

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	William Conway
Contact name (only applicable for companies)	Patrick Clifton C/- GMA Certification
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	patrickc@gmacert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20201505

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
	31	9	Grant Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	21	SP154579	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Change of use from Caretakers Residence to Multiple Dwelling Unit
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling Unit	Dwelling Unit	1	N/A

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> No	

Division 2 – Reconfiguring a lot

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

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Development application	867	20 February 1997	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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
Environmentally relevant activities	
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
Hazardous chemical facilities	
23.2) Is this development application for a hazardous chemical facility ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>	

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

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

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

Date received: Reference number(s):

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

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



GMA Certification
Group

*Leader's in
Building Certification Services*

PLANNING STATEMENT

For: William John Conway
Development: Material Change of Use – Dwelling
Unit/Multiple Dwelling Unit
At: Unit 31/9 Grant Street, Port Douglas (Lot 21
SP154579)
Prepared by: GMA Certification Group
File Ref: 20201505
Revision: A

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1.0 Introduction

This report has been prepared in behalf of William Conway in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling Unit/Multiple Dwelling Unit of premises at Unit 31, 9 Grant Street, Port Douglas and described as Lot 21 on SP154579.

The application premises is an existing Caretakers unit located on the second floor of an existing mixed use development on the corner of Macrossan Street and Grant Street, Port Douglas. It has a Gross Floor Area of 257m², including balcony area of 26m. Access to the balcony is directly from the main living area and overlooks the intersection of Grant Street and Warner Street.

Associated with the premises are two allocated car parking spaces that form part of the title and are located in a secure basement.

The site is located in the Port Douglas Town Centre, which is characterised by permanent and short term accommodation, retail and commercial recreation uses.

It is proposed to undertake a Material Change of Use of premises from Caretakers Residence associated with a motel development to Dwelling Unit/Multiple Dwelling Unit to provide for the permanent occupation by persons not related to the operation of the development.

The application is identified as being Code Assessable and consideration can only be given to the assessment benchmarks contained within the Planning Scheme. The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable use of the premises.

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

2.0 Development Summary

Address:	Unit 31, 9 Grant Street, Port Douglas
Real Property Description:	Lot 21 SP154579
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: N/A Frontage: N/A
Registered Owner:	Lot 21 SP154579
Proposal:	Material Change of use from Caretakers Residence to Dwelling Unit/Multiple Dwelling Unit for permanent occupation.
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none">• Safety and Resilience to Hazards –<ul style="list-style-type: none">○ Flood Hazard Area – Level 1 – Queensland floodplain assessment overlay.○ Erosion Prone Area;○ Medium Storm Tide Inundation Area, in part; and,○ High Storm Tide Inundation Area, in part.
State Interests – SARA Mapping:	<ul style="list-style-type: none">• Coastal Protection –<ul style="list-style-type: none">○ Coastal Area – Erosion Prone Area;○ Coastal Area – Medium storm tide inundation area, in part; and,○ Coastal Area – High storm tide inundation area, in part.• Native Vegetation Clearing – Category x on the regulated vegetation management map.• State Transport – Within 100 meters of a state controlled road intersection.

Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Centre Zone
Local Plan Designation:	Port Douglas/Craiglie Local Plan Precinct 1a and Live Entertainment Precinct.
Overlays:	<ul style="list-style-type: none">• Acid Sulfate Soils Overlay;• Coastal Environment Overlay;• Transport Network Overlay;

3.0 Site and Locality

The application premises is a single self-contained Caretakers Residence that forms part of a mixed use development located on the corner of Grant and Warner Street, Port Douglas. The overall mixed use development comprises twenty-two (22) Motel Units, Caretakers Residence and Ancillary Uses, including 755m² of retail space at the ground floor.

The overall development benefits from Planning Approval, dated 2 April 1997, for Twenty-two (22) Motel Units, Caretakers Residence and Ancillary Uses. A copy of this planning consent, TPC867, and the officers report to Council is attached at [Appendix 2](#).

The application premises is lot 21 and unit 31 of this development and comprises a total area of 257m² comprising the following:

- Two car parking spaces in a secure based with an area of 47m²;
- A living area, including bedrooms, dining/kitchen and utility rooms of 125m²;
- A balcony of 26m²; and,
- A roof balcony of 33m²



Photo 1 – Site Location (Source Queensland Globe)

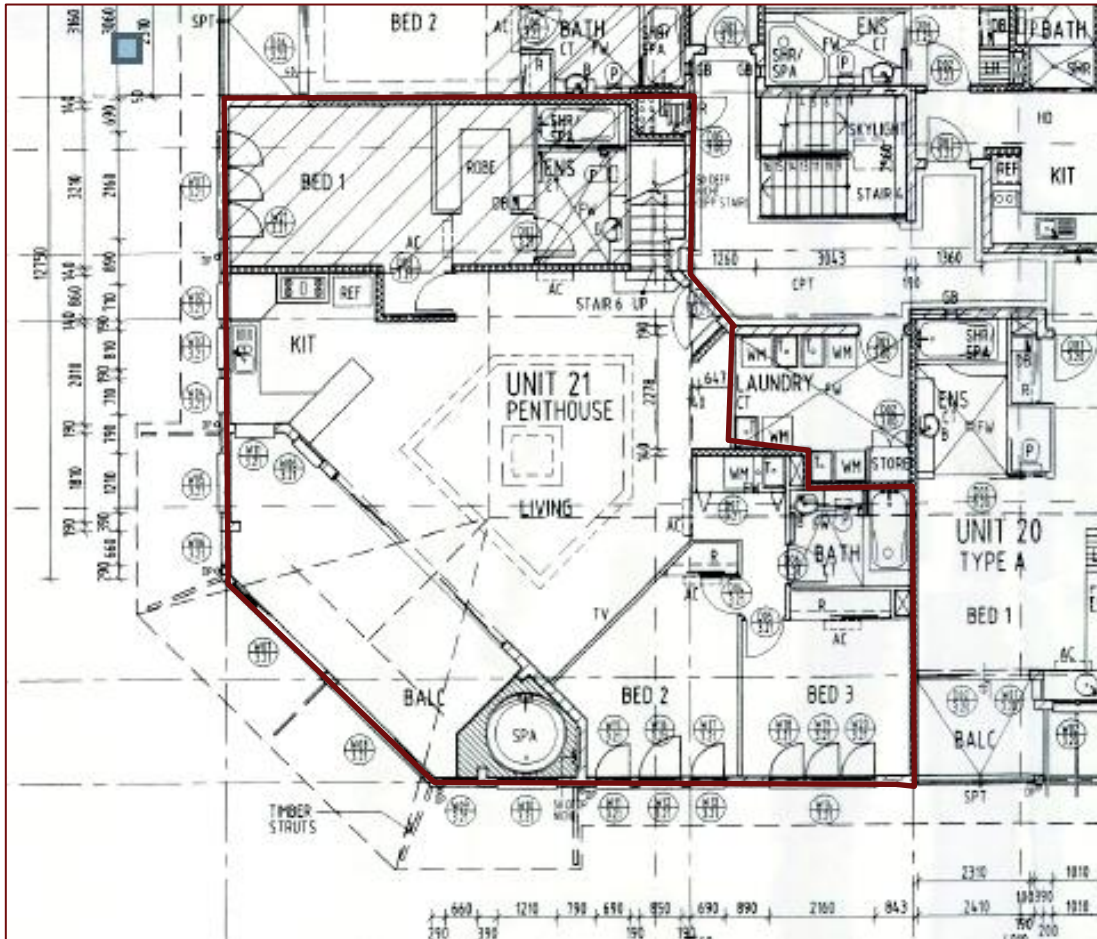


Image 1 – Floor Layout of application premises

4.0 Proposal

The application proposes a Material Change of Use of Premises from Caretakers Residence to Dwelling Unit/Multiple Dwelling Unit. There would be no physical change to the premises and it would simply provide for the lawful occupation of the premises on a permanent basis by persons not related to the operation of the development.

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

Development Feature	Proposal
Premises Floor Area:	257m ²
Car Parking Spaces:	2 Garages space
Existing Use	Caretakers Residence
Proposed Use	Dwelling Unit for permanent Occupation.

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

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

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

The application involves the development of a Dwelling Unit/Multiple Dwelling Unit. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Dwelling Unit	Table 5.6.a Centre Zone	Self - Assessable
Multiple Dwelling Unit	Table 5.6.a Centre Zone	Code - Assessable

5.1.4 Statutory Considerations for Assessable Development

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

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

5.1.5 State Planning Policy

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

- Safety and Resilience to Hazards –

- Flood Hazard Area – Level 1 – Queensland floodplain assessment overlay.
 - Erosion Prone Area;
 - Medium Storm Tide Inundation Area, in part; and,
- High Storm Tide Inundation Area, in part.

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

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (Version 1.0), the site is identified within the Centre Zone and within sub-precinct 1a of the Port Douglas/Craigie Local Plan and is affected by the following Overlays:

- Acid Sulfate Soils Overlay;
- Coastal Environment Overlay; and,
- Transport Network Overlay.

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

Assessment Benchmark	Applicability	Compliance
Centre Zone Code	Applies	Complies with applicable Acceptable Outcomes
Port Douglas/Craigie Local Plan Code	Applies	Complies with applicable Acceptable Outcomes
Acid Sulfate Soils Overlay Code	Not Applicable	No applicable Assessment Benchmarks
Coastal Environment Overlay Code	Not Applicable	No applicable Assessment benchmarks
Transport Network Overlay Code	Not Applicable	No applicable Assessment Benchmarks
Dwelling Unit Code	Applies	Complies with applicable Acceptable Outcomes.
Multiple Dwelling and Short Term Accommodation Code	Applies	Complies with all Acceptable Outcomes with the exception of AO17 – Secure Storage.
Access Parking and Servicing Code	Applies	Complies with all applicable Acceptable Outcomes.
Infrastructure Works Code	Not Applicable	The application premises is an existing residential use will all services connected. There are no applicable assessment benchmarks of the

		assessment of this application.
Landscaping Code	Not Applicable	No applicable Assessment Benchmarks
Vegetation Management Code	Not Applicable	No Applicable Assessment Benchmarks

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.2.1 Secure Storage

The proposal is for the material change of use of an existing Caretakers Residence to a Dwelling Unit/Multiple Dwelling Unit to provide for permanent occupation by persons unrelated to the operation of the development. The Dwelling Unit would have access to the storage facilities provided as part of the original development and would not require additional storage beyond the exiting storage provided.

7.0 Summary and Conclusion

This report has been prepared in behalf of William Conway in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use of an existing Caretakers Residence for the purpose of a Dwelling Unit/Multiple Dwelling Unit of premises at Unit 31, 9 Grant Street, Port Douglas and described as Lot 21 on SP154579.

The application premises is an existing three bedroom self-contained Caretakers Residence located on the second floor of an existing mixed use development on the corner of Macrossan Street and Grant Street, Port Douglas. Associated with the are two allocated car parking space that form part if the title and are located in a secure basement.

The site is located in the Port Douglas Town Centre, which is characterised by permanent and short term accommodation, retail and commercial recreation uses.

It is proposed to undertake a Material Change of Use of premises from self-contained Caretakers Residence to Dwelling Unit/Multiple Dwelling Unit to provide for the permanent occupation for residential purposes by persons unrelated to the operation of the development.

The application is identified as being Code Assessable and consideration can only be given to the assessment benchmarks contained within the Planning Scheme. The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable use of the premises.

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

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33766456

Search Date: 24/04/2020 09:40

Title Reference: 50431188

Date Created: 10/03/2003

Previous Title: 20636032

REGISTERED OWNER

Dealing No: 713948351 08/07/2011

WILLIAM JOHN CONWAY

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 154579
Local Government: DOUGLAS
COMMUNITY MANAGEMENT STATEMENT 31086

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10332025 (ALLOT 13 SEC 2)
Deed of Grant No. 10332112 (ALLOT 14 SEC 2)
2. EASEMENT IN GROSS No 706303914 24/01/2003 at 13:20
burdening the land
ERGON ENERGY CORPORATION LIMITED
over
EASEMENT A ON SP150452
3. MORTGAGE No 713948352 08/07/2011 at 08:55
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Requested By: D-ENQ GLOBALX TERRAIN

61669_SP/KJP/FB85

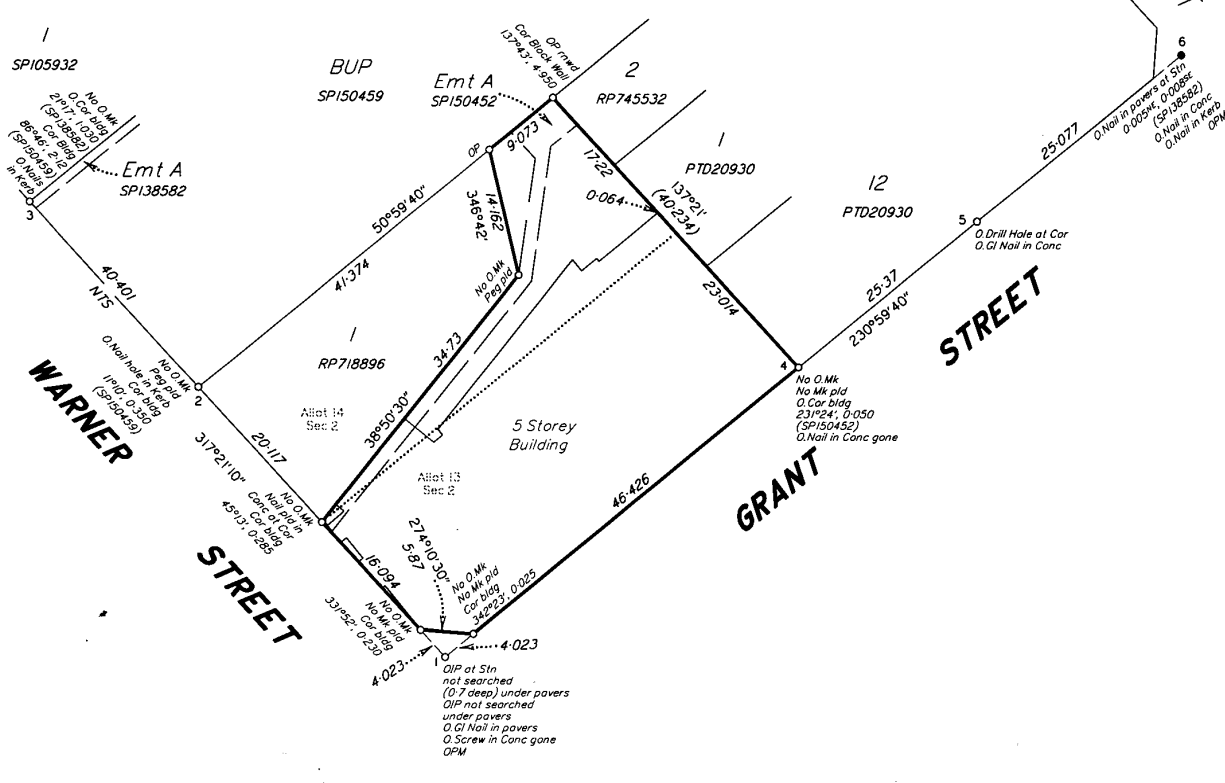
Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

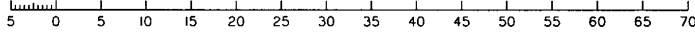
Sheet 1 of 6

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	OIP (0.7 deep) not searched	RP718896	at Station	Under Pavers
1	OIP not searched	SP105932	245°20'	7.96 Under Pavers
1	O.GI Nail in pavers	1S118328	205°29'	9.01
1	Nail in Kerb		211°10'	11.175
1	O.Screw in Conc gone	1S117092	60°04'20"	22.78
2	Nail in Kerb Id		233°18'	5.01
2	O.Nail in Kerb hole	SP138582	211°59'30"	5.2
3	O.Nail in Kerb	SP138582	215°16'	4.41
3	Nail in Conc		241°06'	5.625
3	O.Nail in Kerb	SP105932	231°51'	25.58
4	O.Nail in Conc gone	DP143040	166°53'	3.420
5	O.GI Nail in Conc	DP143040	126°03'	3.045
6	O.Nail in Conc	1S117092	128°17'	2.89
6	O.Nail in Kerb	1S109214	120°58'15"	18.212

PERMANENT MARKS				
STN	ORIGIN	BEARING	DIST	NO
1-OPM	SP105932	261°29'15"	33.725	39989
6-OPM	PTD20930	84°06'25"	42.028	1142



Scale 1:500 - Lengths are in Metres.



C&B CONSULTANTS PTY LTD ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Mark Peter STOPFORD, Licensed Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1980 and that the said survey was completed on 19/11/2002.



Plan of Lots 1-23, 33 & Common Property
Cancelling Lot 2 on RP718896

PARISH: **SALISBURY** COUNTY: **Solander**

Meridion: **RP718896** F/N's: **No**

Scale: **1:500**
Format: **BUILDING**

SP154579

Plan Status:

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

706360503

\$1633.55
14/02/2003 16:31

NR 400 NT

Registered

s. Lodged by

*Buder m low
PO Box 0
BUDERM @ 4556*

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

y/We Lawnfox Pty Ltd ACN 052 981 487

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

Sole Director

* Rule out whichever is inapplicable

6. Existing

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
20636032	2	RP718896	1-23 & 33 Common Property		

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots to be Encumbered
705286370	11, 21, 22 & Common Property

Amendments by C&B Consultants Pty Ltd.

ACN 055 931 096

M. S. [Signature]

Director and Licensed Surveyor

*7/3/03
Date*

2. Local Government Approval.

* DOUGLAS SHIRE COUNCIL hereby approves this plan in accordance with the:

% Integrated Planning Act 1997

1, 11, 12, 13,
21-23, 33 &
Common Property

Allot 13 Sec 2 &
Allot 14 Sec *2

2-10, 14-20

Allot 13 Sec *2

Lots Orig

7. Portion Allocation :

8. Map Reference :
7965-22231

9. Locality :
PORT DOUGLAS

10. Local Government :
DOUGLAS S.C.

11. Passed & Endorsed :

By: C&B CONSULTANTS PTY LTD
Date: 3/2/03
Signed: M. S. [Signature]
Designation: Licensed Surveyor

12. Building Format Plans only.

I certify that:
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining lots and road~~
M. S. [Signature] 5/2/03
Licensed Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$ 1600

14. Insert Plan Number **SP154579**

3. Plans with Community Management Statement :

CMS Number: 31086
Name: The Cosmopolitan Port Douglas

4. References :

Dept File:
Local Govt:
Surveyor: 61669

for and on behalf of **DOUGLAS SHIRE COUNCIL**

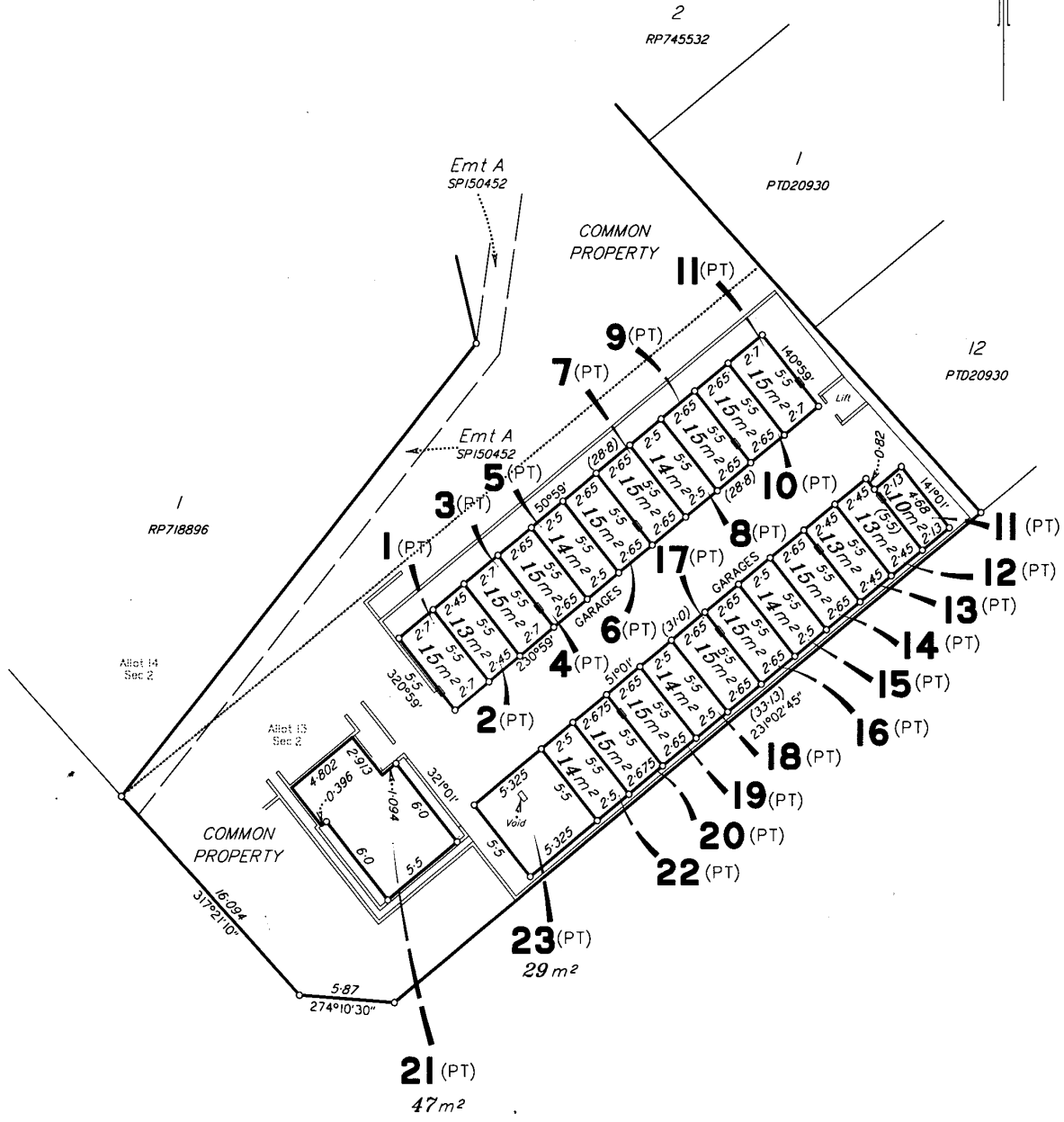
M. S. [Signature]

MAYOR
[Signature]
CHIEF EXECUTIVE OFFICER

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

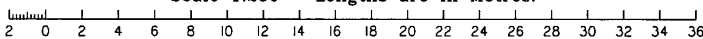
LEVEL A

Basement



Drill holes placed at all new corners.
unless otherwise stated.

Scale 1:250 - Lengths are in Metres.

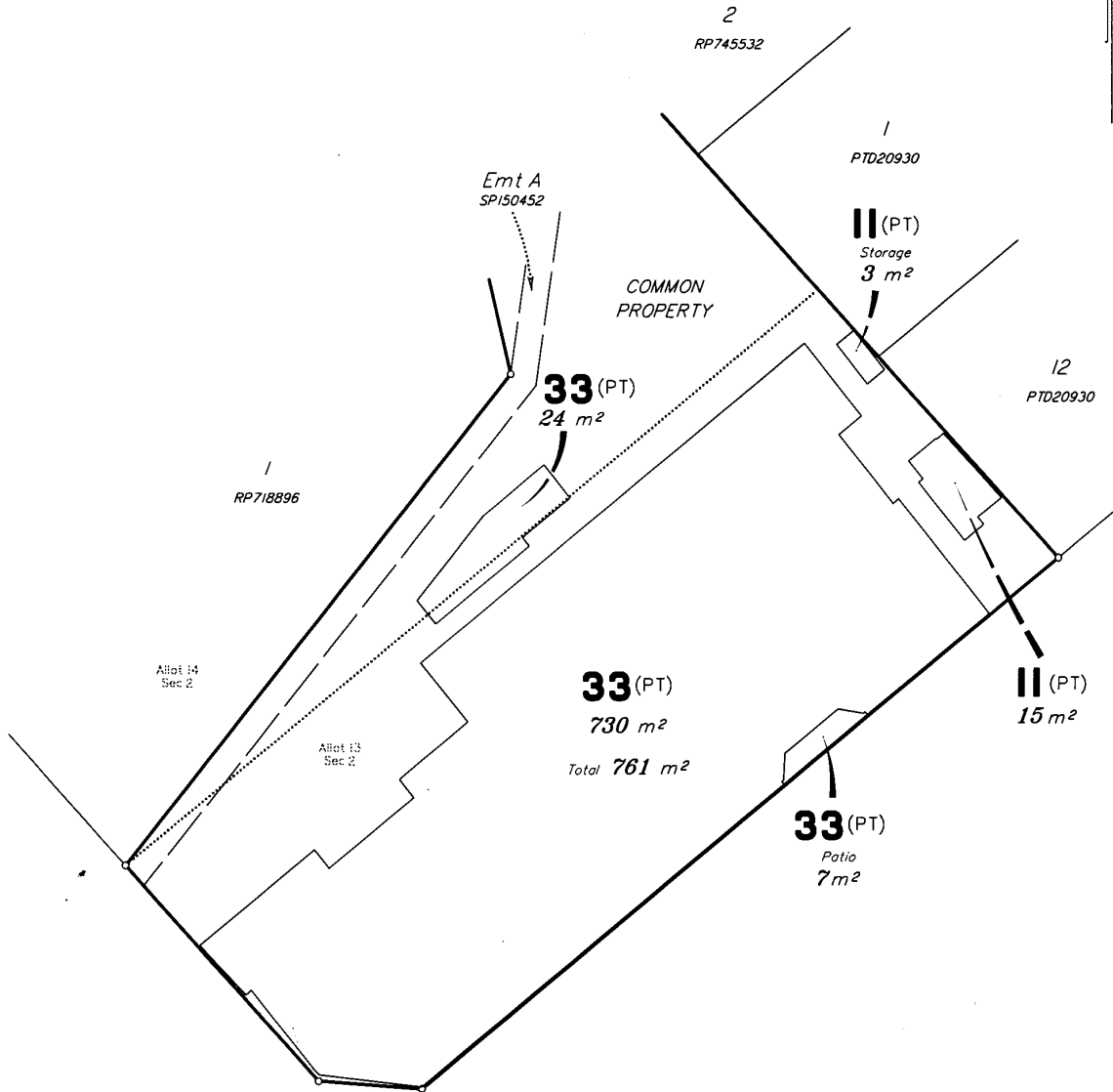


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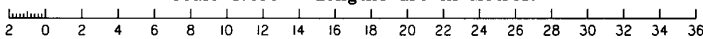
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LEVEL B



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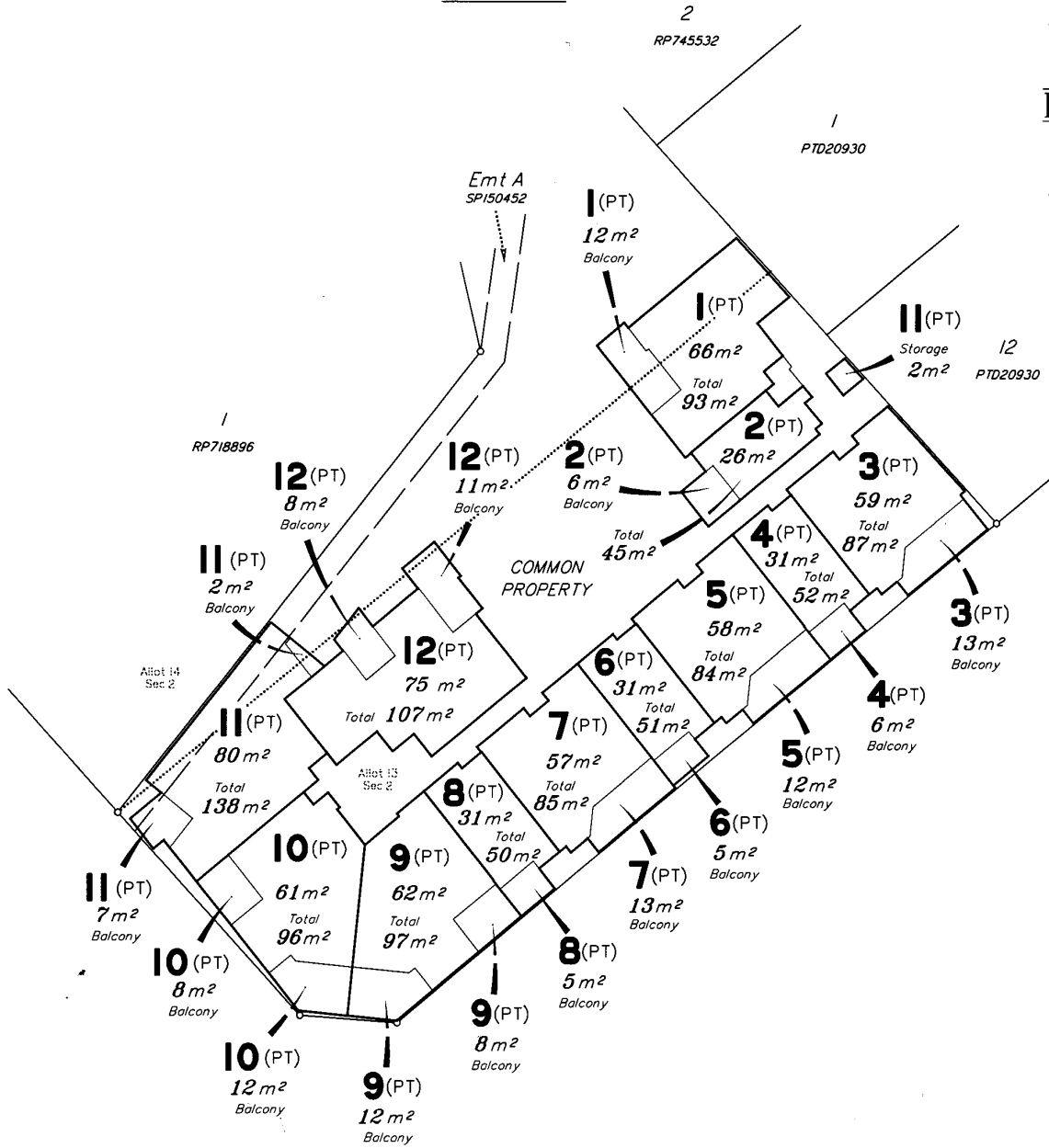


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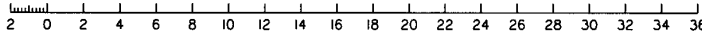
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LEVEL C

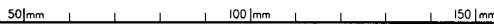


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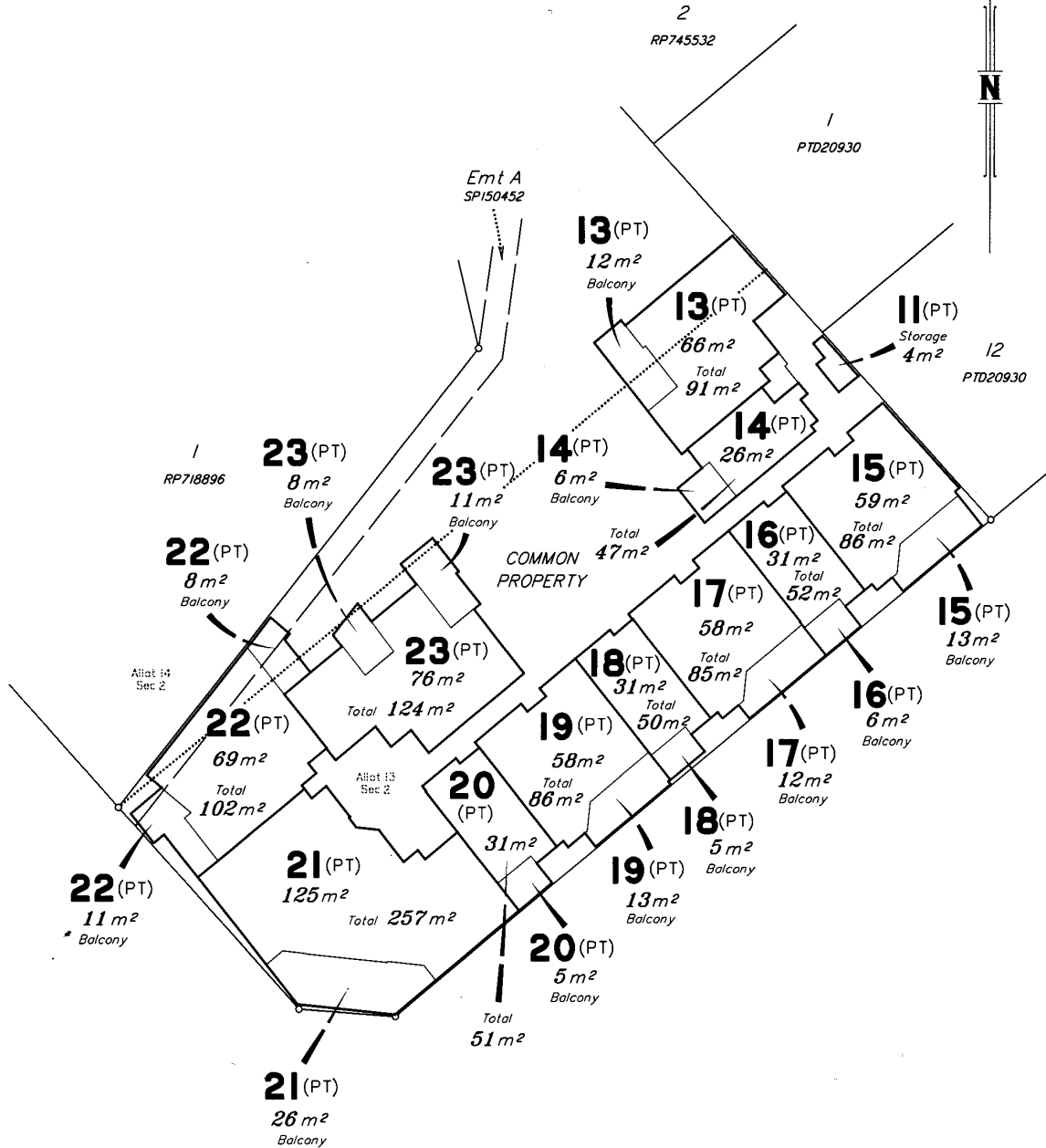


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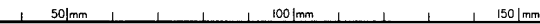
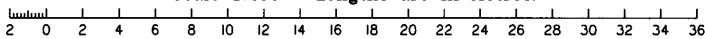
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LEVEL D



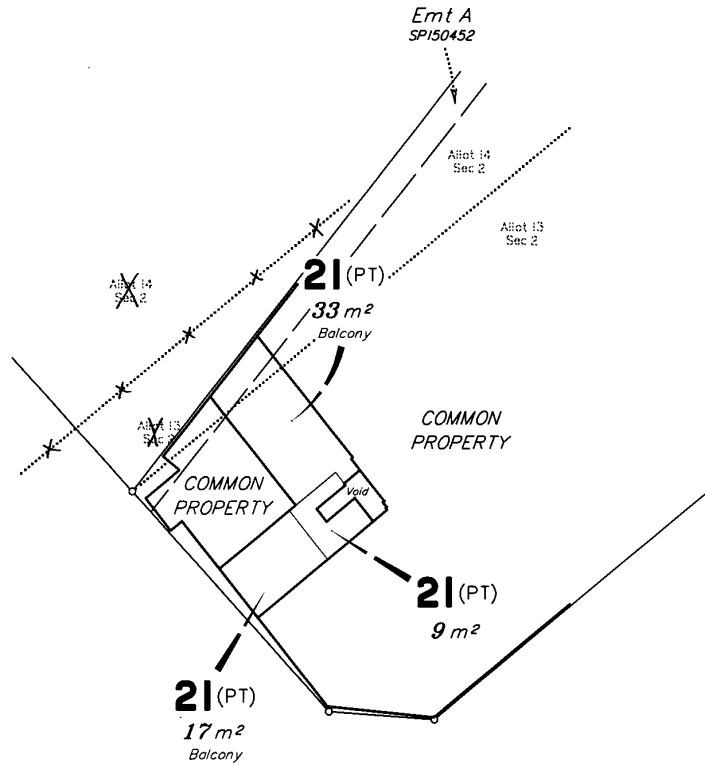
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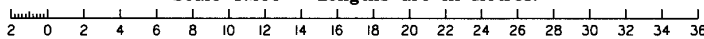
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Insert Plan Number **SP154579**

LEVEL E



Scale 1:250 - Lengths are in Metres.



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Insert Plan Number **SP154579**



**PLANNING CONSENT TPC867 AND OFFICERS REPORT TO
COUNCIL**

8/38/2-11
#3660950

DOUGLAS SHIRE COUNCIL

BUILDING AND TOWN PLANNING ORDINARY COUNCIL MEETING 12
20 FEBRUARY, 1997

CONSULTANT PLANNER'S REPORT

CONSENT APPLICATION 867

1.0 DETAILS

APPLICANT : Lawnfox Pty Ltd

ADDRESS : C/- Total Project Group Pty Ltd
P O Box 560 M
CAIRNS QLD 4870

SITE DESCRIPTION : Lot 2 on RP 718896

SITE LOCATION : 22 Warner Street and 9 Grant Street,
Port Douglas

SITE AREA : 1404 m2

ZONING : General Business

STRATEGIC PLAN DESIGNATION : Urban Area

DCP DESIGNATION : Shopping and Business Area
Tourist Centre
Special Area 3

ROAD FRONTAGE : Grant Street - 46 metres
Warner Street - 16 metres.

PROPOSED USE : 27 Motel Units, Caretakers Residence
and Ancillary Uses.

CONTAMINATED LAND REGISTER : Not listed on Register.

CLOSING DATE : 05th November, 1996.

OBJECTIONS : None were received.

STATUTORY DECLARATION RECEIVED : 08th November, 1996.

COUNCIL MEETING : 20 February, 1997.



DIXIE ST

WHARF STREET

MACROSSAN STREET

WARNER STREET

ISLAND PT RD

MURPHY STREET



GRANT STREET

WARNER STREET

MOWBRAY STREET

OWEN STREET

MACROSSAN STREET

STREET

DAVIDSON STREET

BERYL STREET

STREET

GARRICK STREET

GARRICK STREET

STREET

MURPHY STREET

2.0 PROPOSED DEVELOPMENT

The applicant proposes the development of the site to incorporate 755 m² of retail space at ground level fronting Grant Street; 27 motel units; a 3 bedroom caretakers residence; a swimming pool and recreation area; and a basement carpark consisting of 19 carparking spaces with an additional 5 covered carparking spaces provided at ground level. Access to the development is provided from Warner Street.

The 27 motel units consist of 10, one bedroom units and 4, two bedroom units on the first floor level; and 11, one bedroom units and 2, two bedroom units on the second floor level.

3.0 SITE DETAILS

The site is irregular in shape, with a frontage of 46 metres to Grant Street and a frontage of 16 metres to Warner Street. The site dog-legs at the rear and side boundary in Warner Street.

The site is zoned General Business and has the following designations under Development Control Plan 2 - Port Douglas:

- Shopping and Business Areas
- Tourist Centre
- Special Area 3.

4.0 TOWN PLANNING CONSIDERATION

The application was lodged under the previous Planning Scheme. In the assessment of the application compliance is sought with the newly gazetted Planning Scheme, however, where applicable, compliance with the previous Scheme is also assessed. This issue is dealt with in more detail later in this section.

• Zoning

The retail component of the development is an "as of right" use in the General Business zone. The motel and caretakers residence are a "Consent Use" in the zone.

The proposed development satisfies the intent of the General Business zone which states, in part:

'The intent of this zone is to provide for the development of a wide range of shopping, commercial, refreshment and entertainment uses in the major shopping and business areas of Mossman and Port Douglas.

.....

Where not in conflict with any DCP, residential development, especially motels and multiple dwellings for tourists, may be permitted on levels above ground level in the zone.'

- **Development Control Plan 2 - Port Douglas**

- Shopping and Business Areas - Tourist Centre

The proposed development satisfies the intent of both the Shopping and Business Areas designation and the Tourist Centre designation; both of which provide for the type of mixed uses proposed.

Relevant implementation criteria state:

'It is intended that this area accommodate a wide range of shopping, commercial, dining and entertainment uses to perform its role as the pre-eminent service centre for tourists. Accommodation premises and multiple dwellings (tourist) are also acceptable above ground floor level on street frontages, provided that adequate sound insulation is provided to accommodation components. Behind the shops, restaurants and other core commercial land uses of the Tourist Centre, accommodation development may also be permitted at ground level and above, provided that it is integrated into the fabric of the town centre; among other things, public pedestrian links, shopping arcades, and public carparking should desirably be incorporated into mixed use development.'

The configuration of the proposed development satisfies the relevant implementation criteria.

- Special Area 3

Special Area 3 is designated as a 'core area' within the Tourist Centre. This area is intended to be given priority for the future expansion of shopping, dining and entertainment activity within the Tourist Centre. The proposed development meets this intent.

The following provisions apply to development within the General Business zone within the area designated as Tourist Centre:

- **Building Height** - maximum 3 storeys and 12.5 metres. The proposed development has a maximum height of 3 storeys and 12 metres and therefore satisfies the requirement.
- **Setbacks** - footpath level commercial development; and a maximum average setback from the road alignment of 2 metres. The proposed development satisfies these requirements.
- **Building Lengths** - maximum length of any unbroken building form - 20 metres. The upper levels of the building facade are articulated with balconies and therefore the development satisfies this requirement.

- maximum length of street frontage comprising buildings, awning and/or landscaping designed in the same style - 40 metres. The facade of the building extends to the Grant Street frontage for a length of 46 metres. However, the facade of the building is articulated by a variation in roof height and pitch so that only 27 metres of the building has a common facade. The proposed development therefore satisfies this requirement.

- **Street Landscaping** - Streetfront landscaping can be incorporated to both the Grant Street and Warner Street frontages of the site. The Concept Plan identifies street front planting to both Grant Street and Warner Street and the Grant Street elevation of the development on the Concept Plan identifies the incorporation of streetfront landscaping. The proposed development therefore satisfies this requirement.
- **Awnings** - to be provided to all street frontages so as to cover at least 2 metres of footpath. An awning with a width of 3.5 metres is proposed to be provided to both the Grant Street and Warner Street frontage of the development. The proposed development therefore satisfies this requirement.
- **Carparking** - access to carparking not to be provided from Grant Street. The proposed access is via Warner Street and therefore this requirement is satisfied.
- **Design Requirements for Additional Storeys and Greater Building Height** - to achieve additional storeys above one storey a development must satisfy two of the following design requirements:
 1. Visual presence of tropical vegetation;
 2. Colonial style building; or
 3. Village scale development.

It is considered that the proposed development satisfies design requirements 2 and 3 listed above. The particular criteria required to be satisfied are as follows:

- Colonial style building

- (a) appropriate roof forms;
- (b) appropriate roofing materials;
- (c) appropriate columns and balustrades;
- (d) appropriate pediments and finials.

The following features shall also be incorporated:-

- (e) porticos and/or other sympathetic roof and/or wall features shall be used to emphasise major building entries and street corners;
- (f) post-supported awnings in the style of types A, B, D, F or G, as shown on Figure 6, with appropriate roofing material as per (b) above
- (g) verandahs with a minimum width of 2 metres shall be used along at least 80% of the streetfront at first and second floor levels;

(h) if parapet walls are used the structure should be light, i.e. steel or timber rather than masonry, or include at least 30% of their area as openings.'

The proposed development has been designed by a qualified architect and is considered to satisfy the design requirements outlined above.

' - Village Scale Development

The maximum length of street frontage comprising buildings, paving, awnings and/or landscaping designed in the same style shall be 20 metres. This requirement shall be assessed in accordance with the criteria described in provision 3.5.3.4.'

The proposed development has previously been assessed under provision 3.5.3.4 and is deemed to comply.

- **Part 8 - Development Requirements General** - This section of the Planning Scheme outlines general planning requirements which must be satisfied. Those planning requirements relevant to this application are assessed below:

- Carparking

The proposed development generates the following on site carparking requirements:

- Retail - 755 m² - (1 space per 20 m² of gross floor area) = 38 spaces required.
- Motel - 27 units - (1 covered space per room or suite) = 27 covered spaces required.
- Caretakers Residence - (1 covered space) = 1 space required.

Total spaces required = 66 spaces.

The proposed development makes provision for 24 on site undercover carparking spaces. Therefore there is a shortfall of 42 spaces.

The consultant for the applicant also proposes the provision of 3 carparking spaces to the Warner Street frontage of the site; and requests that Council accept a contribution in lieu for the short fall of spaces.

It is Council policy to provide a 30% dispensation of the carparking required for a motel development. On this basis 19 spaces are required for the motel and therefore a total shortfall of 34 spaces results.

In DCP 2 Port Douglas the following statement is made in relation to the provision of carparking for a development located in Special Area 3 within the General Business zone:

'Carparking for new premises should mostly be provided in common public carparking areas, and in the street, rather than by

breaking the street frontage with driveways to provide carparking at the rear of buildings.

Access shall not be provided to customer or client parking across the following street frontages:-

- (a) Macrossan Street;
- (b) The eastern side of Wharf Street south of Macrossan Street;
- (c) Grant Street south of Macrossan Street;
- (d) Owen Street between Macrossan Street and Warner Streets.

Except that this requirement shall not apply to guest parking associated with accommodation buildings and motels. Council will require monetary contributions in lieu of customer or client parking provision, in accordance with a scale of contributions revised annually, where the only feasible access to a site is via one or more of the street frontages referred to above. The proportion of the carparking, required in accordance with Section 8.3, which shall be regarded as customer or client parking shall be determined by Council in the context of the particular circumstances.

(My underlining)

• Assessment of Carparking Requirements

The proposed development has a shortfall of carparking spaces. In order to determine what percentage of carparking should be provided on site it is considered fair and reasonable to review previous Council decisions in relation to carparking requirements for recently approved similar types of development zoned General Business and located in the Shopping and Business Area - Tourist Centre and Special Area 3.

Council Officers have undertaken an assessment of carparking requirements for such developments the carparking requirement averaged as follows:

- 1 space required for Caretaker's Residence;
- 30% dispensation given to motel component, no monetary contribution required for shortfall;
- 65% dispensation given to commercial component, monetary contribution required for the shortfall.

On this basis the proposed development generates the following on site carparking requirement:

- Motel = 19 spaces
- Caretaker's Residence = 1 space
- Commercial = 13 spaces

Total Spaces Required on site = 33

A monetary contribution for a total shortfall of 25 spaces is required.

- Residential Density

The maximum plot ratio for residential development in the Port Douglas Tourist Centre is 0.8:1. The maximum plot ratio can be achieved if the requirements of the development control plan are satisfied and provided bonuses totalling at least 0.15 are achieved, calculated according to the provisions in 3.5.1.14 for Medium Density Area.

An assessment of the proposed development against the provisions of 3.5.1.14 is outlined below:

FEATURE	PLOT RATIO BONUS	COMMENT
Dense tropical vegetation		
- front	.06	-----
- sides and rear	.015	-----
Tropical Queensland Vernacular Building Style		
- roof form	.03	Complies
- roof materials	.02	Complies
- fenestration	.01	Complies
- verandah style	.01	Complies
- lattice/screens	.01	Complies
Corner verandahs/balconies	.04	Complies
Shade trees		
- setback area	.02	-----
- other	.01	Complies
Vegetation retention		
- setback area	.03	-----
- other	.015	-----
Street landscaping	.03	Complies
Building orientation	.04	Complies
Street orientation	.06	Complies
Window shading	.04	Complies
Sheltered pedestrian access	.02	Complies
Maximum total bonus	.15	Maximum total bonus applicable 0.32

The proposed development can satisfy the requirements to achieve the maximum plot ratio for the site of 0.8:1.

However, the plot ratio of the residential component of the development is 1.2:1. However, it should be noted that Council has discretion to increase the plot ratio of 0.8:1.

The previous Planning Scheme, under which the application was lodged, does not incorporate plot ratio requirements, instead in the General Business zone a maximum site coverage of 80% was specified and a maximum residential density of 300 persons per hectare was identified.

The proposed development has a site coverage of 71% and a site population density of 49.4 persons. Therefore to comply with the residential density requirements the motel component of the development is required to be reduced to 22 units.

Section 3.4(1) of the Local Government (Planning and Environment) Act states:

'Effect of new planning scheme on pre-existing applications and approvals

3.4(1) Where a local government has not decided an application prior to the date (the "prescribed date") of the coming into force of a planning scheme or amendment thereof (the "new planning scheme") the local government, in deciding the application in accordance with the planning scheme in force at the time the application was lodged, is to give such weight as it considers appropriate to the new planning scheme.'

Based on the non-compliance with the density provisions of the previous Planning Scheme which do not incorporate any discretionary provisions; and based on the non-compliance with the plot ratio requirements of the new Planning Scheme it is proposed to require the deletion of 5 motel units from the development. This will result in the modified development satisfying the density requirements of the previous Planning Scheme and will reduce the plot ratio of the residential component of the development.

The carparking requirements will be adjusted accordingly.

- **Part 9.0 of the Planning Scheme** outlines Development Requirements for Particular Uses.

A motel is defined as Accommodation Premises and the relevant provisions are;

'Premises must not be erected or used for the purpose of an accommodation premises unless landscaped area with a minimum dimension of 4 metres is provided at the rate of 5 m² per bed for dormitory accommodation and 10 m² per private room.'

On this basis the motel with 33 bedrooms generates a requirement for 330 m² of landscaping.

The caretakers residence generates a requirement for 60 m² of landscaping.

The total landscaping required is 390 m² with a minimum dimension of 4 metres.

The proposed development provides a total of 665 m² of landscaping and satisfies the minimum dimension of 4 metres. The landscaping requirement is therefore satisfied.

- **Part 10.0 of the Planning Scheme** outlines Development Requirements for Particular Zones. The following provisions are relevant to the application.
- Buildings adjoining Warner Street and Grant Street are required to be built to the road alignment. The proposed development satisfies this requirement.
- Buildings can be built to side and rear boundaries. The proposed development is built, in part, up to the side and rear boundaries.
- Awnings to be provided. The proposed development complies.

The proposed development satisfies the relevant provisions

- **Headworks**

Water Supply

Water Supply Contribution = \$45,340.05

Sewerage Headworks

Sewerage Headworks Contribution = \$46,749.15

5.0 CONCLUSION

The proposed development satisfies the relevant provisions of the newly gazetted Planning Scheme, with the exception of the plot ratio requirements. However Council has the power to vary the plot ratio requirements. Under Section 3.4(1) of the Local Government (Planning and Environment) Act the proposed development is required to satisfy the relevant criteria in the previous Planning Scheme (density and site cover). On this basis the design of the proposed development will be required to be modified to delete 5 motel units. The modified development will then comply with the previous Planning Scheme and generally comply with the new Planning Scheme.

The proposed modified development is recommended for approval, subject to reasonable and relevant provisions.

6.0 RECOMMENDATION

- A. That Council resolve to accept a contribution for the shortfall in the provision of on-site carparking. On the present method of calculation the shortfall is 25 spaces.
- B. That Council approve the application and the applicant be advised that after the expiration of the appeal period, a Consent Permit will be issued for 22 motel units, caretakers residence and ancillary uses at 22 Warner Street and 9 Grant Street, Port Douglas, being Lot 2 on Registered Plan 718896, Parish of Salisbury, subject to the following conditions:-

Standard Conditions to go on all Consent Approvals

1. Any erection and use and occupation of the premises shall at all times comply with the conditions laid down and provided for in the Town Planning Scheme from time to time.
2. The provisions of the Local Government (Planning and Environment) Act, the Building Act, the Fire Safety Act, the Health Act, the Food Act 1981 and all other relevant Acts and Regulations and the Local Laws of the Council from time to time shall at all times be observed and performed in relation to the land, the building and the use and occupation thereof.
3. Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act, Council's Local Laws and the Shire of Douglas Planning Scheme where applicable and generally in accordance with the approved Amended Plan shall be required prior to the commencement of the use.
4. The issue of this Consent in no way implies building approval, either in principle or in detail, or any plans of the proposed development which may have been submitted with the application. Approval of any building works associated with the use shall be the subject of a separate Building Application in accordance with the Council's Local Laws.
5. The provisions of the Town Planning Consent are to be effected prior to the commencement of the specific use as granted by Council.

- 6 The approval shall lapse four (4) years from the date of issue of the Consent Permit unless the use is substantially commenced and all conditions complied with.

SPECIFIC CONDITIONS

1. The design of the proposed development shall be modified to comply with the density requirements of the previous Planning Scheme.

The maximum number of motel units to be incorporated in the development shall be limited to 22 units.

Carparking and Access Requirements

2. Vehicle carparking shall be in accordance with Council's Planning Scheme for each respective use. All carparking, driveway and vehicular manoeuvring areas shall be paved, drained, sealed, linemarked and maintained to the requirements and satisfaction of the Manager Planning Services prior to commencement of the use.
3. Provision shall be made on the site for carparking spaces and access thereto at the rate current at the time the Building Application is submitted as well as for the loading/unloading of vehicles. Such carparking, access and loading/unloading areas shall be constructed in accordance with the requirements of the Douglas Shire Town Planning Scheme and Bylaws and the approved plans and to the reasonable satisfaction of the Manager Planning Services. On the present method of calculation 31 spaces would be required.
4. That the applicant contribute for the shortfall of on site carparking spaces. On the present method of calculation the shortfall is 25 spaces.
5. The applicant shall provide a sign to the satisfaction of the Manager Planning Services, advising the location of the off-street carparking area and access thereto and details of the signage and the proposed location of the sign, shall be submitted at the time of lodgement of a Building Application.
6. The applicant shall provide bollard lighting at the property boundary to indicate access to the carparking area to the satisfaction of the Manager Planning Services at the time of lodgement of a Building Application.
7. a) The applicant shall submit a report prepared by a qualified engineer on the basement carparking. The report shall be submitted at the time of lodgement of a Building Application and shall be approved by the Manager Planning Services prior to the issue of a Building Permit. The report shall address the following matters:-
- Construction techniques.
 - Dewatering and pumping equipment to be installed.
 - Details of the satisfactory disposal of water.
 - That the basement is impervious to water.
 - Any effects the basement may have on adjoining properties.

- The method of ventilation.

b) The ingress and egress of the basement carpark shall be designed to prevent flood waters from entering the carpark.

c) The access to the basement carpark shall have a minimum vertical clearance of 2.2 metres and be designed in accordance with the Australian Standard.

8. The vehicular driveway serving the carparking area shall feature a physical means of speed control at the exit point near the front alignment. Details of the speed control device shall be submitted at the time of lodgement of a Building Application and shall be to the satisfaction of the Manager Planning Service.

Landscaping and Screening Requirements

9. The applicant shall landscape the site and street frontage. The applicant shall implement landscaping in accordance with an approved landscaped plan to the requirements and satisfaction of the Manager Planning Services. Existing natural vegetation shall be retained and only removed with the Manager Planning Services written approval.

10. A landscaping plan, conforming with all the relevant provisions of the approved plan/s of layout, shall be submitted at the time of lodgement of a Building Application and shall be approved by the Manager Planning Services prior to the issue of Building Permit. In particular the plan shall show:

a) the landscaping of the recreation and swimming pool area.

11. Areas to be landscaped shall be established and maintained at all times to the satisfaction of the Manager Planning Services.

12. The applicant shall provide a 1.8 metre high screen fence to the side and rear boundaries to the satisfaction of the Manager Planning Services and details of the screen fence shall be submitted at the time of lodgement of a Building Application.

13. The storage of any machinery, material and vehicles shall be appropriately screened so as not to be directly visible from any road to which the site has frontage, to the satisfaction of the Manager Planning Services.

Health Requirements

14. All refuse bin enclosures shall be suitably located outside of a three (3) metre wide landscape strip to the road frontage and sited on the property to the requirements and satisfaction of the Manager Environmental Services.

15. a) No noise from either airconditioning units, swimming pool filters, service equipment or other mechanical equipment shall occur that would create a nuisance to adjoining residences and the noise levels shall be to the requirements and satisfaction of the Manager Environmental Services.

- b) The motel units and caretakers residence shall be sound insulated to protect the residential amenity of guests from adjacent commercial use.
16. The applicant shall ensure that all areas where fuels, oils and automotive products are used or may accumulate shall be drained to a gross pollutant trap to prevent material/pollutants entering the stormwater drainage system, to the requirements and satisfaction of Manager Building Services.
17. The applicant shall ensure that on completion of any on site construction works the subject land shall be maintained in a clean and tidy condition at all times and to the requirements and satisfaction of the Manager Planning Services.
18. Staff facilities shall be provided in accordance with the Workplace Health and Safety Act and Code of Practice to the satisfaction of the Manager Environmental Services.
19. (a) All toilets in the development shall be fitted with dual flush cisterns to the satisfaction of the Manager Planning Services.
- (b) Water flow regulators shall be fitted to all shower recesses, bathrooms and kitchen facilities where applicable and shall be submitted at the time of lodgement of a building application to the satisfaction of the Manager Planning Services.
20. The location of the refuse storage area shall be approved by the Manager Environmental Services, having regard to neighbouring residential properties. Refuse storage, removal and collection methods shall be in accordance with the "Refuse Management Regulations 1983", and to the satisfaction of Council's Manager Environmental Services. The refuse storage area shall feature a hose cock and shall be drained to Council's sewer. The refuse storage area shall provide for the separation of various components of refuse as required by the Manager Environmental Services.
21. All construction work, maintenance, repair, demolition and other activities on site, shall be confined to the following hours:-
- 7.00 am to 6.00 pm Monday to Saturday inclusive
9.00 am to 6.00 pm Sundays and Public Holidays.
- Any work outside these hours is subject to approval by the Manager Building Services and applications must be received in writing by the Chief Executive Officer at least five working days prior to the date/s for which approval is sought.

General Works and Contributions

22. The applicant is to ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge such that it does not adversely affect surrounding or downstream properties from the development and to the requirements and satisfaction of the Director Engineering Services.

23. The applicant is to be responsible for sewerage works external to the development to connect the site to Council's existing sewerage headworks at a point determined by the Director Engineering Services such that all works are to the requirements and satisfaction of the Director Engineering Services. Such point is to be where the Director Engineering Services is satisfied that there is sufficient capacity to service the subject land.
24. The applicant is to be responsible for water supply works external to the development to connect the site to Council's existing water supply headworks at a point determined by the Director Engineering Services such that all works are to the requirements and satisfaction of the Director Engineering Services. Such point is to be where the Director Engineering Services is satisfied that there is sufficient capacity to service the subject land.
25. The applicant shall construct the following external works to the site frontage to the satisfaction of the Director Engineering Services:-
- a) Bitumen road shoulder sealing to the site frontage of Warner Street and Grant Street and the protection of any existing street trees by the provision of island planter surrounds;
 - b) Linemarking of 3 carspaces to Warner Street frontage;
 - c) Kerb and channel to both street frontages;
 - d) Verge planter to the corner of Warner Street and Grant Street;
 - e) Industrial crossover and apron to Warner Street access.

A copy of a plan of the works shall be submitted at the time of lodgement of a Building Application and shall be approved by the Director Engineering Services prior to the issue of a Building Approval. Such works shall be constructed in accordance with the Council's current specifications.

26. The applicant shall undertake protection or alterations to the sewer to the satisfaction of the Director Engineering Services as may be necessary.
27. The applicant shall contribute towards the augmentation of water supply and sewerage services. The amount of the contribution shall be determined by the Manager Planning Services prior to the issue of the Building Permit. On the present method of calculation, the augmentation costs shall be \$45,340.05 for water supply and \$ 46,749.15 for sewerage.
28. The applicant shall contribute towards the augmentation of stormwater drainage and services. The amount of the contribution shall be determined by the Director Engineering Services prior to the issue of the Building Permit.
29. A stormwater drainage plan, prepared by a suitable consultant, shall be submitted at the time of lodgement of a Building Application and shall be approved by the Director Engineering Services prior to the issue of a Building Permit. In particular, the plan shall detail all site drainage works, site levels and levels on adjoining properties, any proposed filling and works required to minimise the impact of the development on the drainage of adjoining properties.

30. Details of construction techniques shall be certified by a Supervising Engineer and shall be submitted at the time of lodgement of a Building Application for consideration of the Director Engineering Services to ensure that adjacent areas will not be unduly disturbed during construction.

Signs

31. Signs on the land shall conform with Council's Local Laws - Signs and Advertisements to the satisfaction of the Manager Planning Services.
32. Details of any signage proposed in association with the development shall be submitted for approval of the Manager Planning Services prior to the issue of a Certificate of Classification for the proposed development.

Miscellaneous

33. All external lighting installed upon the premises including carparking areas shall be certified by the Far North Queensland Electricity Board or such other suitably qualified person such that it shall conform with the Planning Scheme whereby vertical illumination at a distance of 1.5 metres outside the boundary of the site shall not exceed eight (8) lux measured at any level upwards from ground level to the requirements and satisfaction of the Manager Planning Services.
34. The height of any building in the development shall be in accordance with Council's Planning Scheme provisions.
35. All structures not associated with the approved development shall be demolished and/or removed from the site prior to the commencement of the use.

Security

36. To guarantee the satisfactory completion of the building, site works, landscaping, drainage works and any required works external to the land, the applicant shall lodge with the Council a Cash Bond or Guarantee to the value of \$ 20,000.00, such Guarantee to be in a format considered satisfactory by the Manager Planning Services. The Bond or Guarantee shall be lodged prior to the issue of any Building Permit on the land in relation to this Consent Permit and the Council may call up the Guarantee to complete all or any part of the works mentioned herein to its satisfaction, should the applicant fail to do so.



E A TAYLOR
Action Officer
Consultant Planner

BENCHMARK ASSESSMENT



20201505 – Unit 31/9 Grant Street, Port Douglas

6.2.1 Centre zone code

6.2.1.1 Application

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

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of land uses and activities.
 - (a) These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.
 - (b) Centres are found at a variety of scales based on their location and surrounding activities.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity Centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.4 Sense of place, community and identity, Element 3.7.6 Arts and Culture
 - (iii) Theme 5 : Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.3 Tourism.



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(b) provide for a mix of uses and level of economic and social activity to serve community needs.

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

- (a) Development creates a range of retail, commercial, community and residential uses.
- (b) Development is consistent with any location specific provisions contained within a Local Plan.
- (c) Development provides activation and surveillance at ground level where adjoining roads or other public spaces.
- (d) Development is integrated and coordinated both within the site and in relation to surrounding land uses and activities.
- (e) Development provides a built form that establishes a cohesive streetscape and continuous pedestrian connections and shelters.
- (f) Development is sensitively designed and managed to mitigate impacts on surrounding sensitive land uses.
- (g) Development has access to infrastructure and services.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.a - Centre zone – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings is in keeping with the character of the surrounding residential	AO1 The maximum height of buildings and structures is:	Not Applicable The proposed development would be wholly contained within an existing building.



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Performance outcomes	Acceptable outcomes	Compliance
neighbourhoods and must not adversely affect the amenity of the neighbourhood.	(a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	
PO2 The siting of buildings contributes to the use of the land, desired amenity and character of the area and protects the amenity of other land uses.	AO2.1 Buildings and structures are setback to road frontages: (a) in accordance with the provisions of any applicable local plan; (b) a minimum of 6 metres where no local plan applies or there are no particular provisions specified in the local plan for the site.	Not Applicable The proposed development would be wholly contained within an existing building.
	AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or	Not Applicable The proposed development would be wholly contained within an existing building.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) 2.5 metres or $\frac{1}{4}$ of the height of the building, whichever is the greater; and</p> <p>(c) not any distance between 0 metres and 2.5 metres.</p>	
	<p>AO2.3</p> <p>Where adjoining land in any other zone, buildings are setback 3 metres or $\frac{1}{4}$ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building.</p>
	<p>AO2.4</p> <p>Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas:</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO2.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO2.3 above.	
PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.	A03 Site coverage does not exceed 80%, unless otherwise specified in a Local plan.	Not Applicable The proposed development would be wholly contained within an existing building.
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.	A04 Inconsistent uses as identified in Table 6.2.1.3.b are not established in the Centre zone.	Complies with A04 The proposed development of a Dwelling Unit/Multiple Dwelling for permanent occupancy is not identified as an incompatible use.
PO5	A05 Development complies with the requirements specified in a local plan.	Complies with A05 Refer to the assessment against the Local Plan Code.



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Performance outcomes	Acceptable outcomes	Compliance
Development provides a range of convenient goods and services for the daily needs of discrete residential communities.		
<p>PO6</p> <p>Development does not lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p> <p>(a) the Accommodation activity group, located outside the Centre zone;</p> <p>(b) the Sensitive land use activity group, located outside the Centre zone.</p>	<p>AO6</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with AO6</p> <p>The change of use from a self-contained motel unit to a Dwelling Unit/Multiple Dwelling capable of permanent occupation would not have any greater impact on the amenity of the area.</p>
<p>PO7</p> <p>Reconfiguration of land results in:</p> <p>(a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots.</p> <p>(b) lots no less than 600m² in area</p>	<p>AO7</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>No reconfiguration is proposed.</p>



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Table 6.2.1.3.b — Inconsistent uses within the Centre zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Major electrical infrastructure • Major sport and entertainment facility • Marine industry, except where located within sub precinct 1b Waterfront North in the Port Douglas / Craiglie Local Plan. • Medium impact industry • Motor sport facility • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility, being a wind farm • Resort complex • Retirement facility • Roadside stall • Rural industry • Rural workers accommodation • Special industry • Tourist park • Transport depot • Utility installation • Winery

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



20201505 – Unit 31/9 Grant Street, Port Douglas

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

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

7.2.4.2 Context and setting

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

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

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

The Captain Cook Highway runs north-south to the west of Port Douglas through Craigie (Four Mile). Craigie caters for the permanent resident population



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associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both sides of the street for almost the entire length of the corridor into the heart of Port Douglas.

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

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

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

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



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7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
 - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
 - (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
 - (c) Craigie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craigie 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;



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- (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.
 - (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
 - (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
 - (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.
- (4) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
 - (b) Precinct 2 – Integrated Resort precinct
 - (c) Precinct 3 – Craiglie Commercial and Light Industry precinct
 - (d) Precinct 4 – Old Port Road / Mitre Street precinct
 - (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

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



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



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

Sub-precinct 1a – Town Centre sub-precinct



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

Sub-precinct 1b - Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
- (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;



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- (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
- (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
- (j) marine infrastructure is established to service the tourism, fishing and private boating community;
- (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;
- (l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

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

Sub-precinct 1d – Limited Development sub-precinct



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

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

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

Sub-precinct 1f – Flagstaff Hill sub-precinct

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



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Precinct 2 – Integrated Resort precinct

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

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

Precinct 3 – Craiglie Commercial and Light Industry precinct

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

Precinct 4 – Old Port Road / Mitre Street precinct



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- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
 - (b) areas of significant vegetation are protected from development and retained;
 - (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

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

- (15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:
- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
 - (b) minimum lot sizes exceed 2 hectares;
 - (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

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



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7.2.4.4 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
<p>PO1</p> <p>Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO1</p> <p>A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p>Not Applicable</p> <p>The proposed development does not trigger a requirement for a pedestrian or cycle network.</p>
<p>PO2</p> <p>Development retains and enhances key landscape elements including character trees and areas of</p>	<p>AO2.1</p> <p>Development provides for the retention and enhancement of existing mature trees and</p>	<p>Not Applicable</p> <p>The proposed development would be contained within an existing building and would not require</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<p>character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, 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. 	<p>the removal of vegetation.</p>
	<p>AO2.2</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley. 	<p>The proposed development would be wholly contained within an existing building.</p>
	<p>AO2.3</p> <p>Important landmarks, memorials and monuments are retained.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO3</p> <p>Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the</p>	<p>AO3</p> <p>Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
Port Douglas / Craiglie local plan maps contained in Schedule 2.	architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	
<p>PO4</p> <p>Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p>AO4</p> <p>Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO5</p> <p>Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO5</p> <p>Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>For assessable development</p>		



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Performance outcomes	Acceptable outcomes	Compliance
Additional requirements in Precinct 1 – Port Douglas precinct		
<p>PO6</p> <p>The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.</p>	<p>AO6.1</p> <p>Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
	<p>AO6.2</p> <p>Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO7</p> <p>Vehicle access, parking and service areas:</p> <p>(a) do not undermine the relationship between buildings and street or dominate the</p>	<p>AO7.1</p> <p>For all buildings, parking is:</p> <p>(a) to the side of buildings and recessed behind the main building line; or</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>streetscape;</p> <p>(b) are designed to minimise pedestrian vehicle conflict;</p> <p>(c) are clearly identified and maintain ease of access at all times.</p>	<p>(b) behind buildings; or</p> <p>(c) wrapped by the building façade, and not visible from the street.</p>	
	<p>AO7.2</p> <p>Ground level parking incorporates clearly defined pedestrian routes.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
	<p>AO7.3</p> <p>Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
	<p>AO7.4</p> <p>Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping</p>	<p>Complies with AO7.4</p> <p>Refer to the assessment against the Access, Parking and Servicing Code.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p>	
	<p>A07.5 On-site car parking available for public use is clearly signed at the site frontage.</p>	<p>Complies with A07.5 Refer to the assessment against the Access, Parking and Servicing Code.</p>
	<p>A07.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>	<p>Complies with A07.6 Refer to the assessment against the Access, Parking and Servicing Code.</p>
<p>PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>A08 No acceptable outcomes are prescribed.</p>	<p>Not Applicable No advertising signs are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
<p>PO9</p> <p>Building heights:</p> <p>(a) do not overwhelm or dominate the town centre;</p> <p>(b) respect the desired streetscape;</p> <p>(c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct;</p> <p>(d) remain subservient to the natural environment and the backdrop of Flagstaff Hill.</p> <p>(e) do not exceed 3 storeys.</p>	<p>AO9</p> <p>Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres.</p> <p>Note – Height is inclusive of the roof height.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO10</p> <p>Building design, the streetscape, pedestrian paths and street front spaces promote integration with</p>	<p>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.		
<p>PO11</p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces;</p> <p>(c) do not focus principally on internal spaces or parking areas.</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO12</p> <p>Setbacks at ground level provide for:</p> <p>(a) connection between pedestrian paths and public places;</p> <p>(b) areas for convenient movement of pedestrians;</p>	<p>AO12</p> <p>Setbacks at ground level:</p> <p>(a) are clear of columns and other obstructions;</p> <p>(b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) changes in gradient of the street.	<p>areas on adjoining sites;</p> <p>(c) connect without any lip or step to adjoining footpaths.</p>	
<p>AO13</p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <p>(a) Flagstaff Hill;</p> <p>(b) Dickson Inlet;</p> <p>(c) public open space;</p> <p>(d) places of significance.</p>	<p>AO13</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO14</p> <p>Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for</p>	<p>AO14</p> <p>Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>the length of the building.</p>	<p>length of the street frontage/s;</p> <p>or</p> <p>If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s.</p> <p>Note – PO24 provides more detail on awning design.</p>	
<p>PO15</p> <p>Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>AO15.1</p> <p>Centre activities establish: at street level on active street frontages; a maximum of one level above street level.</p>	<p>Complies with AO15.1</p> <p>The change of use from Self-contained Motel unit to Dwelling Unit/Multiple Dwelling relates to an existing unit that is not on the ground floor or at street level.</p>
	<p>AO15.2</p> <p>Any residential development activities or short term accommodation is located above street level of the</p>	<p>Complies with AO15.2</p> <p>The change of use from Self-contained Motel unit to Dwelling Unit/Multiple Dwelling relates to an</p>



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Performance outcomes	Acceptable outcomes	Compliance
	active frontage, but not on or up to the street frontage in any development, including mixed use development.	existing unit that is not on the street frontage.
<p>PO16</p> <p>Detailed building design:</p> <ul style="list-style-type: none"> (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained. 	<p>AO16</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO17</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <ul style="list-style-type: none"> (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys. 	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
<p>PO18</p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <ul style="list-style-type: none"> (a) building caps and rooftops contribute to the 	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>		
<p>P019</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p> <p>(c) assist in maintaining comfortable indoor temperatures;</p>	<p>AO19</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
(d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.		
PO20 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	AO20 No acceptable outcomes are prescribed.	Not Applicable The proposed development would be wholly contained within an existing building
PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's	AO21 No acceptable outcomes are prescribed.	Not Applicable The proposed development would be wholly contained within an existing building



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Performance outcomes	Acceptable outcomes	Compliance
rays in a manner that may create a nuisance, discomfort or a hazard.		
<p>PO22</p> <p>Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO22.1</p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
	<p>AO22.2</p> <p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>
	<p>AO22.3</p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	
<p>PO23</p> <p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural 	<p>AO23</p> <p>Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>(b) a visually prominent main entrance that faces the principal public place;</p> <p>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p>PO24</p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and:</p> <p>(a) extend and cover the footpath to provide protection from the sun and rain;</p> <p>(b) include lighting under the awning;</p> <p>(c) are continuous across the frontage of the site;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3.0 metres in width and</p>	<p>AO24</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing building</p>



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



Performance outcomes	Acceptable outcomes	Compliance
	provides guidance on meeting the Performance Outcome.	
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
<p>PO26</p> <p>The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.</p>	<p>AO26</p> <p>Uses identified as inconsistent uses in Table 7.2.4.4.b – inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO27</p> <p>The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.</p>	<p>AO27</p> <p>Buildings and structures are not more than:</p> <ul style="list-style-type: none"> (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts 	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>of the precinct north of Inlet Street.</p> <p>Note – Height is inclusive of roof height.</p>	
<p>PO28</p> <p>Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO28</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO29</p> <p>Public pedestrian access along the water's edge is maximised.</p>	<p>AO29.1</p> <p>Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO29.2</p> <p>A public plaza is incorporated into the design generally reflecting the requirements of the Port</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'.</p> <p>AO29.3</p> <p>Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO30</p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces.</p>	<p>AO30</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO31</p>	<p>AO31</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Setbacks at ground level provide for:</p> <ul style="list-style-type: none"> (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient. 	<p>Setbacks at ground level:</p> <ul style="list-style-type: none"> (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths. 	<p>The application site is within Sub-precinct 1a.</p>
<p>PO32</p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <ul style="list-style-type: none"> (a) Dickson Inlet; (b) public open space; (c) places of significance. 	<p>AO32</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO33</p>	<p>AO33</p>	<p>Not Applicable</p>



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



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO35</p> <p>Detailed building design:</p> <ul style="list-style-type: none"> (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained. 	<p>AO35</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO36</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p>	<p>AO36</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>		
<p>PO37</p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct;</p> <p>(b) service structures, lift motor rooms and</p>	<p>AO37</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>		
<p>PO38</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p> <p>(c) assist in maintaining comfortable indoor temperatures;</p> <p>(d) minimising heat loads;</p> <p>(e) enriching the North Queensland tropical character of the Waterfront North sub-precinct;</p>	<p>AO38</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(f) architectural interest to building façades.		
<p>PO39</p> <p>Buildings are finished with high quality materials, selected for:</p> <p>(a) their ability to contribute the character of Waterfront North sub-precinct;</p> <p>(b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.</p>	<p>AO39</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO40</p> <p>Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO40</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO41</p>	<p>AO41.1</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.</p>	<p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p>	<p>The application site is within Sub-precinct 1a.</p>
	<p>AO41.2</p> <p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO41.3</p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <p>(a) a change in roof profile;</p> <p>(b) a change in parapet coping;</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	
<p>PO42</p> <p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>AO42</p> <p>Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are 	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p>PO43</p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height; 	<p>AO43</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p>PO44</p> <p>The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.</p>	<p>AO44.1</p> <p>Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO44.2</p> <p>Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO45</p> <p>Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of:</p> <ul style="list-style-type: none"> (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage. 	<p>AO45</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO46</p> <p>Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.</p>	<p>AO46</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO47</p> <p>Buildings, civic spaces, roads and pedestrian links are enhanced by:</p> <ul style="list-style-type: none"> (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong ‘entry corridors’ into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront. 	<p>AO47</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO48</p> <p>Buildings are designed and sited to provide vistas along shared pedestrian/open space and</p>	<p>AO48</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
movement areas in suitable locations.		
<p>PO49</p> <p>Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.</p>	<p>AO49</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO50</p> <p>Marine infrastructure to service the tourism, fishing and private boating community is provided.</p>	<p>AO50</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO51</p> <p>Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.</p>	<p>AO51</p> <p>Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
<p>PO52</p> <p>The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.</p>	<p>AO52</p> <p>Uses identified as inconsistent uses Table 7.2.4.4.c – are not established in Precinct 1c – Waterfront South.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO53</p> <p>Development does not adversely impact on the natural environment, natural vegetation or watercourses.</p>	<p>AO53.1</p> <p>An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>ecological assessment report.</p> <p>AO53.2</p> <p>An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p>Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO54</p> <p>Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.</p>	<p>AO54</p> <p>A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO55</p> <p>Buildings and structures are of a height and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.</p>	<p>AO55.1</p> <p>Development has a height of not more than 10 metres.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO55.2</p> <p>Development is setback from all property boundaries not less than 3 metres.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO56</p> <p>The site coverage of all buildings and structures ensures development:</p> <ul style="list-style-type: none"> (a) is sited in an existing cleared area or in an area approved for clearing; (b) has sufficient area for the provision of services; (c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and 	<p>AO56</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
surrounding sensitive areas.		
<p>PO57</p> <p>Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <p>(a) be accommodated on-site;</p> <p>(b) maximise safety and efficiency of loading;</p> <p>(c) protect the visual and acoustic amenity of sensitive land use activities;</p> <p>(d) minimise adverse impacts on natural characteristics of adjacent areas.</p>	<p>AO57.1</p> <p>Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO57.2</p> <p>Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO57.3</p> <p>Driveways, parking and manoeuvring areas are constructed and maintained to:</p> <p>(a) minimise erosion from storm water runoff;</p> <p>(b) retain all existing vegetation.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO58</p> <p>Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.</p>	<p>AO58</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO59</p> <p>Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.</p>	<p>AO59</p> <p>Areas used for loading and unloading, storage, utilities and car parking are screened from public view:</p> <p>(a) by a combination of landscaping and screen fencing;</p> <p>(b) dense planting along any road frontage is a minimum width of 3 metres.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO60</p> <p>Landscaping is informal in character and complementary to the existing natural</p>	<p>AO60</p> <p>For any development landscaping is in accordance with the Plant species schedule in Planning</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
environment, provides screening and enhances the visual appearance of the development.	scheme policy SC6.7– Landscaping.	
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.	AO61 Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	Not Applicable The application site is within Sub-precinct 1a.
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	AO62 No acceptable outcomes are prescribed.	Not Applicable The application site is within Sub-precinct 1a.
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO63</p> <p>Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.</p>	<p>AO63</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
<p>PO64</p> <p>All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through:</p> <ul style="list-style-type: none"> (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; 	<p>AO64</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed;</p> <p>(d) protection of the views from public viewing points in the Port Douglas precinct.</p>		
<p>Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct</p>		
<p>PO65</p> <p>Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.</p>	<p>AO65</p> <p>Development consists of service and light industries and associated small scale commercial activities.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO66</p> <p>Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.</p>	<p>AO66.1</p> <p>Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO66.2</p> <p>The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>
	<p>AO66.3</p> <p>Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway</p>	<p>Not Applicable</p> <p>The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>frontage, or within any landscaped setback area</p> <p>AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.</p>	<p>Not Applicable The application site is within Sub-precinct 1a.</p>
<p>Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct</p>		
<p>PO67 No additional lots are created within the precinct.</p>	<p>AO67 No acceptable outcomes are prescribed.</p>	<p>Not Applicable The application site is within Sub-precinct 1a.</p>
<p>PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers</p>	<p>AO68 No acceptable outcomes are prescribed.</p>	<p>Not Applicable The application site is within Sub-precinct 1a.</p>



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Performance outcomes	Acceptable outcomes	Compliance
lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.		

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

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



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Table 7.2.4.4.c — Inconsistent uses in sub-precinct 1c - Waterfront South sub-precinct

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



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9.3.9 Dwelling unit code

9.3.9.1 Application

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

9.3.9.2 Purpose

- (1) The purpose of the Dwelling unit code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) an acceptable level of amenity is provided to the dwelling unit, while maintaining the integrity of the relevant zone.

9.3.9.3 Criteria for assessment

Table 9.3.9.3.a – Dwelling unit code – assessable development

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



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO1</p> <p>The Dwelling unit is provided with an appropriate level of recreation and service facilities.</p>	<p>AO1.1</p> <p>Development:</p> <p>(a) at ground-level provides private open space of at least 30m² with a minimum dimension of 3 metres that is screened from other activities on site;</p> <p>or</p> <p>(b) located entirely above ground floor level provides a private open space comprising a balcony or deck or open roof space, with a minimum horizontal dimension of at least 8m² and minimum dimension of 2 metres, which is directly accessible to a living area.</p>	<p>Complies with AO1.1(b)</p> <p>The proposed Dwelling Unit/Multiple Dwelling Unit would be provided with a balcony containing an area of 26m².</p>
	<p>AO1.2</p> <p>The Dwelling unit is provided with:</p> <p>(a) an outdoor service court with a minimum area</p>	<p>Complies with PO1</p> <p>The proposed Dwelling Unit/Multiple Dwelling Unit would be provided with the following:</p> <ul style="list-style-type: none"> • Access to the existing outdoor recreation



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Performance outcomes	Acceptable outcomes	Compliance
	<p>of 5m² to facilitate clothes drying;</p> <p>(b) an area for general storage;</p> <p>(c) an area for the storage of a garbage receptacle;</p> <p>(d) a designated covered car parking space.</p>	<p>area;</p> <ul style="list-style-type: none"> • Access to ample balcony space for clothes drying and access to existing mechanical clothes drying facilities; • Access to the existing garbage storage facilities; • A designated single covered car parking space.



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9.3.13 Multiple Dwelling, short term accommodation and retirement facility code

9.3.13.1 Application

- (1) This code applies to assessing development for a Multiple dwelling, short term accommodation, residential care facility or retirement facility if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.13.2 Purpose

- (1) The purpose of the Multiple dwelling, short term accommodation and retirement facility code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
 - (b) master planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;
 - (c) development does not adversely impact on the natural features on the site;
 - (d) the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;
 - (e) the impacts of development on adjoining premises are managed.



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9.3.13.3 Criteria for assessment

Table 9.3.13.3.a – Multiple Dwelling, short term accommodation and retirement facility code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
Design		
<p>PO1</p> <p>The site has sufficient area and frontage to:</p> <ul style="list-style-type: none"> (a) accommodate the scale and form of buildings considering site features; (b) achieve communal open space areas and private outdoor spaces; (c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; (d) achieve safe and convenient vehicle and pedestrian access; (e) accommodate on-site car parking and manoeuvring for residents, visitors and 	<p>AO1.1</p> <p>The site has a minimum area of 1000m²</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO1.2</p> <p>The site has a minimum frontage of 25 metres</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>service providers</p>		
<p>PO2</p> <p>Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ul style="list-style-type: none"> (a) the establishment and extension of public streets and pathways; (b) the provision of parks and other public spaces as appropriate to the scale of the development; (c) inclusion of a mix of dwelling types and tenures and forms; (d) buildings that address the street; (e) building height and setback transitions to adjoining development of a lower density or scale 	<p>AO2</p> <p>Development on a site 5,000m² or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO3</p>	<p>AO3.1</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance										
<p>Development ensures that the proportion of buildings to open space is:</p> <ul style="list-style-type: none"> (a) in keeping with the intended form and character of the local area and immediate streetscape; (b) contributes to the modulation of built form; (c) supports residential amenity including access to breezes, natural light and sunlight; (d) supports outdoor tropical living; (e) provides areas for deep tropical planting and / or for the retention of mature vegetation. 	<p>The site cover is not more than 40%</p> <p>AO3.2 The development has a gross floor area of not more than:</p> <table border="1" data-bbox="786 837 1451 1321"> <thead> <tr> <th>Zone</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Low-medium density residential</td> <td>0.8 x site area</td> </tr> <tr> <td>Medium density residential</td> <td>1.2 x site area</td> </tr> <tr> <td>Tourist accommodation</td> <td>1.2 x site area</td> </tr> <tr> <td>All other zones</td> <td>No acceptable outcome specified.</td> </tr> </tbody> </table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified.	<p>The proposed development would be wholly contained within an existing lawfully established building.</p> <p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building.</p>
Zone	Maximum GFA											
Low-medium density residential	0.8 x site area											
Medium density residential	1.2 x site area											
Tourist accommodation	1.2 x site area											
All other zones	No acceptable outcome specified.											
<p>PO4 Development is sited so that the setback from</p>	<p>AO4.1 Buildings and structures are set back not less than</p>	<p>Not Applicable The proposed development would be wholly</p>										



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Performance outcomes	Acceptable outcomes	Compliance
boundaries: (a) provides for natural light, sunlight and breezes; (b) minimises the impact of the development on the amenity and privacy of neighbouring residents; (c) provides for adequate landscaping.	6 metres from a road frontage.	contained within an existing lawfully established building.
	AO4.2 Buildings and structures are setback not less than 4 metres to the rear boundary	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
	AO4.3 The side boundary setback for buildings and structures is: (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
PO5 Building depth and form must be articulated to (a) ensure that the bulk of the development is in keeping with the form and character intent of the area;	AO5.1 (a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres. (b) The minimum distance between buildings	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.</p>	<p>on a site is not less than 6 metres;</p> <p>AO5.2 The length of any continuous eave line does not exceed 18 metres.</p>	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO6 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.</p>	<p>AO6.1 Development incorporates a number of the following design elements:</p> <ul style="list-style-type: none"> (a) balconies; (b) verandahs; (c) terraces; (d) recesses 	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building used for residential purposes.</p>
	<p>AO6.2 Development reduces building bulk by:</p> <ul style="list-style-type: none"> (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or 	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building used for residential purposes.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>variations in plan and elevation;</p> <p>(c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch;</p> <p>(d) use of sun-shading devices and other façade features;</p> <p>(e) use of elements at a finer scale than the main structural framing of the building.</p>	
<p>PO7</p> <p>Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through:</p> <p>(a) orientation to the street;</p> <p>(b) front boundary setback;</p> <p>(c) balconies and windows to provide overlooking and casual surveillance;</p> <p>(d) building entrances.</p>	<p>AO7.1</p> <p>Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p>AO7.2</p> <p>Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p> <p>Complies with AO7.2</p> <p>The proposed Dwelling Unit/Multiple Dwelling unit would have access to existing balconies that overlook public space.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8 Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.</p>	<p>AO8.1 Development has floor to ceiling heights of 2.7 metres;</p>	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO8.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p>	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO8.3 Development incorporates deep recesses, eaves and sun-shading devices.</p>	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO8.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p>	<p>Not Applicable The proposed development would be wholly contained within an existing lawfully established building.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO8.5</p> <p>Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO9</p> <p>Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO9.1</p> <p>Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) fixed external screens; or</p> <p>(e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.</p>	
	<p>AO9.2</p> <p>Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO9.3</p> <p>Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building used for residential purposes.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	around any window. Note—Screening devices are hinged or otherwise attached to facilitate emergency egress	
PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests	AO10 A minimum of 35% of the site is allocated as landscaping and recreation area	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.	AO11 Development provides landscaping as follows: <ul style="list-style-type: none"> (a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages; (b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries 	Not Applicable The proposed development would be wholly contained within an existing lawfully established building.
PO12	AO12.1	Complies with AO12.1



Performance outcomes	Acceptable outcomes	Compliance
<p>The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site</p>	<p>Communal open space is provided at:</p> <ul style="list-style-type: none"> (a) a minimum of 5% of site area or 50m² whichever is the greater; and (b) a minimum dimension of 5 metres. 	<p>The overall existing development provides 665m² of landscaping and communal open space.</p>
	<p>AO12.2</p> <p>Development provides communal open space that:</p> <ul style="list-style-type: none"> (a) is consolidated into one useable space; (b) where communal open space exceeds 100m² , the communal open space may be split into two, and so forth incrementally. 	<p>Complies with AO12.2</p> <p>The overall existing development provides 665m² of landscaping and communal open space.</p>
	<p>AO12.3</p> <p>Communal open space:</p> <ul style="list-style-type: none"> (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers 	<p>Complies with AO12.3</p> <p>The overall existing development provides 665m² of landscaping and communal open space.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>or water boosters.</p>	
	<p>AO12.4 Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:</p> <ul style="list-style-type: none"> (a) seating; (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden. 	<p>Complies with AO12.4 The overall existing development provides 665m² of landscaping and communal open space which contains seating, barbecue facilities and swimming pool.</p>
	<p>12.5 Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>	<p>Not Applicable The proposed development is a single unit in an established mixed use development where communal open space is already provided.</p>
<p>PO13</p>	<p>AO13.1</p>	<p>Complies with AO13.1(b)</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development must provide attractive and functional private open space for residents and guests.</p>	<p>Development provides private open space which:</p> <ul style="list-style-type: none"> (a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres 	<p>The proposed Dwelling Unit/Multiple Dwelling Unit would have access to a balcony with an area of 26m² directly accessible from the living area.</p>
	<p>AO13.2</p> <p>Development provides private open space areas that are:</p> <ul style="list-style-type: none"> (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m² minimum dimension capable of screening air conditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where 	<p>Complies with AO13.2</p> <p>The proposed Dwelling Unit/Multiple Dwelling Unit would have access to a private balcony with an area of 26m² directly from the living area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	appropriate	
	<p>AO13.3 Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p>	<p>Complies with AO13.3 The proposed Dwelling Unit/Multiple Dwelling Unit would have access to an existing private balcony with an area of 26m² from the living room which overlooks the street.</p>
	<p>AO13.4 Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p>	<p>Complies with AO13.4 The proposed Dwelling Unit/Multiple Dwelling Unit would have access to an existing private balcony with an area of 26m² from the living area.</p>
	<p>AO13.5 Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as</p>	<p>Complies with AO13.5 The private balconies do not include driveways or surface structures.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	rainwater tanks, fire hydrants, transformers or water boosters	
<p>PO14</p> <p>Development provides front fencing and retaining walls that must:</p> <ul style="list-style-type: none"> (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape. 	<p>AO14.1</p> <p>Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of:</p> <ul style="list-style-type: none"> (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road. 	<p>Not Applicable</p> <p>The proposal relates to an existing self-contained motel unit only.</p>
	<p>AO14.2</p> <p>Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual</p>	<p>Not Applicable</p> <p>The proposal relates to an existing self-contained motel unit only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>interest and soften the visual impact.</p> <p>AO14.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</p>	<p>Not Applicable The proposal relates to an existing self-contained motel unit only.</p>
<p>PO15 Development minimises light nuisances.</p>	<p>AO15 Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>Not Applicable The proposal relates to an existing self-contained motel unit only.</p>
<p>PO16 Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse</p>	<p>AO16 Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street</p>	<p>Complies with AO16 The proposed Dwelling Unit/Multiple Dwelling Unit would have access to the existing waste and recyclable storage areas.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>impacts:</p> <ul style="list-style-type: none"> (i) within the site; (ii) on adjoining properties; (iii) to the street. 	<p>frontage:</p> <ul style="list-style-type: none"> (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council’s sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services <p>Note - The Environmental performance code contains requirements for waste and recyclable material storage</p>	
<p>PO17</p> <p>Development provides a secure storage area for each dwelling.</p>	<p>AO17</p> <p>A secure storage area for each dwelling:</p> <ul style="list-style-type: none"> (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; 	<p>Complies with PO17</p> <p>The proposal is for the material change of use of an existing self-contained motel unit to a Dwelling Unit/Multiple Dwelling Unit to provide for permanent occupation. The Dwelling Unit would have access to the storage facilities provided as part of this original development and would not require additional storage.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) is lockable;</p> <p>(f) has immunity to the 1% AEP inundation event.</p> <p>Note – A cupboard within a unit will not satisfy this requirement</p>	
Additional requirements for a Retirement facility		
<p>PO18</p> <p>Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.</p>	<p>AO18</p> <p>Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.</p>	<p>Not Applicable</p> <p>The proposal related to a Dwelling Unit/Multiple Dwelling Unit.</p>
<p>PO19</p> <p>Retirement facilities are designed to provide for the amenity and security of residents.</p>	<p>AO19.1</p> <p>The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex.</p>	<p>Not Applicable</p> <p>The proposal related to a Dwelling Unit/Multiple Dwelling Unit.</p>
	<p>AO19.2</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Internal pathways have firm, well drained and non-slip surfaces.	The proposal related to a Dwelling Unit/Multiple Dwelling Unit.
	AO19.2 Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.	Not Applicable The proposal related to a Dwelling Unit/Multiple Dwelling Unit.
	AO19.3 An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.	Not Applicable The proposal related to a Dwelling Unit/Multiple Dwelling Unit.
PO20 The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently access the site.	AO20.1 The design of the Retirement facility ensures that external circulation and access and egress points on the site facilitate the evacuation of the site in an efficient manner.	Not Applicable The proposal related to a Dwelling Unit/Multiple Dwelling Unit.
	AO20.2 The site of a Retirement facility is not prone to	Not Applicable The proposal related to a Dwelling Unit/Multiple



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Performance outcomes	Acceptable outcomes	Compliance
	inundation.	Dwelling Unit.
	<p>AO20.3 The location of the Retirement facility is readily accessible to emergency vehicles.</p>	<p>Not Applicable The proposal related to a Dwelling Unit/Multiple Dwelling Unit.</p>
<p>PO21 The development is designed for the needs of the age group, and to allow ‘aging in place’ to occur.</p>	<p>AO21.1 Development applies adaptable housing principles.</p>	<p>Not Applicable The proposal related to a Dwelling Unit/Multiple Dwelling Unit.</p>
	<p>AO21.2 A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>	<p>Not Applicable The proposal related to a Dwelling Unit/Multiple Dwelling Unit.</p>



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies with AO1.1</p> <p>As a two bedroom Dwelling Unit the proposed development is required to provide 2 car parking spaces as an Acceptable Outcome and as Multiple Dwelling Unit it is required to provide 1.5 car parking spaces. The subject site has two allocated vehicle car parking spaces in the basement that form part of the legal title and satisfies the Acceptable Outcomes.</p>
	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used</p>	<p>Complies with AO1.2</p>



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Performance outcomes	Acceptable outcomes	Compliance
(e) the nature and frequency of any public transport serving the area;	for external storage purposes, the display of products or rented/sub-leased.	The existing car parking spaces are maintained as freely available for vehicle parking.
(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;	<p>AO1.3</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p>	<p>Not Applicable</p> <p>No motorcycle parking is proposed.</p>
(h) whether or not the proposed use involves the retention of significant vegetation.	<p>AO1.4</p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>Not Applicable</p> <p>The proposal relates to two parking spaces only.</p>
<p>PO2</p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2</p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p>	<p>Complies with AO2</p> <p>The parking spaces are an existing lawfully approved car parking space.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Not Applicable Access would be provided by the existing lawfully approved access crossover. Not Applicable Access would be provided by the existing lawfully approved access crossover.



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



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



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Performance outcomes	Acceptable outcomes	Compliance
	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Access would be provided by the existing lawfully approved access crossover.
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Not Applicable</p> <p>No wheel chair accessible car parking spaces are required as part of this development.</p>
<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Not Applicable</p> <p>Access for people with disabilities is not required as part of this development and was addressed as part of the original development in the site.</p>
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p>Not Applicable</p> <p>No bicycle parking is required for a single Dwelling Unit; however, bicycle parking is</p>



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Performance outcomes	Acceptable outcomes	Compliance
		accommodated as part of the original development on the site.
<p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building’s main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>A07.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	<p>Not Applicable</p> <p>End of trip facilities are not required for a Dwelling Unit/Multiple Dwelling Unit.</p>
	<p>A07.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Not Applicable</p> <p>No bicycle parking is required for a single Dwelling Unit; however, bicycle parking is accommodated as part of the original development on the site.</p>
	<p>A07.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not Applicable</p> <p>No bicycle parking is required for a single Dwelling Unit; however, bicycle parking is accommodated as part of the original development on the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>AO8</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>Not Applicable</p> <p>The proposal relates to the material change of use of an existing self-contained motel unit to a Dwelling Unit/Multiple Dwelling Unit capable of permanent accommodation only.</p>
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The existing development has been assessed as complying with the relevant standards.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not Applicable</p> <p>No service or loading facilities are required as part of this application.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Not Applicable</p> <p>No service or loading facilities are required as part of this application.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p>	<p>Not Applicable</p> <p>No queuing or set down areas are required as part of this application.</p>



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



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Table 9.4.1.3.b – Access, parking and servicing requirements

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

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

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



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	<p>1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee.</p> <p>Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.</p>	n/a	n/a	VAN
Club	<p>Unlicensed clubrooms: 1 space per 45m² of GFA.</p> <p>Licensed clubrooms: 1 space per 15m² of GFA.</p>	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
				Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or	n/a	n/a	n/a



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	2 spaces per three bedroom unit.			
Educational establishment	<p>Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students.</p> <p>Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.</p>	<p>Primary school or secondary schools: 1 space per 5 students over year 4.</p> <p>Tertiary and further education: 2 spaces per 50 full time students.</p>	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.			
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a



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



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.			
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p>			
Office	<p>1 space per 25m² of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA</p>	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Outdoor sport and recreation	<p>Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Football: 5 space per field.</p> <p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>	n/a	RCV
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		accommodation component and Food and Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV



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



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



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be interchangeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN



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

Table 9.4.1.3.c – Design vehicles

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

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

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-



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600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

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

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-



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2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			



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