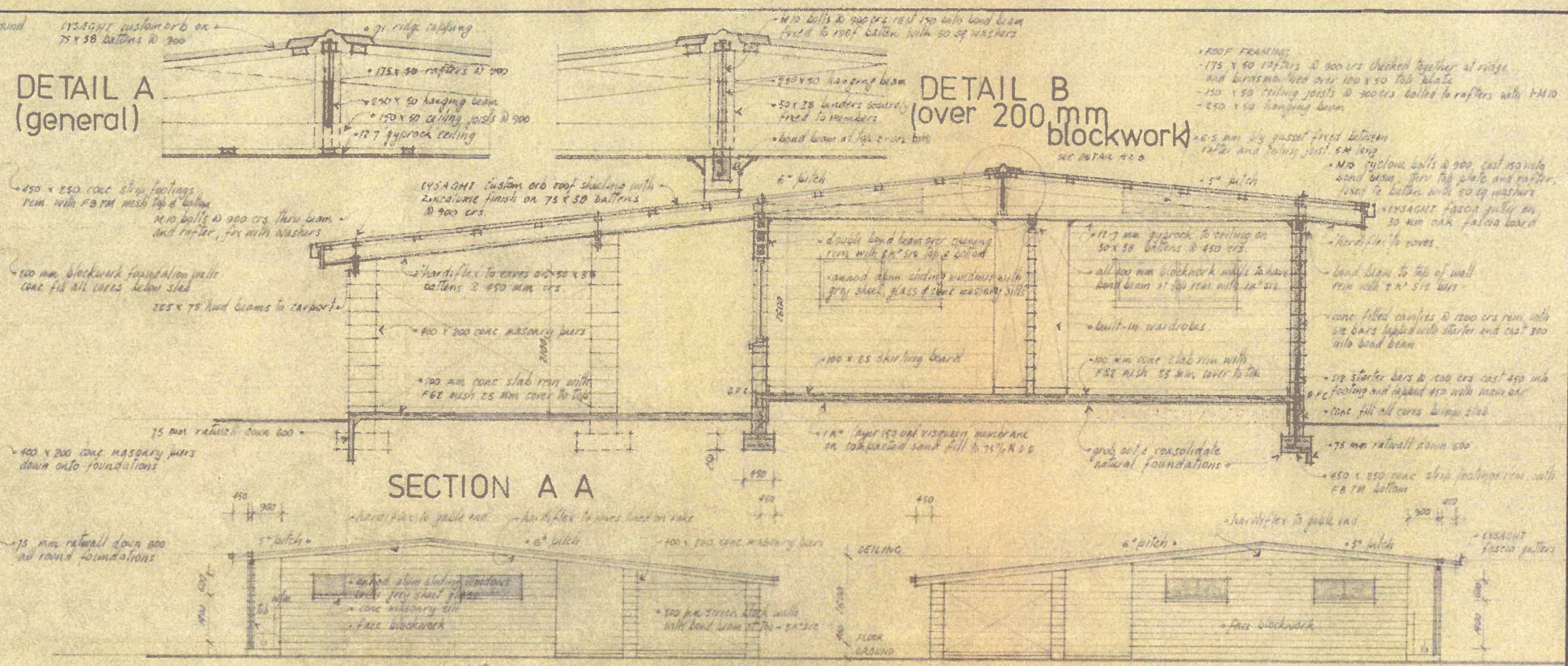


- 8



SCALE	JOB No.	DRAWING No.	ISSUE
AS NOTED	SP - 14	3	E





PROPOSED DUPLEX  
FOR MR H FREEMAN  
AT PORT DOUGLAS

THE BUILDER SHALL VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED.

BUILDING SHALL BE CONSTRUCTED TO CODE OF PRACTICE FOR PRECAUTIONS FOR RESISTANCE TO CYCLONIC WIND FORCE.

BUILDING IS CONSIDERED TO BE SITUATED IN A CYCLONE TERRA CATEGORY 2 ENVIRONMENT. ALL STRUCTURAL TIMBER SHALL BE UNSEASONED HARDWOOD STRESS GRADE F11 MINIMUM.

 <b>dave hartley &amp; associates</b>		DATE <u>01/08/82</u>
<b>DESIGN CONSULTANTS</b> D.J. HARTLEY CERT. CIVIL ENG. DRAFT. G.J. APPS		SCALE <u>1/1" = 10' 0"</u>
MEMBER OF THE HOUSING INDUSTRY ASSOCIATION		JOB NO. <b>A 193</b>
31 SHERIDAN STREET CAIRNS 4870 PHONE 2416/514155		