

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Thomas Edmund Quealy Kevin Davies Katarzyna Balsam
Contact name (only applicable for companies)	C/- Planz Town Planning
Postal address (P.O. Box or street address)	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	
Contact number	4041 0445
Email address (non-mandatory)	info@planztp.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	72117

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		9-13	Port Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	4	RP738564	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Two storey building to be used for short term accommodation

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input 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)
Rooming accommodation	Rooming accommodation		765
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?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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

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

\$ _____

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 <i>Transport Infrastructure Act 1994</i>:
<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 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
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	TPC998	27/10/2000	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 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.			
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 Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.			

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

7 July 2022

Our ref: 72117

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4883

via email: enquiries@douglas.qld.gov.au

Attn: Jenny Elphinstone

Dear Jenny,

**Material Change of Use (Short term accommodation)
at 9-13 Port Street Port Douglas – lot 4 on RP738564**

I am pleased to lodge this application for Material Change of Use (Short term accommodation) at 9-13 Port Street, Port Douglas described as Lot 4 on RP738564.

The relevant information for the application is:

Applicant/Landowner: Thomas Edmund Quealy

Kevin Davies

Katarzyna Balsam

C/- Planz Town Planning

Mailing address:

PO Box 181

Edge Hill, 4870, QLD

Application Fee:

Base fee for 2 unit/room

\$1,471*

Plus additional fee, per unit above 2 units, up

\$12,905

to 50 units

TOTAL**\$14,376**

*The manager's unit and one room in the new building is included the base fee.

Council is requested to consider a reduced application fee of \$5,966 which reflects the nature of the use, which is generally single rooming accommodation on a premises that is already operating. The reduced fee would also recognise the urgent need for this form of accommodation. The development is essentially for:

- The construction of a new two-storey building that will have 30 rooms to be used for Short term accommodation and a manager's residence; and
- The retention of the existing 28 Short term accommodation rooms.

If you require any further information please do call me.

Yours sincerely,



Nikki Huddy (FPIA)
Registered Planner

Att:

1. DA Form 1
2. Planning report



APPLICATION FOR DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE
SHORT TERM ACCOMMODATION
9-13 PORT STREET, PORT DOUGLAS
LOT 4 ON RP738564

7 JULY 2022

PREPARED BY
PLANZ TOWN PLANNING PTY LTD
on behalf of
TKK HOLIDAY

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Application Summary

Application details	
Proposal	Material Change of Use – Short-term accommodation
Applicant and Property Owner	Thomas Quealy Kevin Davies Katarzyna Balsam
Address	9-13 Port Street, Port Douglas
Real Property Description	Lot 4 RP738564
Lot Size	4,575m ²
Zone	Tourist Accommodation
Current Use	Short term accommodation
Level of Assessment	Code
Applicable Codes	Tourist accommodation zone code Port Douglas / Craiglie local plan code Acid sulphate soils overlay code Coastal environment overlay code Flood and storm tide hazard overlay code Transport network overlay code Multiple dwelling, short term accommodation and retirement facility code Access, parking and servicing code Environmental performance code Infrastructure works code Landscaping code
Referral Triggers	None

1 PROPOSED DEVELOPMENT

1.1 Nature of the Proposal

This application is over land described as 9-13 Port Street Port Douglas (Lot 4 on RP738564) and is seeking a Development Permit for a Code assessable Material Change of Use for Short term accommodation (30 rooms). Whilst the number of rooms will be increasing, the total number of people on the site is proposed to remain as per the current operation.

The development includes:

- The construction of a new two-storey building that will have 30 rooms to be used for Short term accommodation and a manager's residence; and
- The retention of the existing 28 Short term accommodation rooms.

The existing Short term accommodation including reception and recreation areas will remain and will be enhanced as part of the proposed development. It is proposed to retain the existing Short term accommodation rooms for Short term accommodation. The existing building adjacent the southern boundary will be demolished and a new two storey building is proposed which will be used for Short term accommodation. The number of beds does not change from the current total of 119 beds.

The proposed development is defined as:

Short term accommodation: Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self contained.

The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors

It is considered that the main compliance considerations for assessment by Council are the provision of on-site parking spaces and the boundary setback to the southern boundary. These aspects are addressed in **Section 2** of this report. The planning assessment against the relevant performance outcomes has identified that the development will contain sufficient spaces to accommodate number of vehicles likely to be parked at any one time and that the buildings maintain the character and amenity of the area and adequate separation from neighbouring buildings is achieved.

The proposed development will provide accommodation to transient workers that underpin the tourism and hospitality sector within Port Douglas as well as providing accommodation to tourists. Unlike accommodation facilities associated with educational establishments, there will be seasonal peaks in occupancy on the site, as well as fluctuations in length of stay. The proposed development provides suitable amenities for guests including communal kitchens, indoor and outdoor recreational spaces including lounge and games rooms as well as expansive outdoor gardens and pool area.

1.2 The Site

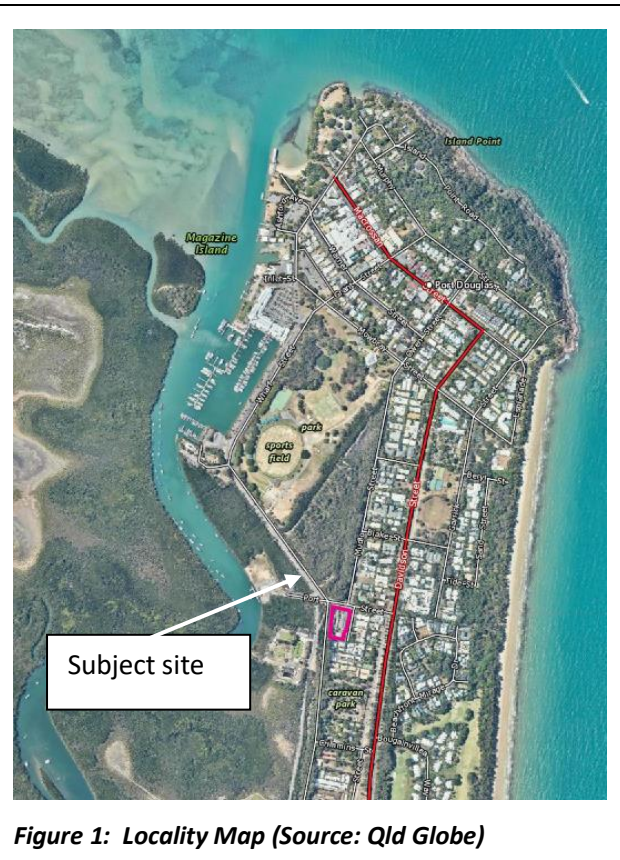
The land the subject of this application is located at the corner of Port Street and Craven Close, Port Douglas (refer Figure 1). The site is comprised of a single parcel with an area of 4,575m². The site is improved by buildings and infrastructure associated with the existing Short term accommodation.

There is no vegetation other than landscaped areas on the site.

The site is located within close proximity to the Port Douglas centre, diverse employment opportunities and key transport routes, making the location desirable for the proposed use. The immediate area surrounding the site includes a mix of Short term accommodation and Multiple dwellings.

The site is located in the Low impact industry zone and is affected by the following overlays:

- Acid sulphate soils overlay code
- Coastal environment overlay code
- Flood and storm tide hazard overlay code
- Transport network overlay code



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Figure 2: Aerial view of site (Source: Qld Globe)

The existing drainage easement (A on RP738564) for drainage purposes will not be altered by the proposed development.

2 PLANNING CONSIDERATIONS

2.1 Planning

2.1.1 Prohibited Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the Planning Act 2016 (The Act), including:

- - Schedule 10 of the Planning Regulation 2017; and
- - Relevant categorising instruments.

2.1.2 Assessable Development

Section 44(3) of the Act identifies that Assessable Development is development for which a Development Approval is required. As such, the development proposed by this application is made assessable under CairnsPlan 2016 in accordance with Section 43(1) of the Act.

2.1.3 Assessment Manager

The Assessment Manager for this development application is the Douglas Shire Council as determined by Schedule 8 of the Planning Regulations 2017.

2.2 State Interest

The *Planning Regulations 2017* and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The site is mapped as having the following state interests:

1. Coastal Protection
 - Coastal area – erosion prone area
 - Coastal area – medium storm tide inundation area
 - Coastal area – high storm tide inundation area
2. Native Vegetation Clearing
 - Category B area that is a least concern regional ecosystem

Referral is not required for this application, as the site is not located in a coastal management district (coastal protection), and is a lot less than 5ha (native vegetation clearing), and does not require the

clearing of *Category B area that is a least concern regional ecosystem* which adjoins the site.

2.3 Planning Scheme Assessment

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

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

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

Planning Scheme Codes		Applicability
Zone Code	Tourist accommodation zone code	✓
Local Plan	Port Douglas / Craigie local plan code	✓
Overlay Codes	Acid sulphate soils overlay code	✓
	Coastal environment overlay code	✓
	Flood and storm tide hazard overlay code	✓
	Acid sulphate soils overlay code	✓
	Transport network overlay code	✓
Development Codes	Multiple dwelling , Short term accommodation and Retirement facility code	✓
	Access, parking and servicing code	✓
	Environmental performance code	✓
	Infrastructure works code	✓
	Landscaping code	✓

Although not triggered as assessment criteria, the proposed development has been designed and will be operated in a manner that is generally consistent with the outcomes of the Rooming accommodation code. As such, an assessment has been undertaken against this Code to assist the assessment.

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2.3 Key Planning Assessment Matters

2.3.1 Built form

As an in-fill development site in close proximity to the Port Douglas town centre, the proposed development seeks to efficiently utilise the site. This has resulted in a minor reduction in the side boundary setback from the Acceptable Outcome along the southern boundary and a small portion adjacent the rear boundary / secondary street frontage.

The proposed new building has setbacks of:

- Craven Close – 10.6m
- Southern boundary – 1.5m to the outermost projection (patio roof) at the ground floor; 3m to the building wall at ground and first floors and 2.1m to the eave on the first floor.
- Secondary street / rear boundary – 3m tapering to 4.8m to outermost projection; 4.5m tapering to 5.3m to the wall of the building.

The proposed setbacks to the side and rear boundary achieve the performance outcome as the development has been designed to ensure that daylight access and privacy has been retained for adjoining properties. This is achieved as:

1. The adjacent development on the southern boundary is setback a minimum of 5.5m from the common boundary.
2. The average setback of the adjacent development on the southern boundary is 8m along the common boundary.
3. The rear boundary is a secondary road that accesses the waste treatment plant with dense vegetation between the property boundary and the carriageway.
4. The extent of the building that encroaches the 4m setback is shown in Figure 3 below:

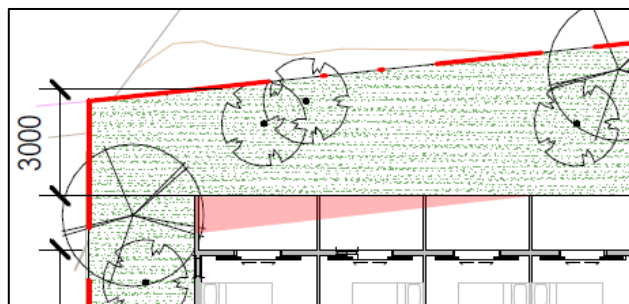


Figure 3: Extent of encroachment of building into rear setback at ground floor (red shading).

2.3.2 On-site parking

The operation of the existing development comprising 119 beds has provided the opportunity to gain an understanding of the modes of transport used by residents and guests. The attached Parking and Transport assessment demonstrates that the provision of 13 car parking spaces and 64 bicycle spaces is sufficient to cater for the amount and type of vehicle traffic expected to be generated by the development, as required by the Access, Parking and Servicing Code.

2.4 Prior Approval

The subject site has had several modifications and additions since it originally opened as a 28 room motel that had reception accessed from Craven Close. The use then changed to a backpacker hostel with 84 beds. Further amendments in 2000 saw the site develop to the current 119-bed hostel with the reception off Port Street, a guest laundry, communal kitchen and many recreational areas for the guests. Council's reference for the approval is TPC998. The previously operational bar and restaurant permanently closed in 2021 with the area now utilised by guests as a communal kitchen, games room and lounge.

3 INFRASTRUCTURE

3.1 Effluent Disposal

The site is connected to Council's reticulated sewerage infrastructure.

3.2 Water Supply

The site is connected to Council's reticulated water supply.

3.3 Telecommunication and Electricity

The site is connected to electrical and telecommunication services.

3.4 Excavation and Fill

Excavation or fill is not required for the proposed development.

3.5 Infrastructure charges resolution

In accordance with the Douglas Shire Council Infrastructure Charges Resolution (No.2) 2021, infrastructure charges can be levied on development for a Material Change of Use of premises. Although s119 of the Planning Act 2016 provides Council with the ability to give infrastructure charges notice, this is limited by s120 which states that "*A levied charge may be only for extra demand placed on trunk infrastructure that the development will generate.*" As the proposed development does not increase the number of people that can be accommodated on site, the demand placed on trunk infrastructure will not increase and charges are not applicable.

4 CONCLUSIONS

The proposed development for Short term accommodation (119 people) will provide for the effective and efficient operation of the site. With consideration to the proximity of the site to the Port Douglas centre and employment opportunities available for transient guests, the proposed development is an appropriate development outcome for the site.

The proposed development is considered to represent the next chapter for the site, demonstrating the changing dynamic and urgent need for appropriate accommodation for hospitality industry workers in Port Douglas.

It is requested that Council approve the application subject to reasonable conditions.

APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

6.2.14 Tourist accommodation zone code

Purpose

The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.

The local government purpose of the code is to:

- (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 4 : Strong communities and identity, Element 3.7.4 – Sense of place, community and identity.
 - (ii) Theme 5 – Economy. Element 3.8.2 – Economic growth and diversification, Element 3.8.2 – Tourism.
- (b) provide for tourist accommodation development to establish in areas close to commercial and recreational services and facilities.

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

- (a) A range of accommodation activities, with an emphasis on short-term accommodation is established at a scale and density to service tourist needs.
- (b) Tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
- (c) Development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas.
- (d) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
- (e) Landscaping of tourist development is of a high quality and contributes to the visual dominance of tropical vegetation and the local streetscape.
- (f) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

Table 6.2.14.3.a – Tourist accommodation zone code – assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 13.5 metres and 3 storeys in height. Note – Height is inclusive of roof height	Complies with acceptable outcome The proposed new building is 2 storeys and 8.7m in height. See Appendix 2 – Proposal Plans.
Setbacks (other than for a dwelling house)		
PO1 Buildings are setback to: (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO1 Buildings are setback: (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.	Complies with performance outcome Please refer to section 2.3.1 in the Planning Report.
Site coverage (other than for a dwelling house)		
PO2 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO2 The site coverage of any building is limited to 50%	Complies with the performance outcome. Refer to discussion within Rooming Accommodation Code.
Building proportions and scale (other than for a dwelling house)		
PO3 The proportions and scale of any development are	AO3.1 The overall length of a building does not exceed 30	Complies with acceptable outcomes The new building has a roof length 26.7m with the

Performance Outcomes	Acceptable Outcomes	Applicant Response
in character with the area and local streetscape.	<p>metres and the overall length of any continuous wall does not exceed 15 metres.</p> <p>A03.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p>A03.3 Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p> <p>A03.4 Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including: (a) the roofs of buildings are light coloured and non-reflecting; (b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC 6.2 – Building design and architectural elements.</p>	<p>longest continuous wall plane of 13.5m.</p> <p>Balconies are not enclosed.</p> <p>Balconies are not enclosed.</p> <p>The roof form presents will enhance the amenity of the street and will be light coloured and non-reflecting.</p>
Landscaping (other than for a dwelling house)		
PO4	AO4.1	Complies with acceptable outcomes

Performance Outcomes	Acceptable Outcomes	Applicant Response
Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.	<p>A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total; area provided for landscape planting.</p> <p>AO4.2 Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p>AO4.3 Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p>More than 1,782m² (38%) of the site is provided as open space and recreation area. Of this area, 1,448m² is landscaping area (81%).</p> <p>The existing 6.5m wide landscape setback area along Craven Close will remain.</p> <p>A minimum 1.5m wide landscape area can be provided along the side and rear boundaries.</p>
For assessable development		
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Tourist accommodation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.</p>	<p>Complies with the acceptable outcome. The proposed development is not a use in Table 6.2.14.3.b.</p>
<p>PO6 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>	<p>Complies with the performance outcome. The proposed development has been located and designed to respond to the characteristics, constraints and surrounds.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
PO7 Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	A07 No acceptable outcomes are prescribed.	Complies with the performance outcome. The proposed development will not adversely affect the tropical, tourist and residential character and amenity of the area.
PO8 Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.	A08 Outdoor loading/unloading, servicing and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for sensitive uses.	Complies with the acceptable outcome. Loading from vehicles that will service the site will occur on site.
PO9 Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.	A09.1 Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities: (a) swimming pools; (b) tennis courts; (c) barbecue areas; (d) outdoor lounging / recreation areas; (e) restaurants / bars; (f) tourist-focussed shopping; (g) tour booking office; (h) spa / health clubs. A09.2 Any commercial services or facilities incorporated into	Complies with the acceptable outcome. The proposed development includes a range of recreational facilities which include: <ul style="list-style-type: none"> • swimming pool; • hammocks; • barbecue areas; • lounge areas; • hames room; • tour booking office; • outdoor lounging and recreation areas. The existing reception and tour office will remain

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Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>a tourist development are small scale and predominantly service in-house guests only.</p> <p>AO9.3 Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides onsite car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code</p>	<p>unchanged.</p> <p>Not applicable.</p>
PO10 New lots contain a minimum area of 1000m ²	AO10 No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.
PO11 New lots have a minimum road frontage of 20 metres.	AO11 No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.
PO12 New lots contain a 25 metre x 20 metre rectangle.	AO12 No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.

7.2.4 Port Douglas/Craigie Local Plan Code

Purpose

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

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

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

- (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
- (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
- (c) 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;
- (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

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viewed from vantage points in Port Douglas.

- (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
Development in the Port Douglas / Craigie local plan area generally		
PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craigie local plan maps contained in Schedule 2.	AO1 A pedestrian and cycle movement network is integrated and delivered through development	Complies with the acceptable outcome. The existing pedestrian access points along Port Road and Craven close will continue to service the proposed development.
PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craigie (as identified on the Port Douglas/ Craigie Townscape Plan map contained in Schedule 2).	AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <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. 	Complies with the acceptable outcome. The proposed development does not impact on key landscape elements.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	A02.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	Complies with the acceptable outcome. The proposed development does not impact on important views or vistas.
	A02.3 Important landmarks, memorials and monuments are retained.	Complies with the acceptable outcome. The proposed development does not impact on important landmarks, memorials or monuments.
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	A03 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not applicable as the development is not adjacent to the gateways and nodes.
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	AO4.1 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	Complies with the acceptable outcome. The landscaping around the existing development will be maintained and new planting will enhance the tropical character of Port Douglas.
PO5	A05	Complies with the acceptable outcome.

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Performance Outcomes	Acceptable Outcomes	Applicant Response
Development does not compromise the safety and efficiency of the State-Controlled Road network.	Direct access is not provided to a State-Controlled Road where legal and practical access from another road is available.	The development is not accessed from a State controlled road.
For assessable development		
PO6 – PO68 are not applicable to this development as the site is not part of any Precincts or Sub-Precincts		

8.2.1 Acid sulfate soils overlay code

Purpose

The purpose of the acid sulfate soils overlay code is to:

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. Or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	Complies with the acceptable outcome. No excavation or filling is proposed.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. Or	Complies with the acceptable outcome. No excavation or filling is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (f) neutralising existing acidity and preventing the generation of acid and metal contaminants; (g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (h) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (i) appropriately treating acid sulfate soils before disposal occurs on or off site; (j) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>P03</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with the performance outcome.</p> <p>No excavation or filling is proposed.</p>

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8.2.3 Coastal Environment Overlay Code

Purpose

The purpose of the Coastal environment overlay code is to:

- (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
 - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
- (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.

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

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

Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 No works other than coastal protection works extend seaward of the coastal building line.	AO1.1 Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection. AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned. AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable. AO1.4 Coastal protection work mitigates any increase in the coastal hazard.	Complies with the acceptable outcomes. The development is not seaward of a coastal building line.
PO2	AO2	Complies with the acceptable outcomes.

Performance outcomes	Acceptable outcomes	Applicant response
Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	The development is not seaward of a coastal building line.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	Complies with the performance outcome. The site is within a erosion prone area.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	AO4.1 Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	Complies with the acceptable outcome. The development reflects the preferred development outcomes for the zoning of the site in accordance with (b).
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:	Complies with the performance outcome. The existing buildings on the site will be retained and used for the proposed development. Although located more than 200m from the Dixon Inlet, the

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Performance outcomes	Acceptable outcomes	Applicant response
	(a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	continued use of the existing buildings and additional building is an efficient and effective use of land zoned for the purpose of the proposed development.
PO5 – PO12 is not applicable as the site is not located within a coastal management district		
Coastal landscapes, views and vistas		
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	AO13 No acceptable outcomes are prescribed.	Complies with the performance outcome. The proposed development does not impact on natural coastal landscapes, views and vistas.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	AO14 No acceptable outcomes are prescribed.	Complies with the performance outcome. The proposed development achieves consolidation by being an infill site which will conserve the natural state of the coastal area outside existing urban areas.
PO15 – PO19 is not applicable as the proposed development is not for a Private marine development, dry land marinas or artificial waterways.		

8.2.4 Flood and storm tide hazard overlay code

Purpose

The purpose of the Flood and storm tide hazard overlay code is to:

- (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.

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

- (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
- (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
- (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
PO1 Development is located and designed to: ensure	AO1.1 Development is sited on parts of the land that is not	Complies with the performance outcome. The finished floor levels of the proposed

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>within the Flood and Storm tide hazards overlay maps contained in Schedule 2; Or For dwelling houses,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p> <p>AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>
For assessable development		
PO2	AO2	Not applicable as does not involve the stated uses.

Performance Outcomes	Acceptable Outcomes	Applicant Response
The development is compatible with the level of risk associated with the natural hazard.	<p>The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide:</p> <ul style="list-style-type: none"> (a) Retirement facility; (b) Community care facility; (c) Child care centre. 	
<p>PO3</p> <p>Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>A03.1</p> <p>New buildings are:</p> <ul style="list-style-type: none"> (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>or</p> <p>A03.2</p> <p>The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>Or</p> <p>A03.3</p> <p>Where involving an extension to an existing dwelling</p>	<p>Complies with acceptable outcome A03.1.</p> <p>The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p>A03.4</p> <p>Additional lots:</p> <p>(a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975.</p> <p>A03.5</p> <p>Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p> <p>(a) by locating entry points into the reconfiguration</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p> <p>A03.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. Or</p> <p>A03.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p> <p>For Material change of use (Residential uses) A03.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, nonhabitable uses at ground level;</p>	<p>The finished floor of the new building is located above the defined inundation event.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable rooms (e.g. garages, laundries) are located on the ground floor.	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes –</p>	Not applicable.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<ul style="list-style-type: none"> (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques. 	
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works A05.1 Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). <p>A05.2 Works (including buildings and earthworks) in non urban areas either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³ ; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or 	<p>Complies with acceptable outcome A05.3. The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD. All stormwater from the site will be discharged to a lawful point of discharge to ensure development does not increase the potential for flood damage on adjacent properties.</p>

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	<p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <ul style="list-style-type: none">(i) loss of flood storage;(ii) loss of/changes to flow paths;(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. <p>For Material change of use</p> <p>A05.3</p> <p>Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <ul style="list-style-type: none">(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. <p>For Material change of use and Reconfiguring a lot</p> <p>A05.4</p> <p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; Or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist</p> <p>For Material change of use (Residential uses) AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p>	<p>Complies with acceptable outcome AO6.2. The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>(a) parking and other low intensive, nonhabitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable rooms (e.g. garages, laundries) are located on the ground floor.pasthydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.</p>	
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation 	<p>Complies with the acceptable outcome. The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	routes, or unreasonably increase traffic volumes on evacuation routes.	
PO8 Development involving community infrastructure: <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. 	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). Or AO8.2 The following uses are not located on land inundated during a 1% AEP flood event: <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; (d) galleries; 	Complies with the acceptable outcome. The proposed development does not involve any of the identified uses.

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	<p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <p>(a) emergency shelters;</p> <p>(b) police facilities;</p> <p>(c) sub stations;</p> <p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <p>(a) correctional facilities;</p> <p>(b) emergency services;</p> <p>(c) power stations;</p> <p>(d) major switch yards.</p> <p>and/or</p> <p>A08.3</p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <p>(a) community residence; and</p> <p>(b) emergency services; and</p> <p>(c) hospitals; and</p> <p>(d) residential care facility; and</p> <p>(e) sub stations; and</p> <p>(f) utility installations involving water and sewerage treatment plants.</p> <p>A08.4</p>	

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Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <ul style="list-style-type: none">(a) located above DFE/Storm tide or the highest known flood level for the site;(b) designed and constructed to exclude floodwater intrusion / infiltration. <p>A08.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	

8.2.10 Transport network overlay code

Purpose

The purpose of the Transport network overlay code is to:

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

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

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

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2. AO1.2 Development does not compromise the safety and	Complies with the acceptable outcomes. The proposed development will utilise the existing access in Craven Close which is the lower order road of the roads. The development does not compromise the safety

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>major transport corridors.</p> <p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p> <p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>The proposed development is not to a major transport corridor.</p> <p>No new access point is proposed.</p> <p>The existing access point will be retained.</p>
<p>PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>Complies with the performance outcome. The development is not adjacent a major transport corridor.</p>
Pedestrian and cycle network		

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Performance Outcomes	Acceptable Outcomes	Applicant Response
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual	Complies with the acceptable outcome. Pedestrian and cycle access between the subject site and the centre of Port Douglas is readily available.

9.3.13 Multiple dwelling, short term accommodation and retirement facility code

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.

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.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	
For assessable development		
PO1	AO1.1	Complies with the acceptable outcome.

Performance outcomes	Acceptable outcomes	
<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 protector establish tropical planting; (d) achieve safe and convenient vehicle and pedestrian access; (e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers. 	<p>The site has a minimum area of 1000m².</p> <p>AO1.2 The site has a minimum frontage of 25 metres.</p>	<p>The site has an area of 4,575m².</p> <p>The site has a frontage of 55m to Port Street and 90m to Craven Close.</p>
<p>PO2 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 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 as the site area is 4,575m².</p>
PO3	AO3.1	Complies with Acceptable Outcome

Performance outcomes	Acceptable outcomes											
<p>Development ensures that the proportion of buildings to open space is:</p> <p>(a) in keeping with the intended form and character of the local area and immediate streetscape;</p> <p>(b) contributes to the modulation of built form;</p> <p>(c) supports residential amenity including access to breezes, natural light and sunlight;</p> <p>(d) supports outdoor tropical living;</p> <p>(e) provides areas for deep tropical planting and /or for the retention of mature vegetation.</p>	<p>The site cover is not more than 40%.</p> <p>AO3.2</p> <p>The development has a gross floor area of not more than:</p> <table><tr><th>Zone</th><th>Maximum GFA</th></tr><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></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>As detailed on plan SK05, the proposed development has a site cover of 2,564m², or 56% of the site. As the definition of site cover includes the existing carport structures that are used as parking spaces and covered bike storage, the site cover is exceeded by 6%, or 275m². The area of these structures represents 233m².</p> <p>The calculation with these areas removed represents a site cover of 51.9%. The</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</p> <p>Development is sited so that the setback from boundaries:</p> <p>(a) provides for natural light, sunlight and breezes;</p> <p>(b) minimises the impact of the development on the amenity and privacy of neighbouring residents;</p> <p>(c) provides for adequate landscaping.</p>	<p>AO4.1</p> <p>Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p>AO4.2</p> <p>Buildings and structures are setback not less than 4 metres to the rear boundary.</p> <p>AO4.3</p> <p>The side boundary setback for buildings and structures is:</p> <p>(a) for buildings up to 2 storeys not less than 2.5 metres for the entire building;</p> <p>(b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.</p>	<p>Complies with the performance outcome.</p> <p>Refer section 2.3.1 of the Planning Report.</p>										
<p>PO5</p> <p>Building depth and form must be articulated to</p> <p>(a) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p>	<p>AO5.1</p> <p>(a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres.</p> <p>(b) The minimum distance between buildings on a</p>	<p>Complies with acceptable outcomes</p> <p>The new building has a roof length 26.7m with the longest continuous wall plane of 13.5m.</p>										

Performance outcomes	Acceptable outcomes	
<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>site is not less than 6 metres;</p> <p>A05.2 The length of any continuous eave line does not exceed 18 metres.</p>	<p>The design of the roof does not alter the amount of light or ventilation available.</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>A06.1 Development incorporates a number of the following design elements: (a) balconies; (b) verandahs; (c) terraces; (d) recesses.</p> <p>A06.2 Development reduces building bulk by: (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (e) use of elements at a finer scale than the main structural framing of the building.</p>	<p>Complies with acceptable outcomes The development incorporates balconies, a ground floor terrace and recesses in the horizontal plane.</p> <p>Whilst colours are not yet finalised, they will include a variety of colours and material finishes.</p> <p>The building incorporates a recess in the horizontal plane. The building has a skillion roof.</p> <p>Eaves are provided to both levels.</p>
<p>PO7 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through:</p>	<p>A07.1 Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p>	<p>Complies with the Performance Outcome The building is setback more than 2m than the minimum front boundary setback however this area</p>

Performance outcomes	Acceptable outcomes	
(a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances.	A07.2 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	will be used for communal recreation as it provides greater passive surveillance to the property entrance. The ground floor features a large communal area (lobby) that will enable people to overlook the estreet.
PO8 Buildings exhibit tropical design elements to support Douglas Shire's tropical climate, character and lifestyle.	A08.1 Development has floor to ceiling heights of 2.7 metres; A08.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms. A08.3 Development incorporates deep recesses, eaves and sun-shading devices A08.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting. A08.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).	Complies with the acceptable or performance outcome. Ceiling heights will be not less than 2.7m Window shading is provided. Eaves are provided to windows. Dense planting is located beyond the western boundary of the site. The development incorporates dwelling units on the perimeter of the building with central services and amenities located within the building core.
PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and	A09.1 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	Complies with performance outcomes The separation distance between the proposed building and the development at the south is 8.5m for a distance of 4.8m. The separation distance then

Performance outcomes	Acceptable outcomes	
<p>balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>space of an existing dwelling house, ensures habitable rooms and any private outdoorspaces 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 (d) fixed external screens; or (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>AO9.2 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>AO9.3 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 around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to</p>	<p>increases to a maximum of 14.5m between the buildings, with an average separation of 9m provided. This separation is significant and will prevent overlooking into habitable rooms or private open space of the adjoining site.</p>

Performance outcomes	Acceptable outcomes	
	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.	Complies with acceptable outcome. More than 1420m ² is provided as landscape open space.
PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.	AO11 Development provides landscaping as follows: (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.	Complies with the acceptable outcome. Landscaping is provided along the Port Street and Craven Closes frontages that is not less than 2m in width.
PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.	AO12.1 Communal open space is provided at: (a) a minimum of 5% of site area of 50m ² whichever is the greater; and (b) a minimum dimension of 5 metres. AO12.2 Development provides communal open space that: (a) is consolidated into one useable space; (b) where communal open space exceeds 100m ² , the communal open space may be split into two, and so forth incrementally. AO12.3 Communal open space:	Complies with acceptable outcome The communal open space has an area of 423m ² of landscape recreation area, representing more than 9% of the site. Additional areas are provided in the form of a tv room, lobby and games rooms totaling more than 300m ² . Complies. The communal open space is open to the sky.

Performance outcomes	Acceptable outcomes	
	<p>(a) is a minimum of 50% open to the sky;</p> <p>(b) achieves 25% shading by trees in 5 years;</p> <p>(c) does not include vehicle driveways and manoeuvring;</p> <p>(d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers 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> <p>(a) seating;</p> <p>(b) barbecue;</p> <p>(c) play equipment;</p> <p>(d) swimming pool;</p> <p>(e) communal clothes drying;</p> <p>(f) vegetable garden.</p> <p>AO12.5 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>Is established with mature landscaping.</p> <p>Does not include driveways.</p> <p>Does not contain stated infrastructure.</p> <p>Communal kitchens are provided as are recreational facilities including a swimming pool and games room.</p> <p>NA</p>
<p>PO13 Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1 Development provides private open space which:</p> <p>(a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres;</p> <p>(b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a</p>	<p>Complies with performance outcome. The proposed communal open space areas are attractive and appropriate for the nature of the use.</p>

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Performance outcomes	Acceptable outcomes	
	<p>minimum dimension of 3 metres.</p> <p>AO13.2 Development provides private open space areasthat are: (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 airconditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p>AO13.3 Development provides balconies that are locatedto the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</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 spacerequirements.</p> <p>AO13.5 Private open space: (a) does not include vehicle driveways and</p>	

Performance outcomes	Acceptable outcomes	
	manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.	
PO14 Development provides front fencing and retaining walls that must: (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.	AO14.1 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: (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. AO14.2 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 interest and soften the visual impact 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	Complies The existing fencing along the street frontages will remain unchanged.
PO15	AO15	Complies with acceptable outcome

Performance outcomes	Acceptable outcomes	
Development minimises light nuisances.	Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoorlighting.	Outdoor lighting will be in accordance with AS 4282-1997.
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 impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.	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 frontage; (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. Note - The Environmental performance code contains requirements for waste and recyclable material storage.	Complies with acceptable outcome The current location of the refuse storage area will remain unchanged.
PO17 Development provides a secure storage area for each dwelling.	AO17 A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m ² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event. Note – A cupboard within a unit will not satisfy this requirement.	Complies with performance outcome. The nature of the use does not require secure storage as required for a typical unit development.

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Performance outcomes	Acceptable outcomes	
Additional requirements for a Retirement facility		
PO18 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.	AO18 Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.	Not applicable as not for a Retirement facility use.
PO19 Retirement facilities are designed to provide for the amenity and security of residents.	AO19.1 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. AO19.2 Internal pathways have firm, well drained and non-slip surfaces. AO19.2 Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents. AO19.3 An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.	
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	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	

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Performance outcomes	Acceptable outcomes	
emergency services to efficiently access the site.	efficient manner. AO20.2 The site of a Retirement facility is not prone to inundation. AO20.3 The location of the Retirement facility is readily accessible to emergency vehicles.	
PO21 The development is designed for the needs of the age group, and to allow 'aging in place' to occur.	AO21.1 Development applies adaptable housing principles.	
	AO21.2 A range of housing designs and sizes are provided in the development to cater for different individual and household needs.	

9.3.16 Rooming accommodation code

Purpose

The purpose of the Rooming accommodation code is to assess the suitability of development to which this code applies.

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

- (a) Rooming accommodation is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
- (b) Rooming accommodation is located to ensure residents have convenient access to a centre;
- (c) The design of rooming accommodation creates a pleasant living environment and is appropriate for the tropical climate of the region;
- (d) The impacts of rooming accommodation on adjoining premises is managed.

Table 9.3.16.3.a – Rooming accommodation code – assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
PO1 The site has sufficient area and frontage to accommodate: <ul style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) recreational areas and facilities. 	AO1.1 The site has a minimum area of 1000m ² . AO1.2 The site has a minimum frontage of 25 metres. AO1.3 The site cover is not more than 60%.	Complies with the acceptable outcome. The site has an area of 4,575m ² . The site has a frontage of 55m to Port Street and 90m to Craven Close. As detailed on plan SK05, the proposed development has a site cover of 2,564m ² , or 56% of the site. As the definition of site cover includes the existing carport structures that are used as parking spaces and covered bike storage, the site cover is exceeded by 6%, or 275m ² . The area of these structures represents 233m ² .

		The calculation with these areas removed represents a site cover of 51.9%, marginally exceeding the stated Acceptable Outcome.
PO2 The development is located in areas which offer convenience to residents.	A02 The development is located within 200 metres of: <ul style="list-style-type: none"> (a) a Centre zone at Mossman or Port Douglas by road; (b) a Tourist accommodation zone at Port Douglas; (c) a Medium density residential zone. 	Complies with the acceptable outcome. The site is within the Tourist accommodation zone.
PO3 The building design ensures building bulk is reduced through articulation and other design measures and achieves a tropical character and vernacular through: <ul style="list-style-type: none"> (a) verandahs or balconies; (b) the use of structural elements and building materials of varying scales and textures; (c) variations in exterior colours; (d) variations in the size and patterning of windows; (e) the use of awnings and other sun protection devices; (f) variation to roof and building lines; (g) recesses on building plane. 	A03 No acceptable outcomes are prescribed.	Complies with the performance outcome. The building design incorporates a variety of finishes and recess in the building plane to provide articulation of the building.
PO4 Development is sited so that the setback from boundaries:	A04.1 Buildings and structures are set back not less than 6 metres from a road frontage.	Complies with the performance outcome. Refer section 2.3.1 of the Planning Report.

<p>(a) retains daylight access for adjoining properties;</p> <p>(b) provides privacy for adjoining properties;</p> <p>(c) provides required space for deep planting to side and rear boundaries.</p>	<p>A04.2 The rear boundary setback is a minimum of 4 metres.</p> <p>A04.3 The side boundary setback is:</p> <p>(a) for buildings up to 2 storey a minimum of 2.5m for the entire building;</p> <p>(b) for buildings up to 4 storey a minimum of 3.5m for the entire building</p>	
<p>PO5 Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space area</p>	<p>A05.1 Where habitable rooms look directly at habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by:</p> <p>(a) sill heights being a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for the ground floor level unit, fencing to a height of 1.8 metres above ground level.</p>	<p>Complies with the performance outcome. The separation distance between the proposed building and the development at the south is 8.5m for a distance of 4.8m. The separation distance then increases to a maximum of 14.5m between the buildings, with an average separation of 9m provided. This separation is significant and will prevent overlooking into habitable rooms or private open space of the adjoining site.</p>
<p>PO6 The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape</p>	<p>A06.1 The development has balconies, windows and verandahs that face the street.</p> <p>A06.2 Visual privacy is provided to dwelling units at ground level that face the street through:</p> <p>(a) screening;</p>	<p>Complies with the acceptable outcomes. The development has windows that face the street and a large lobby and plaza on the ground floor.</p> <p>Screening and planting will provide privacy for ground floor rooms.</p>

	<p>(b) planting.</p> <p>A06.3 Fences and walls to road frontages are limited to: (a) 1.2 metres in height if solid; or (b) 1.5 metres if 30% permeable; or (c) 1.8 metres if 50% permeable.</p> <p>A06.4 Where the front fence is lower than the side boundary fence, it is tapered to the maximum height of the side boundary fence at or behind the front building line.</p> <p>A06.5 Street fences that exceed 10 metres in length are articulated or detailed to provide visual interest.</p>	<p>The existing fencing along the street frontages will remain unchanged.</p> <p>The existing fencing along the side boundary will remain unchanged.</p> <p>The existing fencing along the side boundary will remain unchanged.</p>
<p>P07 Open space and recreational facilities are provided to meet the requirements of residents.</p>	<p>A07.1 Open space is provided at the minimum rate of 5m² per bed.</p> <p>A07.2 At least 40% of the total open space required is contained in one area, with balconies, verandahs, covered walkways or other parts of the building/s not encroaching on this area.</p> <p>A07.3 Open space is: (a) screened by landscaping or fencing to maintain privacy;</p>	<p>Complies with acceptable outcomes The proposed development triggers 860m² and more than 1420m² is provided as landscape open space.</p> <p>The proposed development triggers 344m² in one location. This area is provided by the existing pool area and surrounding landscaped area.</p> <p>The open space is appropriately screened by landscaping to maintain privacy.</p>

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	<p>(b) exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities.</p> <p>A07.4 In the case where more than 20 beds are contained in the hostel, a recreational facility is provided.</p>	<p>Several recreational areas are provided within the subject site for residents and guests.</p>
<p>PO8 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>A08.1 A landscaped area not less than 2 metres wide is provided and maintained within the site along the front boundary.</p> <p>A08.2 A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p>	<p>Complies with the acceptable outcome. Landscaping is provided along the Port Street and Craven Closes frontages that is not less than 2m in width.</p> <p>Complies with the performance outcome. The proposed landscaping along the southern boundary is 1.5m in width. This area is sufficient to establish attractive landscaping to provide a high level of amenity for residents.</p>

9.4.1 Access, Parking and Servicing code

Purpose

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 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:	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is	Complies with the performance outcome Refer to section 2.3.2 of the Planning Report.

Performance outcomes	Acceptable outcomes	Applicant response
(a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	not a whole number, the number of spaces provided is the next highest whole number.	
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	Complies with the acceptable outcome. Car parking spaces will be available for vehicle parking and not used for other purposes.
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Complies with the acceptable outcome. It is not proposed to utilise vehicle parking spaces for motorcycles.
	AO1.4 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.	Not applicable.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Complies with the acceptable outcome. The proposed development will ensure that vehicle parking areas are designed and constructed in accordance with relevant standards.
PO3 Access points are designed and constructed:	AO3.1 Access is limited to one access cross over per site and	Complies with the acceptable outcome. The existing access will remain.

Performance outcomes	Acceptable outcomes	Applicant response
(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; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (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).	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: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.	Complies with the acceptable outcome. The existing access crossover will remain.
	AO3.3 Driveways are: (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; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade	Complies with the acceptable outcome. The existing access crossover will remain.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>of no more than 1 in 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>A03.4 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.</p>	<p>Complies with the acceptable outcome. The existing access crossover will remain.</p>
<p>P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Complies with the acceptable outcome. The development is provided with the required rate specified in AS2890.</p>
<p>P05 Access for people with disabilities is provided to the</p>	<p>A05 Access for people with disabilities is provided in</p>	<p>Complies with the acceptable outcome. The proposed development will ensure that vehicle</p>

Performance outcomes	Acceptable outcomes	Applicant response
building from the parking area and from the street.	accordance with the relevant Australian Standard.	parking areas are designed and constructed in accordance with relevant standards.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Complies with the acceptable outcome. The demand as per Table 9.4.1.3.b for Short term accommodation is 1 space per 10 rooms (20 spaces). The proposed development will provide not less than 64 bicycle parking spaces at multiple locations on site.
PO7 Development provides secure and convenient bicycle parking which: <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Complies with the acceptable outcome. The proposed development will provide not less than 64 bicycle parking spaces at multiple locations on site. The bicycle parking is for residents and guests at the site and will be discernible within the site. The bicycle parking does not impede pedestrian movement internal or external to the site.
PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (a) link to the external network and pedestrian and 	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:	Complies with the acceptable outcome. A footpath is located at the Port Street frontage of the site.

Performance outcomes	Acceptable outcomes	Applicant response
<p>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>(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>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <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>AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with the acceptable outcome. The existing access crossover will remain.</p>
	<p>AO9.2 Service and loading areas are contained fully within the site.</p>	<p>Complies with the acceptable outcome. Loading from vehicles that will service the site will occur on site.</p>
	<p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Complies with the acceptable outcome. Loading from vehicles will not impede access to parking spaces.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 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</p>	<p>Not applicable.</p>

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Performance outcomes	Acceptable outcomes	Applicant response
	part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Complies with the acceptable outcome. No queuing or set-down areas are provided within the site. A set-down area is located within the road reserve at the Port Street frontage.

9.4.3 Environmental performance code

Purpose

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

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

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

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with the acceptable outcome. Outdoor lighting will comply with AS4282.
	AO1.2	Complies with the acceptable outcome.

Performance outcomes	Acceptable outcomes	Applicant response
	Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	No flood lighting is proposed.
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	Complies with the acceptable outcome. Parking spaces are internal to the site and are not located adjacent the property boundary.
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance. Or AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	Complies with acceptable outcome AO2.1. The development does not involve activities that would cause noise related environmental harm or nuisance.
	AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:	Complies with the acceptable outcome. Parking spaces are internal to the site and are not located adjacent the property boundary.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) car parking is located away from adjacent sensitive land uses;</p> <p>(b) car parking is enclosed within a building;</p> <p>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</p> <p>(d) buffered with dense landscaping.</p> <p><small>Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</small></p>	
Airborne particles and other emissions		
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p><small>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</small></p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated</p> <p>Or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p><small>Note - examples of activities which generally cause airborne</small></p>	<p>Complies with acceptable outcome AO3.1. The development does not involve activities that will result in airborne particles or emissions being generated.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
Odours		
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO4.1 The development does not involve activities that create odorous emissions</p> <p>Or</p> <p>AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p>Complies with acceptable outcome AO4.1. The development does not involve activities that create odorous emissions.</p>
Waste and recyclable material storage		
<p>PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p>	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p>	<p>Complies with the acceptable outcome. The current location of the refuse storage area will remain unchanged.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <ul style="list-style-type: none"> (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. <p><i>Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</i></p>	<p>Complies with the acceptable outcome. The current location of the refuse storage area will remain unchanged.</p>
Sensitive land use activities		
<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential</p>	<p>Complies with the acceptable outcome. The proposed use is consistent with the zoning of the site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
development activities and land uses.	development possible in an area; Or A06.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	
Stormwater quality		
P07 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	A07.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.	Complies with the acceptable outcome. Stormwater will be directed to a lawful point of discharge.
	A07.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	Complies with the acceptable outcome. The proposed development does not include potentially polluting activities.
	A07.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.	Complies with the acceptable outcome. Soil and water control measures will be implemented during the construction phase.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
Pest plants (for material change of use on vacant land over 1,000m²)		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p>AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	Not applicable.

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9.4.5 Infrastructure works code

Purpose

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

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

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

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with the acceptable outcome. Craven Close is an Access Road which does not require a footpath. An existing footpath is located in the Port Street road reserve.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	Complies with the acceptable outcome. An existing footpath is located in the Port Street road reserve.
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	Complies with the acceptable outcome. No works are required.
	AO1.4	Complies with the acceptable outcome.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p>	No works are proposed in the Port Street road reserve.
	<p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p>Complies with the acceptable outcome. No works are proposed within the road reserve.</p>
Accessibility structures		
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p>	<p>Complies with the acceptable outcome. No works are proposed within the road reserve.</p>
	<p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p>	<p>Complies with the acceptable outcome. Any required accessibility structures will be designed and constructed in accordance with AS1428.3.</p>

Performance outcomes	Acceptable outcomes	Applicant response
and include ramps and lifts.	A02.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	Complies with the acceptable outcome. No works are proposed within the road reserve.
Water supply		
P03 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	A03.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or A03.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and	Complies with acceptable outcome A03.1. The premises is connected to Council's reticulated water supply system.

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Performance outcomes	Acceptable outcomes	Applicant response
	sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	Complies with acceptable outcome AO4.1. The premises is connected to Council's reticulated wastewater system.
Stormwater quality		
PO5 Development is planned, designed, constructed and	AO5.1 A connection is provided from the premises to	Complies with acceptable outcome AO5.1. The premises is connected to Council's drainage

Performance outcomes	Acceptable outcomes	Applicant response
<p>operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>Council's drainage system;</p> <p>or</p> <p>A05.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	system.
	<p>A05.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. 	<p>Complies with the performance outcome. The proposed development will ensure that all stormwater is managed and taken to a lawful point of discharge.</p>
	<p>A05.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an</p>	<p>Complies with the acceptable outcome. Erosion and sediment control practices will be designed, installed, constructed, monitored, maintained, and carried out in accordance with an</p>

Performance outcomes	Acceptable outcomes	Applicant response
	erosion and sediment control plan.	erosion and sediment control plan.
	<p>A05.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Complies with the performance outcome. The development is not of a scale to require stormwater flow control measures.</p>
Non-tidal artificial waterways		
<p>PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater 	<p>A06.1 Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 	<p>Not applicable The proposed development does not involve a non-tidal artificial waterway.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(e) management; achieve water quality objectives.	AO6.2 Non-tidal artificial waterways are located: <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. 	Not applicable The proposed development does not involve a non-tidal artificial waterway.
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. 	Not applicable The proposed development does not involve a non-tidal artificial waterway.
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: <ul style="list-style-type: none"> (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an 	Not applicable The proposed development does not involve a non-tidal artificial waterway.

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

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

Performance outcomes	Acceptable outcomes	Applicant response
	<p>other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
Electricity supply		
<p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Complies with acceptable outcome AO8.1.</p> <p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Areas north of the Daintree River have a different standard.	
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	Not applicable.
	AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with the acceptable outcome. The site is connected to telecommunications infrastructure.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant response
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: <ul style="list-style-type: none"> (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles. 	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Complies with the acceptable outcome. No works are proposed within the road reserve.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Complies with the acceptable outcome. There is existing road, kerb and channel for the full road frontage of the site.
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Complies with the acceptable outcome. Access for emergency vehicles is provided for.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Not applicable. Services are already existing.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development;	Complies with acceptable outcome No alteration to utility mins is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p>AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	Not applicable
Construction management		
<p>PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15 Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds. 	Complies with acceptable outcome
<p>PO16 Existing infrastructure is not damaged by construction activities.</p>	<p>AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the</p>	<p>Complies with the acceptable outcome. No works are proposed within the road reserve.</p>

MCU:

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PORT STREET, PORT DOUGLAS

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i>.</p>	
For assessable development		
High speed telecommunication infrastructure		
<p>PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>	<p>Complies with performance outcome Telecommunication Infrastructure already existing.</p>
Trade waste		
<p>PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <ul style="list-style-type: none"> (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. 	<p>AO18 No acceptable outcomes are prescribed.</p>	<p>Complies with performance outcome Where applicable, trade waste can be located and stored and collected onsite.</p>
Fire services in developments accessed by common private title		

Performance outcomes	Acceptable outcomes	Applicant response
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	Not applicable
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not applicable
PO20 Hydrants are suitably identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable

9.4.6 Landscaping code

Purpose

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

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

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

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Landscape design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: <ul style="list-style-type: none"> (a) promoting the Shire’s character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, 	AO1 Development provides landscaping: <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.	Complies with the acceptable outcome. The required area of landscaping is provided in accordance with the use code.

Performance outcomes	Acceptable outcomes	Applicant response
<p>parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>		
For assessable development		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	AO2.1 No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	Complies with the performance outcome. The existing mature tropical landscaping will be retained for the enjoyment of residents and guests of the proposed development.
	AO2.2 Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	Complies with the performance outcome. The development is of a scale and nature that does not facilitate tropical urbanism into the building design.
PO3 Development provides landscaping that is, as far as practical, consistent with the existing desirable	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever	Complies with the acceptable outcome. The existing vegetation located within the communal recreation area will be maintained.

Performance outcomes	Acceptable outcomes	Applicant response
landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	
	A03.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	Complies with the acceptable outcome. The existing vegetation located within the communal recreation area will be maintained.
	A03.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	Complies with the acceptable outcome. The existing vegetation located within the communal recreation area will be maintained.
	A03.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	Complies with the acceptable outcome. The existing street trees will be retained.
P04 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A04 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies with the acceptable outcome. Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
P05 Shade planting is provided in car parking areas	A05 Species are selected in accordance with Planning	Complies with the acceptable outcome. Any new landscaping will be undertaken in

Performance outcomes	Acceptable outcomes	Applicant response
where uncovered or open, and adjacent to driveways and internal roadways.	scheme policy SC6.7 – Landscaping.	accordance with Planning scheme policy SC6.7 – Landscaping.
P06 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies with the acceptable outcome. Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	Complies with the acceptable outcome. Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
P07 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	Not applicable.
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	
P08 Development provides for the removal of all weed and invasive species and implement on-going	AO8 Weed and invasive species detected on a development site are removed in accordance with a	Complies with the acceptable outcome. The site does not contain weed and invasive species.

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Performance outcomes	Acceptable outcomes	Applicant response
measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	management plan prepared by an appropriately qualified person.	
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	Complies with the performance outcome. New landscaping will be designed to reduce the potential for crime and vandalism.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies with the acceptable outcome. Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.

MCU:

9-13 PORT STREET, PORT DOUGLAS

LOT 4 ON RP738564

PORT STREET, PORT DOUGLAS



APPENDIX 2: TRANSPORT AND PARKING ASSESSMENT

MCU:

9-13 PORT STREET, PORT DOUGLAS
LOT 4 ON RP738564

PORT STREET, PORT DOUGLAS

APPENDIX 3: PROPOSAL PLANS

Drawing or Document	Prepared by	Reference	Date
COVER SHEET & SITE PLAN	TPG Architects	SL000	04/07/22
EXISTING SITE PLAN	TPG Architects	SK001	04/07/22
PROPOSED SITE PLAN	TPG Architects	SK002	04/07/22
PROPOSED SITE PLAN AREAS	TPG Architects	SK003	04/07/22
SKETCH FLOOR PLANS	TPG Architects	SK004	04/07/22
SITE COVER SETBACK PLAN	TPG Architects	SK005	04/07/22
ELEVATIONS & SECTIONS	TPG Architects	SK006	04/07/22

CORAL BEACH LODGE

DRAWING LIST	
SK000	COVER SHEET & SITE PLAN
SK001	EXISTING SITE PLAN
SK002	PROPOSED SITE PLAN
SK003	PROPOSED SITE PLAN AREAS
SK004	SKETCH FLOOR PLANS
SK005	SITE COVER SETBACK PLAN
SK006	ELEVATIONS & SECTIONS



EXISTING CARPARK	
COVERED	11 SPACES
UNCOVERED	4 SPACES
TOTAL	15 SPACES





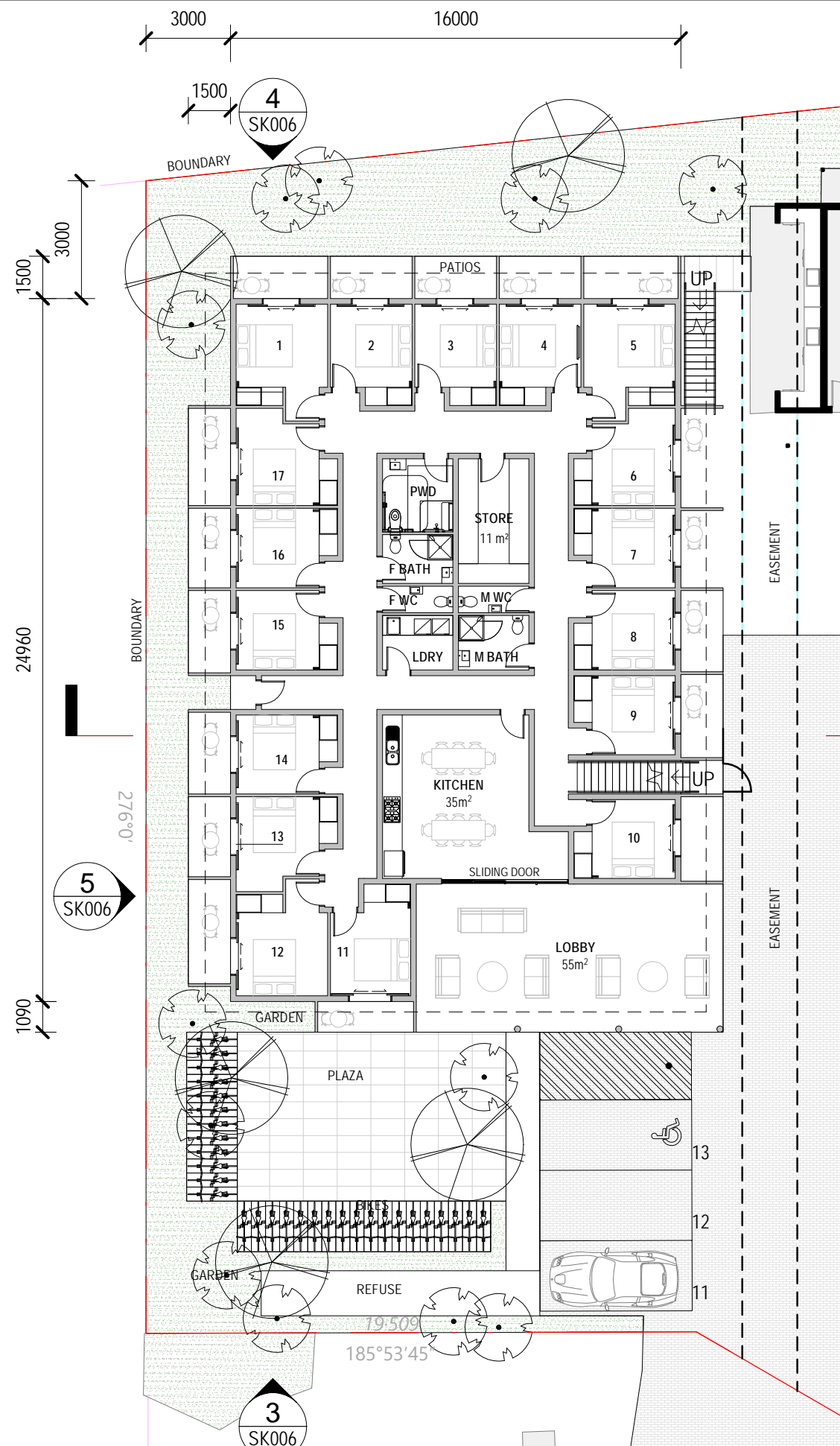
POPULATION ROOMS

EXISTING ROOMS	28
PROPOSED ROOMS	30

AREAS

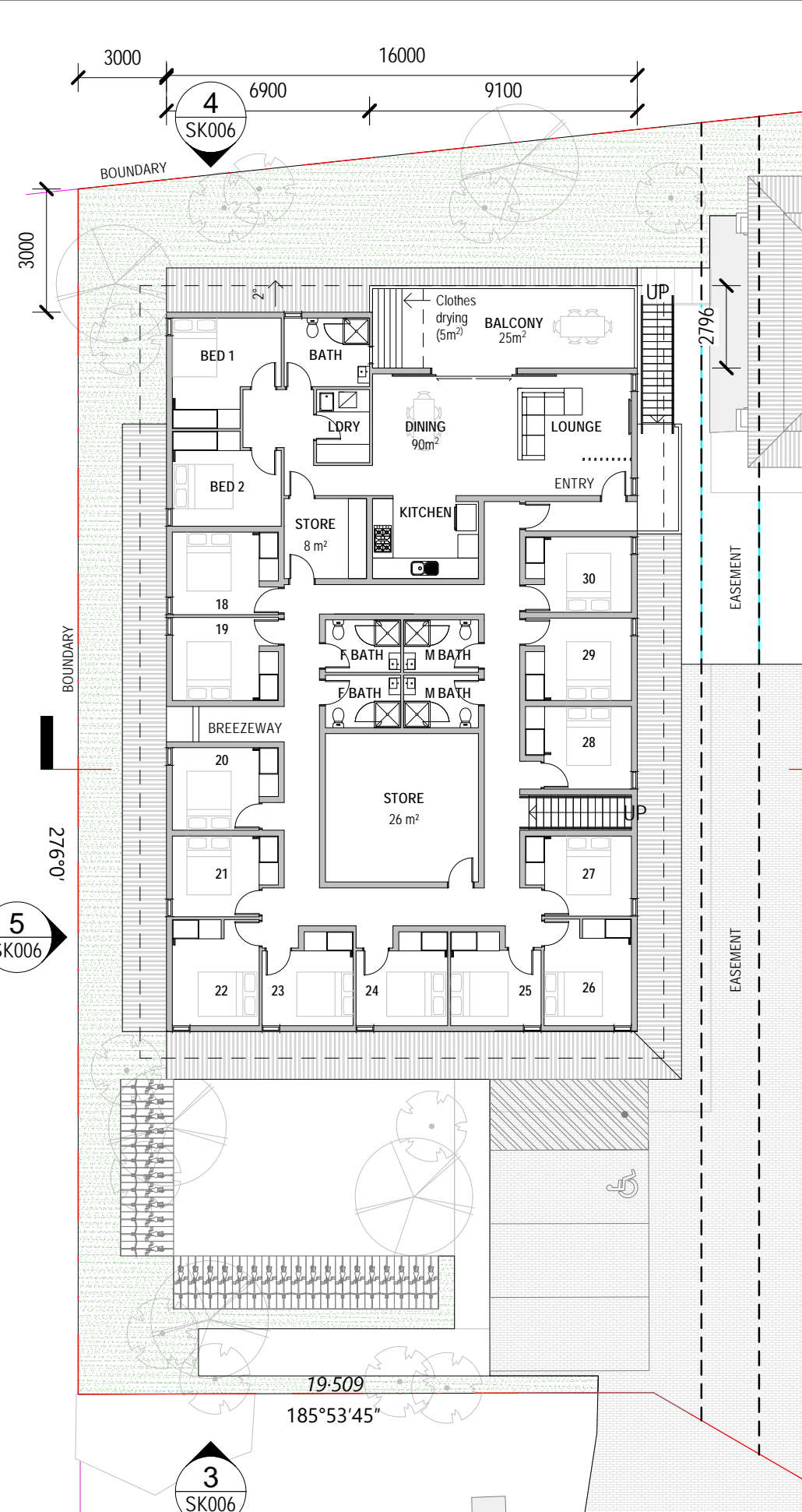
LANDSCAPE	1025m ²
LANDSCAPE	423m ²
COVERED AREA	334m ²





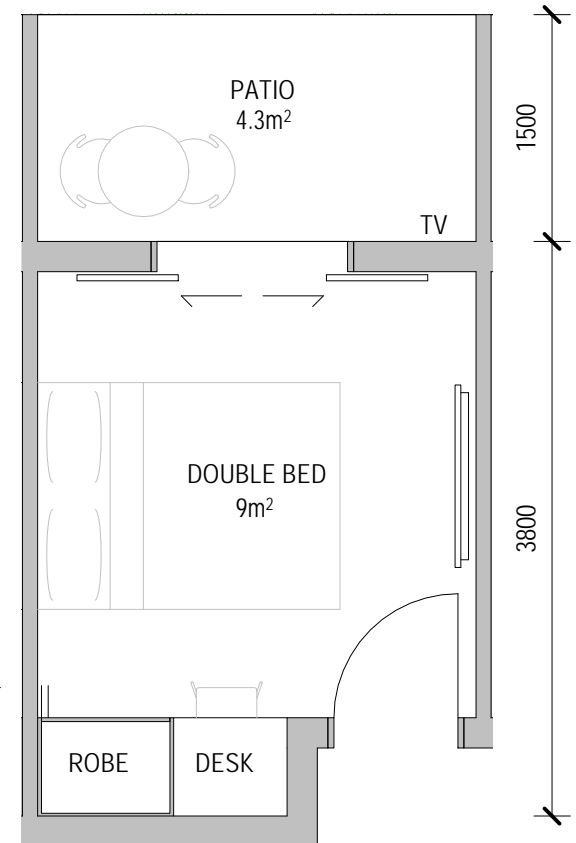
GROUND FLOOR PLAN

1 : 200



FIRST FLOOR PLAN

1 : 200



TYPICAL ROOM
1 : 50

PROPOSED NEW BUILDING

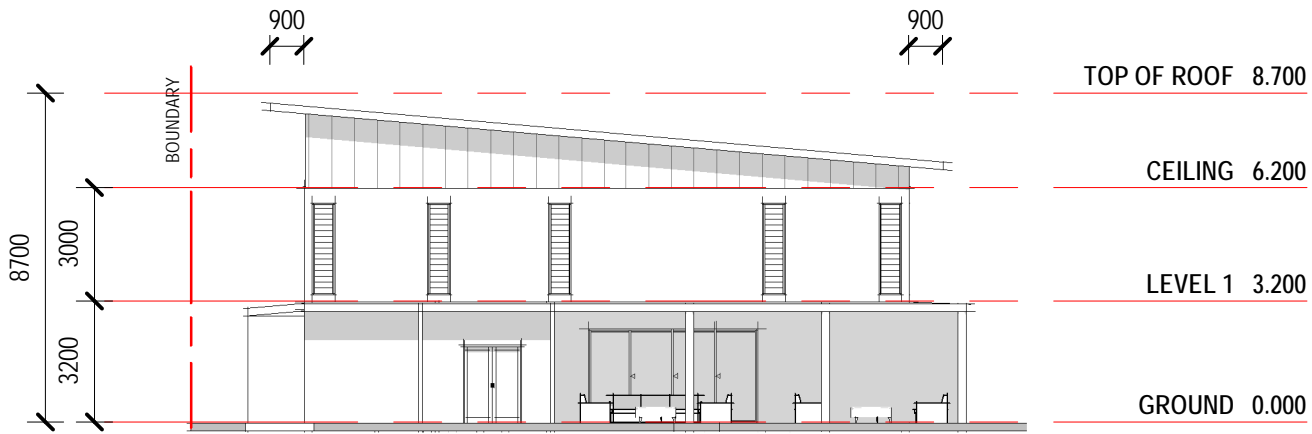
PLANNING GFA

LOWER	395m ²
UPPER	370m ²
TOTAL	765m²

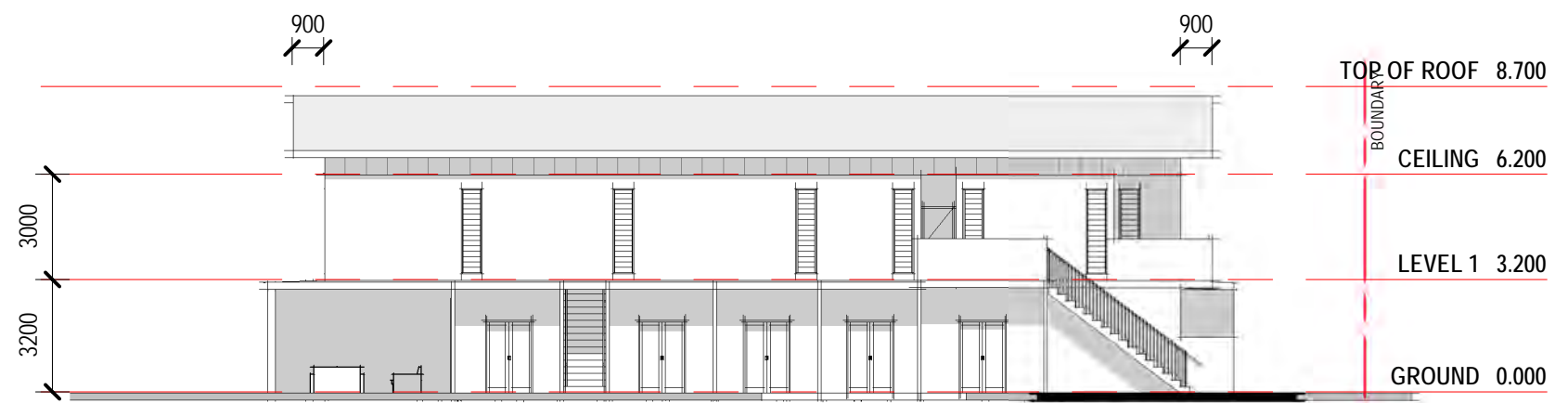
BUILDING GFA

+ LOBBY	55m ²
+ BALCONY	25m ²
+ PATIOS	75m ²
APPROX	920m²

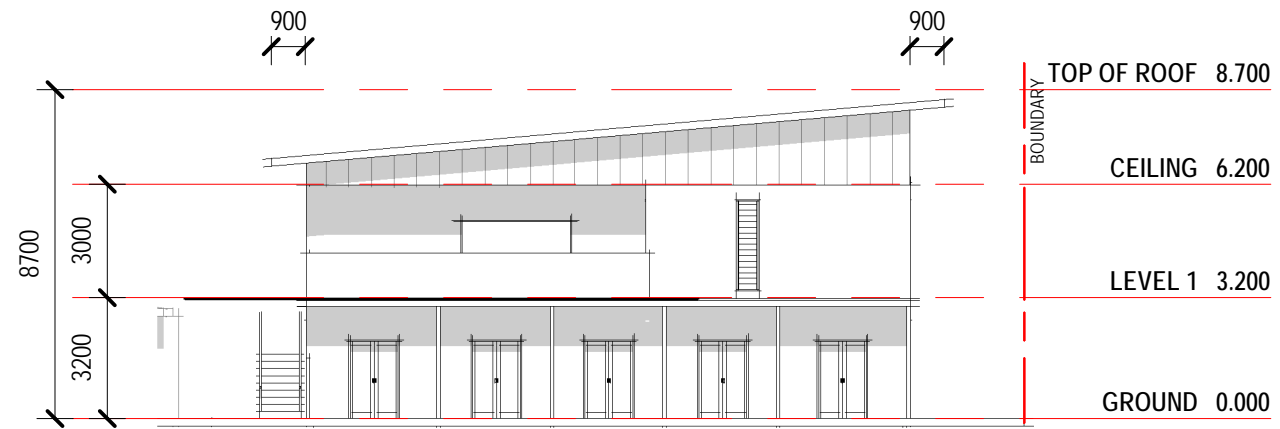
SITE COVER 515m²



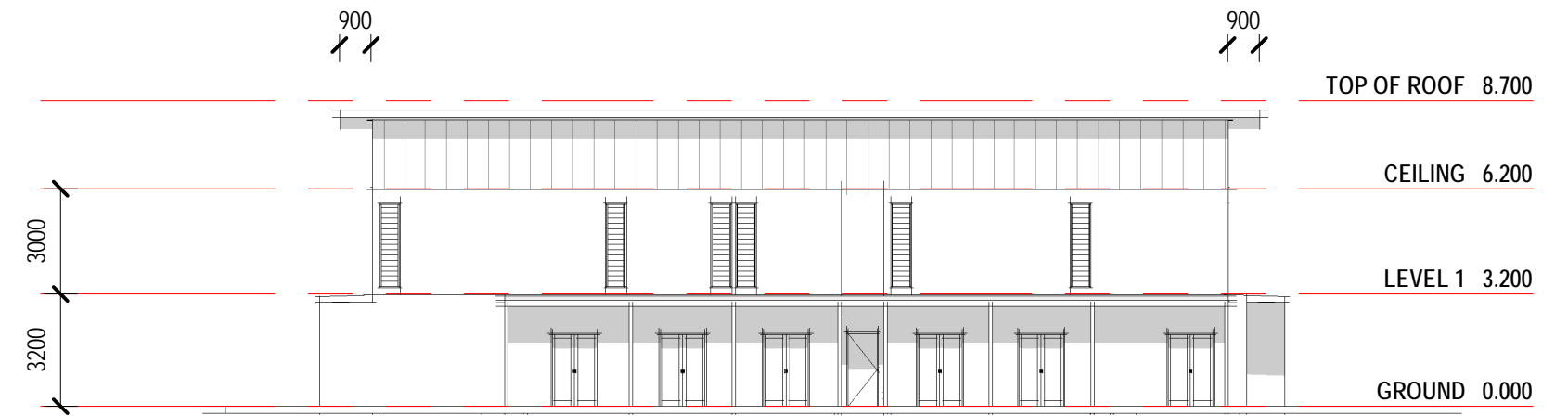
EAST ELEVATION
1 : 200



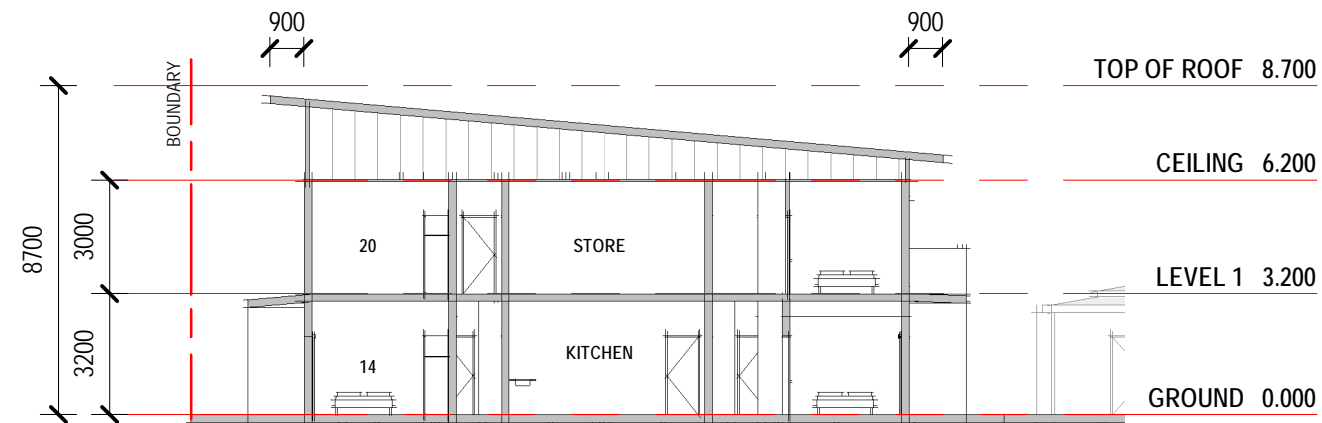
NORTH ELEVATION
1 : 200



WEST ELEVATION
1 : 200



SOUTH ELEVATION
1 : 200



SECTION A
1 : 200

4th July 2022
Nikki Huddy
C/o TKK Holiday
Coral Beach Lodge
9-13 Port Street
Port Douglas
4877 QLD

Dear Nikki

This statement has been prepared to accompany a Development Application (DA) to Douglas Shire Council for the demolition of a building called the “Bunkhouse” and construction of a new building comprising rooming accommodation housing within Coral Beach Lodge (CBL) at 9-13 Port Street in Port Douglas.

The purpose of this statement is to assess the parking and transport implications associated with the proposed development. The site location is shown in Figure 1.

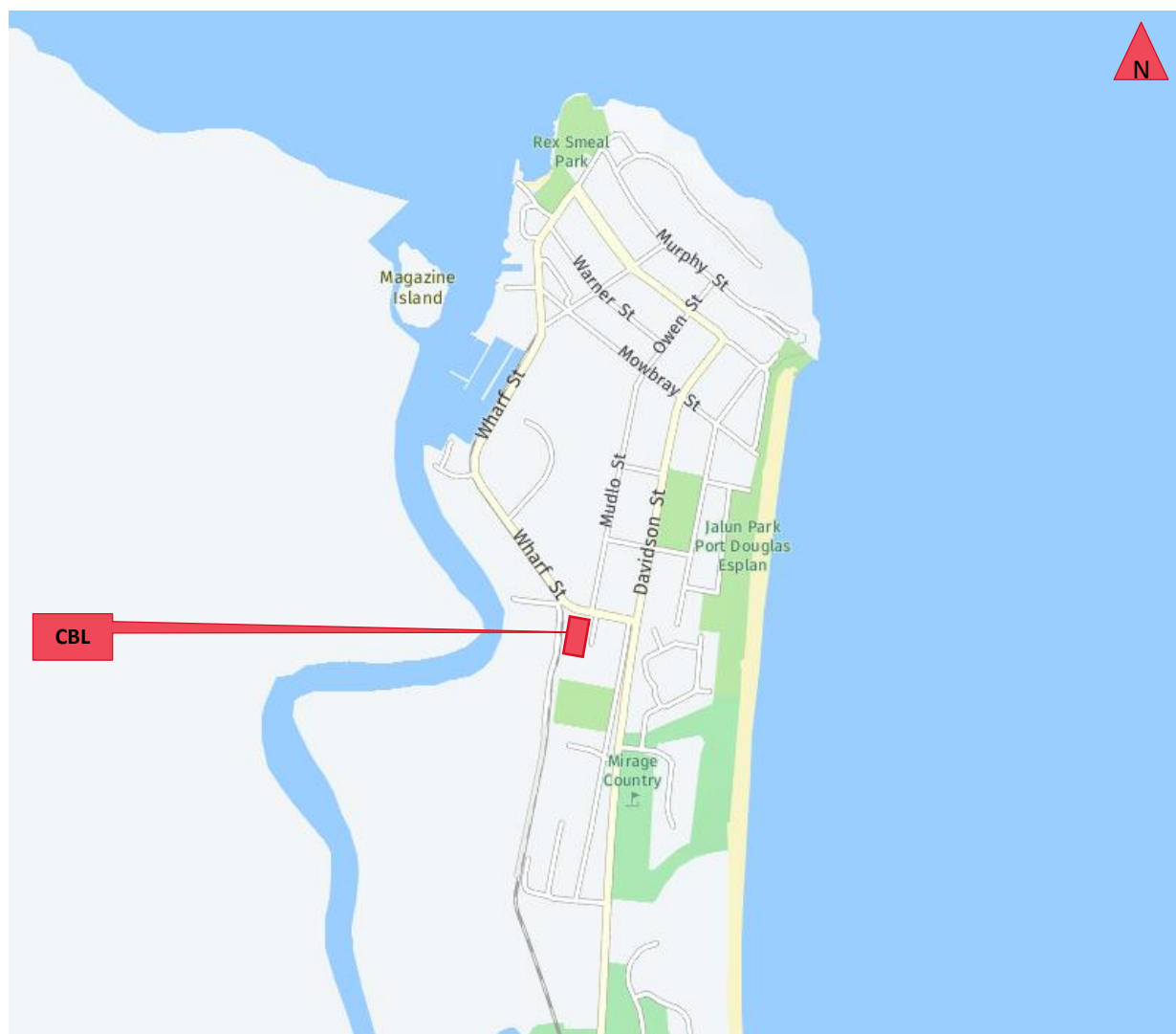


Figure 1 - Site location

1. Background Information

1.1. Site Location

CBL has a listed street address of 9-13 Port Street, Port Douglas and is bound by Craven Close on the eastern side and Port Street on the northern side. It is located on lot 4 of the RP 738564.

CBL's reception is located on Port Street, and the site's vehicular access is off the turning head on Craven Close.

The Bunkhouse, which is the subject site, is located on the southern portion of the lodge, as shown in Figure 2.

There is an easement running east-west across the southern side of the property.



Figure 2 - Aerial view of the Bunkhouse within CBL

1.2. Existing Site Use

1.2.1. Accommodation

CBL has undergone several modifications throughout its life. It opened as a 28-room “Port O’Call” motel with a reception off Craven Close. Shortly after, its use was changed to a backpacker lodge with 84 beds. Further amendments saw the site develop to the current 119-bed hostel with the reception off Port Street, a guest laundry, communal kitchen and many recreational areas for the guests. The previously operational bar and restaurant permanently closed in 2021. The latest accommodation related change involved the repurposing of the former reception and amenities block to the now known as the “Bunkhouse” occupied by the lodge’s residents.

Currently, the property comprises the following types of accommodation:

- Ensuited dorm rooms, with 4-5 beds per room in the main buildings, approximately 21m² each
- Ensuited private doubles, twins and family rooms in the main buildings, approximately 21m² each
- Non-Ensuited single or doubles in the Bunkhouse, approximately 7.5m² each

1.2.2. Guests

Dorm rooms and the Bunkhouse are mostly occupied by backpackers working in the local hospitality venues such as resorts and hotels (Pullman, Sheraton, Peppers, etc.) as well as cafes and restaurants. The lodge has an ongoing contract with the Wildlife Habitat to host their volunteer workers throughout the year. The Bunkhouse is very popular, as the rooms are private, i.e. not shared with others, though the bathrooms are communal for Bunkhouse residents. There is a queue to get into the Bunkhouse throughout the year.

The private doubles, twins and family rooms cater for travellers on a budget and are popular across any demographic and usual place of residence, be it from within or outside of Australia and anyone between 18 and 99 years of age.

With the staff accommodation shortages exacerbated by COVID-19 and Airbnb, CBL has started offering most of the private rooms to hospitality staff instead of renting them out on a short-term basis. However, future holiday makers’ bookings will see this trend reverse during the season, leaving many potential hospitality workers without accommodation.

1.2.3. Management

CBL is managed by 1.5 FTE staff, of which one acts as an on-site caretaker and is available 24/7. Their roles include guest and property security, day-to-day operations and ensuring the wellbeing of the guests. The manager also coordinates housekeeping and cleaning staff and general maintenance around the property.

Anecdotally, CBL “is the place to be” amongst the hospitality staff due to the respectful and clean environment created by the management.

1.2.4. Parking

Currently, the lodge has 12 covered car spaces, of which 2 are occupied by a bicycle rack, and 4 uncovered car spaces between the Bunkhouse and room 1. This totals to 15 car parking spaces. The area between staff accommodation and the laundry has in the past on rare occasions been used as an overflow car park providing capacity for additional 3-4 cars.

Off Port Street, there is space for up to 8 vehicles which are often used by guests upon arrival. There is also on-street parking along the southern side of Craven Close available to the community.

CBL offers multiple bicycle spaces, of which some are near the kitchen and some near room 1.

The current site layout is shown in Figure 3.

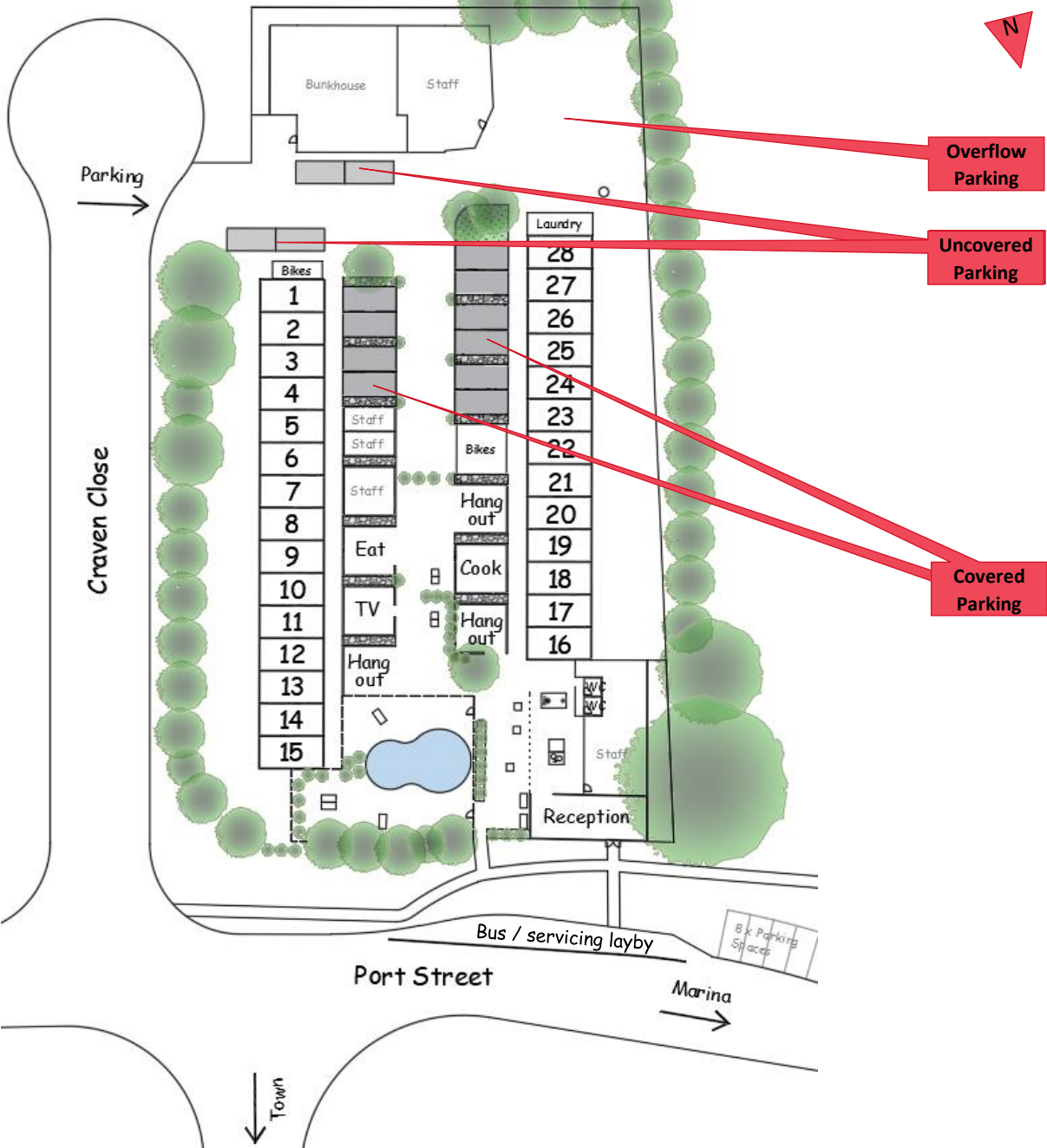


Figure 3 - Existing site layout

2. Proposed Development

2.1. General Description and Layout

CBL is proposing to demolish the existing Bunkhouse and develop a new building comprising 30 single and double rooms to provide staff accommodation for mostly overseas hospitality workers on temporary visas. The use of the remainder of the site is proposed to be unchanged; the rooms would consist largely of doubles, twins and triples, which would be used as per the existing arrangement to accommodate either local hospitality staff or short-term travellers depending on the season and demand at the time.

It is proposed to retain the currently approved total bed capacity of 119 within the entire site by reconfiguring bed capacities of all 58 rooms based on demand at the time, which *could* be as follows:

- 13 x single rooms
 - 29 x double or twin rooms
 - 16 x family or triple rooms
- => 119 beds across 58 rooms.

The upgrades also include the provision of 64 bicycle spaces and a total of 13 car parking spaces.

The proposed site layout is shown in Figure 4 and the architectural plans are shown in Attachment 1.



Figure 4 - Proposed site layout

2.2. Management

The staff accommodation would be offered under the use of “Rooming Accommodation”, as defined in the *Douglas Shire Council Planning Scheme 2018, Schedule 1: Definitions*:

Column 2: Definition

Premises used for the accommodation of one or more households where each resident:

- *has a right to occupy one or more rooms*
- *does not have a right to occupy the whole of the premises in which the rooms are situated*
- *may be provided with separate facilities for private use*
- *may share communal space with one or more of the other residents.*

The use may include:

(a) rooms not in the same building on site

(b) provision of a food or other service

(c) on site management of staff and associated accommodation.

Facilities include furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008.

Column 3: Examples include

Boarding house, hostel, monastery, off-site student accommodation

Column 4: Does not include the following examples

Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

The *Residential Tenancies and Rooming Accommodation Act 2008* reads as follows:

15. Rooming accommodation

(1) Rooming accommodation is accommodation occupied or available for occupation by residents, in return for the payment of rent, if each of the residents—

(a) has a right to occupy 1 or more rooms; and

(b) does not have a right to occupy the whole of the premises in which the rooms are situated; and

(c) does not occupy a self-contained unit; and

(d) shares other rooms, or facilities outside of the resident’s room, with 1 or more of the other residents.

Example for paragraph (d)— a boarding house in which each of the residents occupies a room and shares a bathroom, kitchen, dining room and common room with the other residents

(2) For subsection (1), it is immaterial whether or not—

(a) the rooms are in the same premises; or

(b) the resident is provided with a food service, personal care service or other service.

It is considered that rooming accommodation can be co-located with short-term accommodation premises based on Section 40 of the *Residential Tenancies and Rooming Accommodation Act 2008*, which states the following:

40. Hotels and motels

This Act applies to a residential tenancy agreement even if the premises are part of a hotel or motel.

A caretaker will continue living on-site and be available in case of emergencies 24/7. General housekeeping and maintenance will continue being conducted as per the existing situation.

The rooms under the rooming accommodation arrangement will be inspected once a week to ensure these are kept in an acceptable manner.

2.3. Facilities

Communal facilities available to all guests include a pool, various breakout rooms, a TV room, table tennis table, pool table, a dining area and a kitchen.

Ongoing improvements are being undertaken around the lodge on a regular basis. Though no detailed plans have been prepared yet, it is being considered to provide a quiet air-conditioned study room and/or a yoga room, and the kitchen is planned to be upgraded in the near future.

3. Existing and Future Transport Infrastructure

3.1. Active Transport

Walking, skating and cycling are viable transport options and are often quicker for short trips door to door. Walking and cycling are also the most space efficient modes of transport for short trips and present the highest benefits, i.e. improved health for the individual, reduced congestion on the road network and reduced noise and emission pollution. However, the likelihood of someone choosing walking as a mode of transport depends on the level of amenities between the origin and destination of the trip.

The locality was reviewed for features that would attract active transport trips (walking and cycling), with reference to the NSW Guidelines for Walking and Cycling (2004). The guideline suggests that 400-800m is a comfortable walking distance when considering the distance to public transport, which equals a 5–10-minute walk. A 15-minute walk, or 1.2km distance is seen as acceptable if walking is the only mode of transport.

The comfortable cycling distance is defined by the Guide to be between 800m-1.5km, which equals a 5-minute cycle. Distances of up to 5km (15-minute cycle) are seen as acceptable if cycling is the only mode of transport.

The following describes the existing pedestrian and cycling infrastructure within Port Douglas, and how this has been and will be used by CBL's guests.

As shown in Figure 5, CBL is located approximately 1.2km from the town centre and the main road Macrossan Street, which features a Coles supermarket, shops and restaurants. It is also close to Port Douglas' sports complex and the beach.

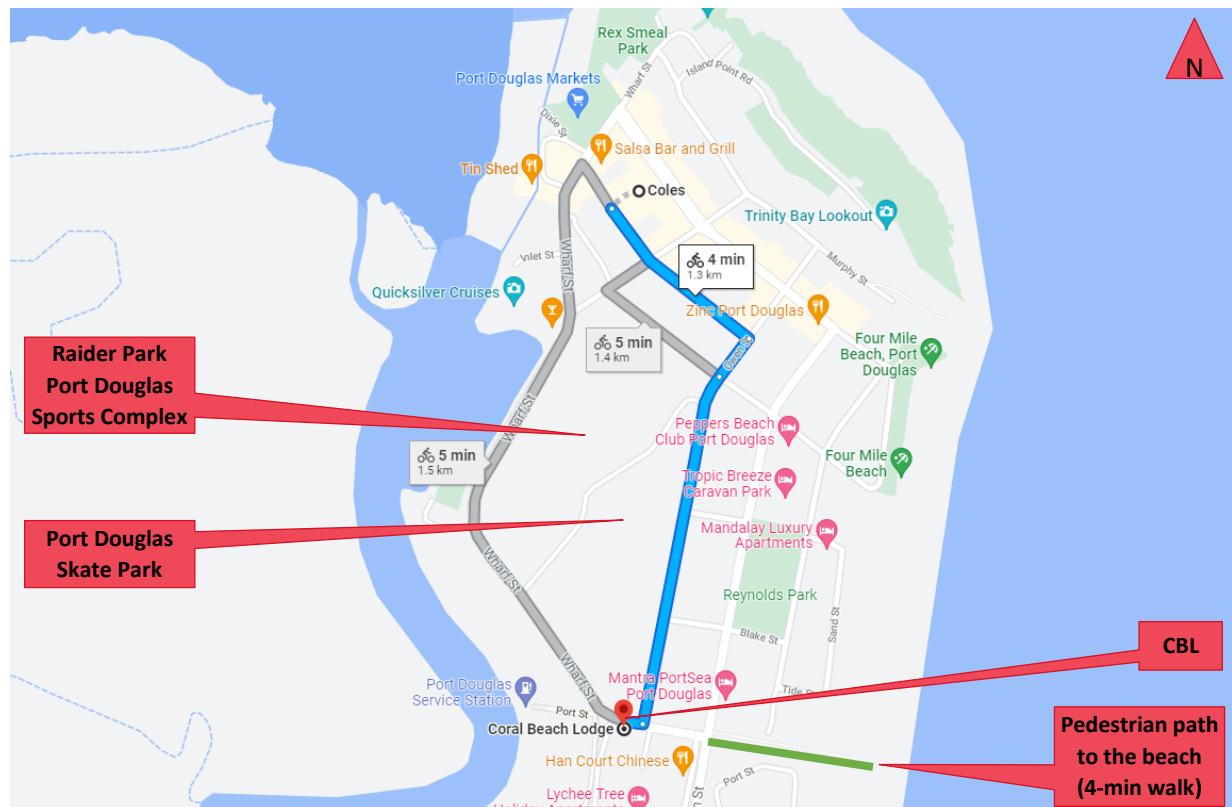


Figure 5 - Distance between CBL and Macrossan Street

Figure 6 and Figure 7 present cycle infrastructure upgrade plans for the Port Douglas region.

Davidson Street / Port Douglas Road offer a line marked on-road cycle path, and many of the secondary bike routes have recently been completed. The path just outside of CBL provides a direct off-road cycle path for staff residing at CBL and working in businesses in the town centre.

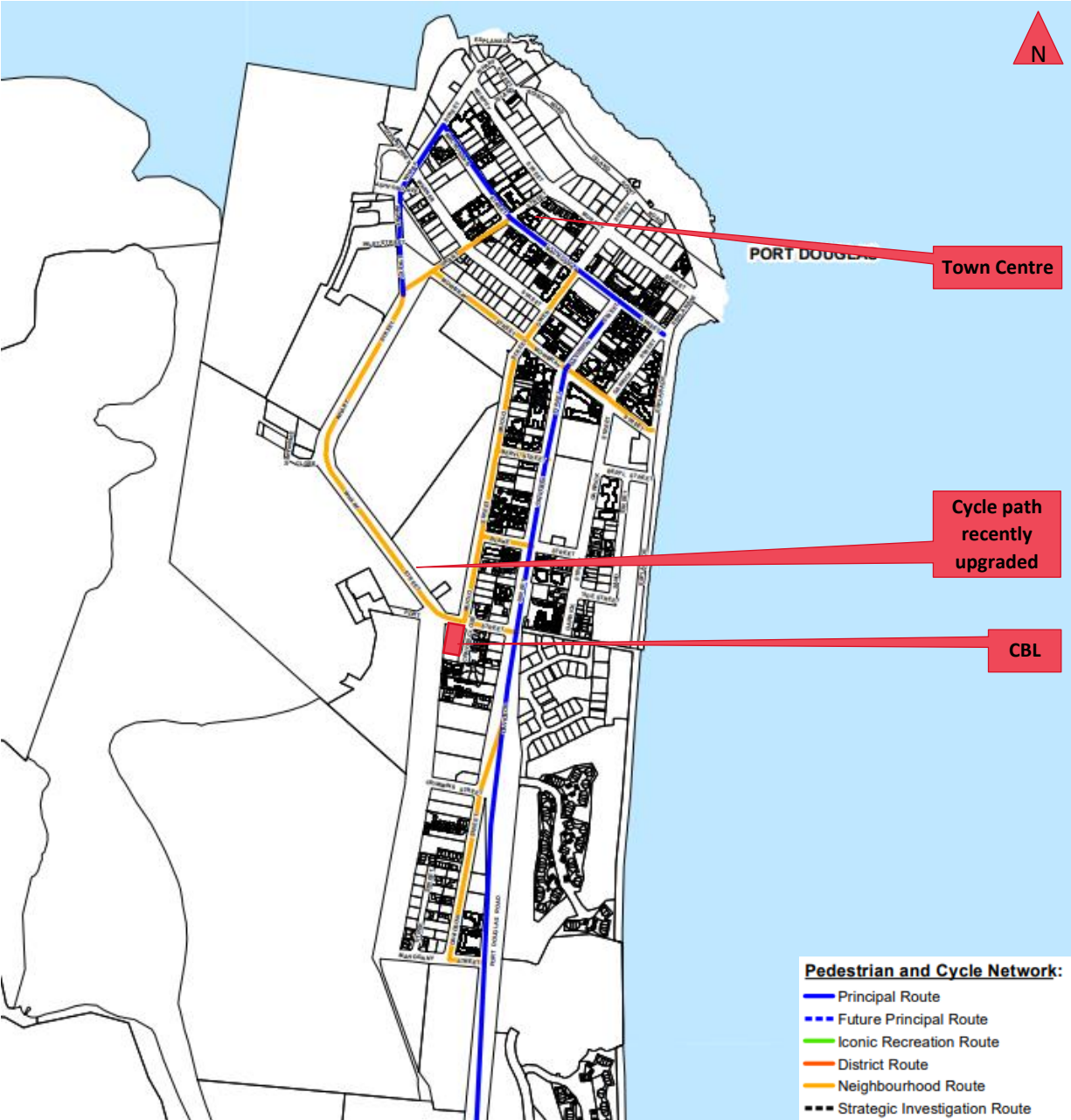
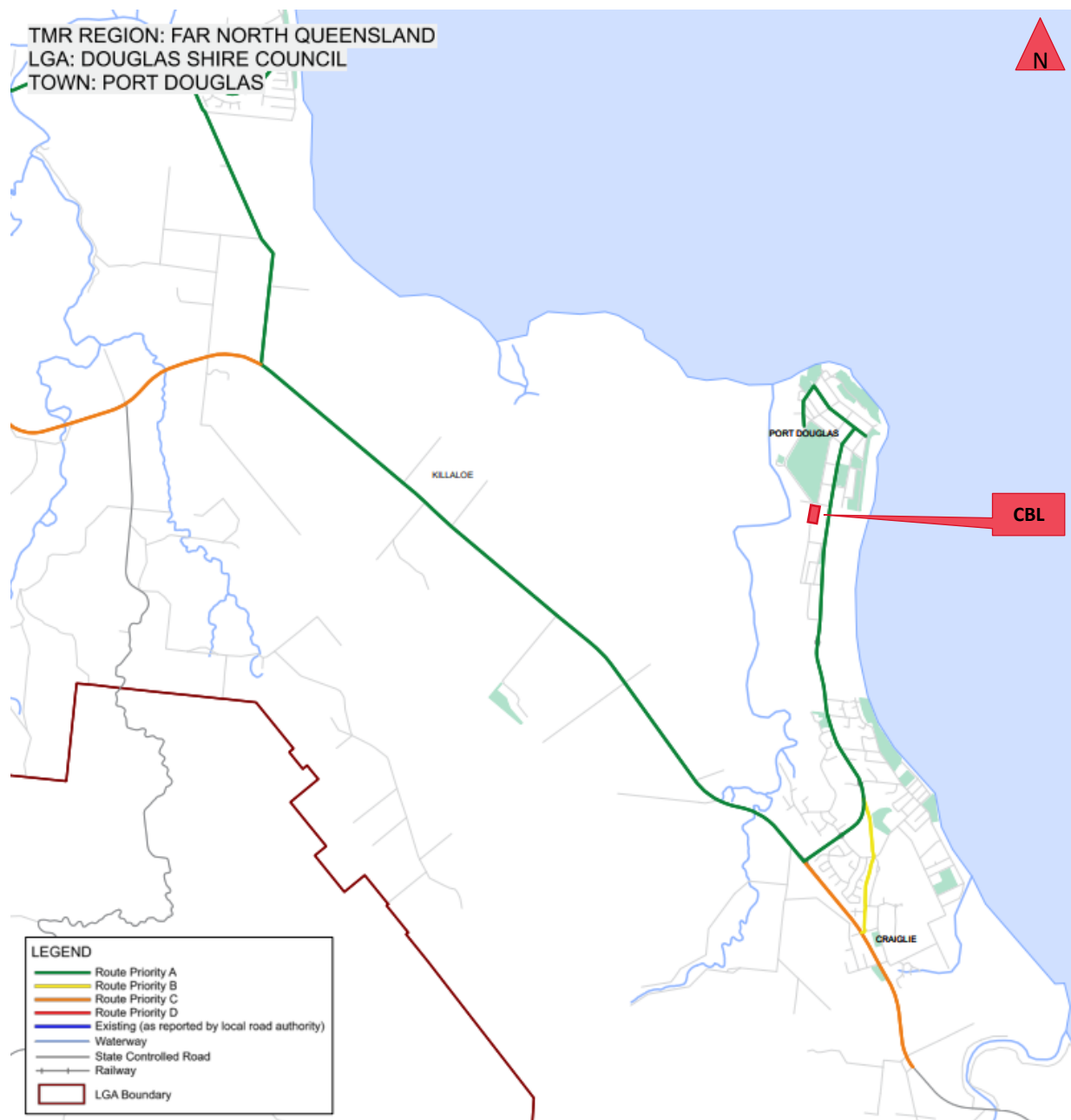


Figure 6 - Transport Network (Pedestrian and Cycle) Overlay Map Sheet - PCN-016



6. Captain Cook Highway to Port Douglas

- **Route:** This route extends off the Captain Cook Highway along Port Douglas Road, onto Macrossan Street before turning left and travelling along Wharf Street.
- **Category:** Principal Route
- **Priority:** A
- **Status:** Commenced

Figure 9 shows distances and bike travel times from CBL to the major employment businesses. The vast majority of businesses in Port Douglas are located no further than a 15-minute cycle from CBL.



Figure 9 - Distances from CBL to work places

Overall, it is considered that Port Douglas offers well developed and convenient active transport infrastructure, with footpaths mostly on at least one side of the carriageway as well as on and off-road cycle paths connecting CBL to the major employment areas.

3.2. E-Scooters

E-scooters have recently increased in popularity, and some of CBL's guests own electric skateboards or e-scooters.

CBL agreed to providing a Beam Scooter station (see Figure 10) as a means to enabling alternative transport modes to its guests. Beam recently revisited their model to offer attractive prices to commuters on a per-minute basis, rather than charging a high up-front fee targeting tourists.

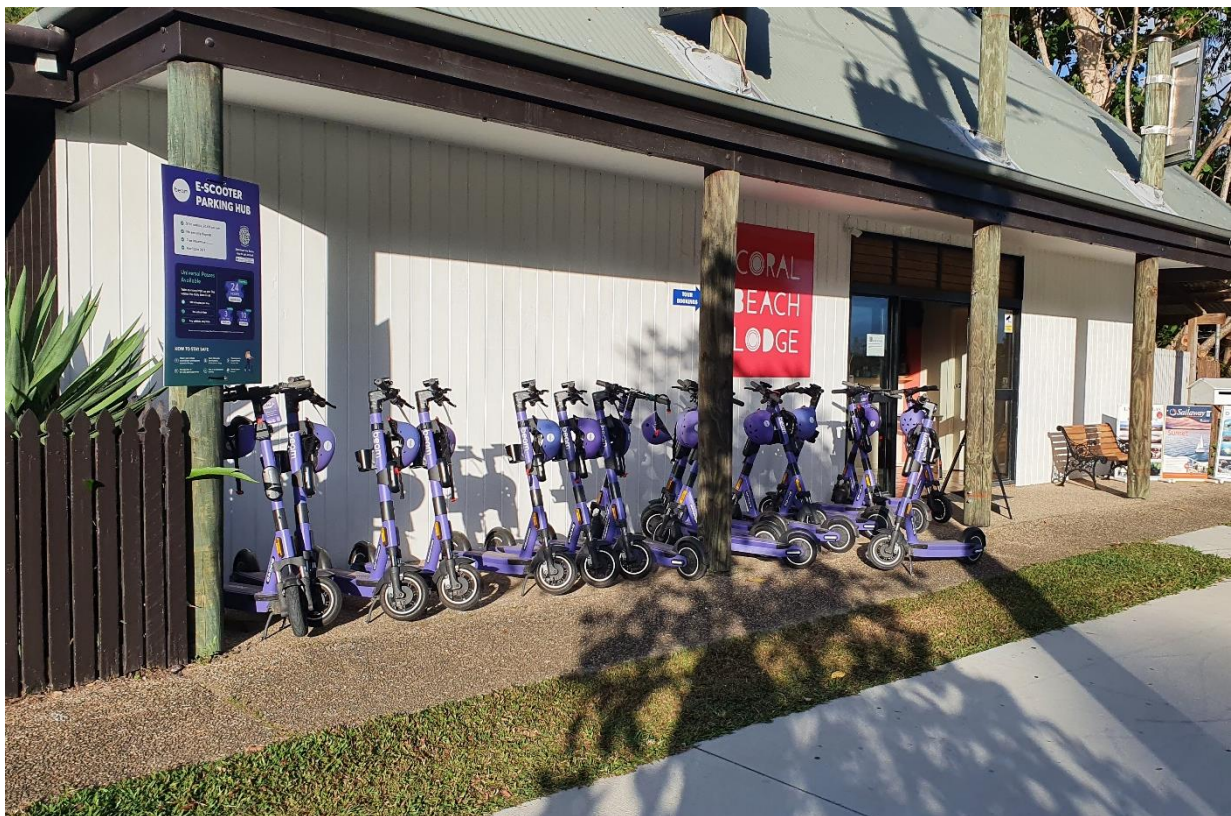


Figure 10 - Beam Scooter station in front of CBL

3.3. Public Transport

There are no scheduled public transport services within Port Douglas; However, private shuttle buses such as Excellence, SR Coaches, Sizzling Wheels etc. offer quick and convenient transportation around the town.

The shuttles offer local's discounts and multi-use passes reducing the price to \$4 per trip, which is considered acceptable for employed users of this transport mode.

There is a number of bus companies offering transfers between Cairns CBD and airport and Port Douglas.

3.4. Private Transport

CBL is primarily serviced by the access road Craven Close, the collector roads Port Street, Wharf Street and Mudlo Street, and the arterial road Port Douglas Road, which provides access to the wider road network within the LGA.

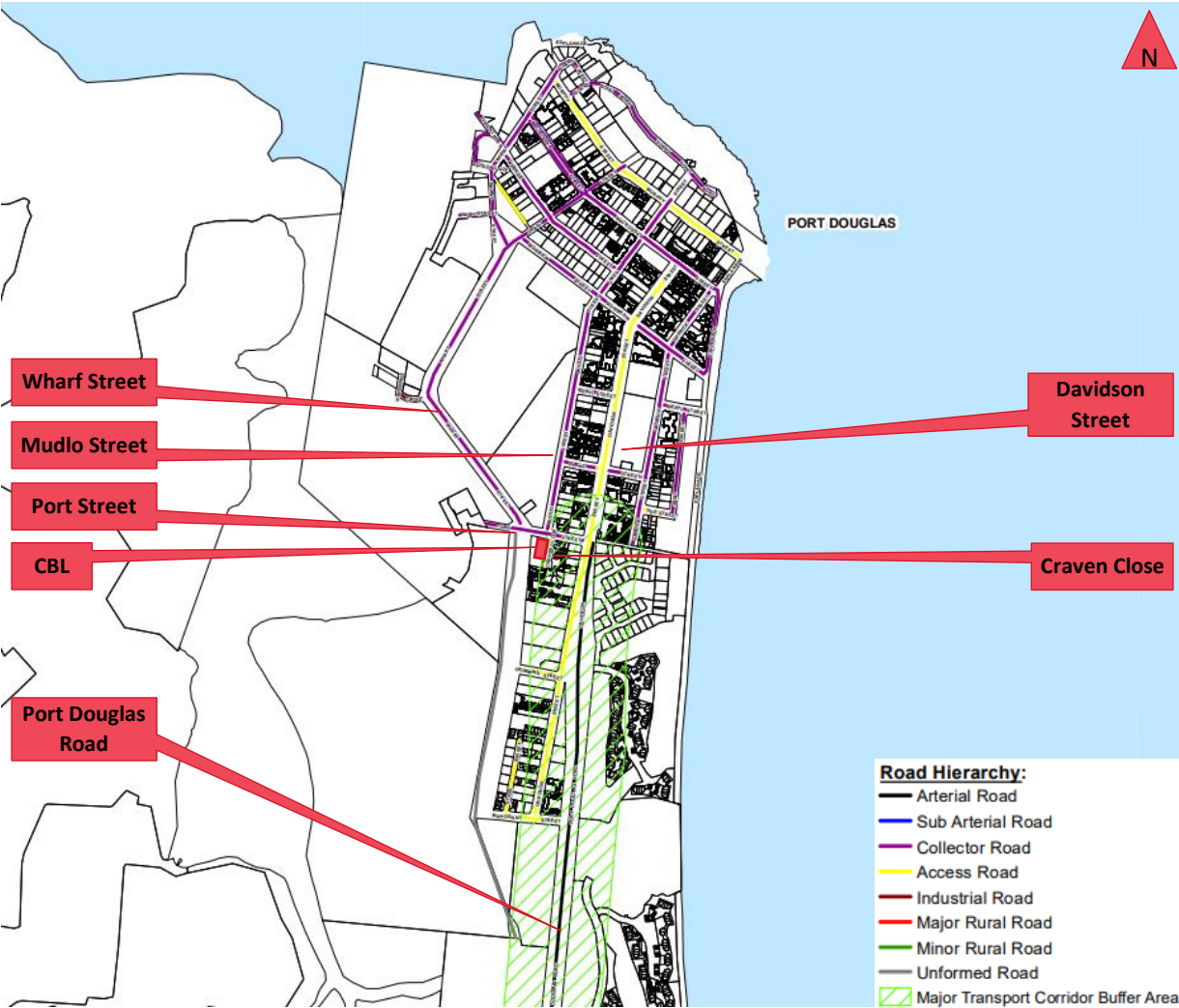


Figure 11 - Transport Network (Road Hierarchy) Overlay Map Sheet - RH-016

4. Travel Behavior of CBL Guests

4.1. Staff

Out of 64 resident hospitality staff, only 3 own a private vehicle (5%). The caretaker also owns a car.

The majority of residents use bicycles to travel around Port Douglas, while others use skateboards.

The figures below show the utilisation of the on-site bicycle racks at 7:30am on 22nd June 2022.



Figure 12 - Bicycle rack near the kitchen (Photo taken at 7:30am on 22nd June 2022)



Figure 13 - Bike rack near room 1 (Photo taken at 7:30am on 22nd June 2022)

4.2. Parking Occupancy Survey

CLB undertook a survey of car and bicycle occupancy at the lodge over a 4-week period between Saturday 21st May to Monday 20th June. The results show that with the exception of 1 day, the car occupancy never exceeded 10 vehicles (refer to Table 1), despite the lodge's occupancy of over 91% each day. Further, the highest car occupancy occurred on weekends, where the short-term occupancy is the highest.

Bicycle occupancy in the mornings ranged between 25-40. This time is likely to represent the peak occupancy, as the majority of workers start their shifts later in the day.

The 4 residents' and caretaker's vehicles are included in the vehicle count shown below, meaning that often during the week the short-term guest car occupancy is near 0.

Table 1 - Car and Bicycle Survey

Date	Occupancy Rate	7:00 am		5:30 pm	
		Cars	Bicycles	Cars	Bicycles
Saturday, 21 May 2022	91%	4	32	9	19
Sunday, 22 May 2022	95%	12	25	3	20
Monday, 23 May 2022	98%	4	29	4	22
Tuesday, 24 May 2022	98%	7	28	5	25
Wednesday, 25 May 2022	100%	7	30	5	21
Thursday, 26 May 2022	100%	8	31	9	24
Friday, 27 May 2022	93%	4	32	4	17
Saturday, 28 May 2022	93%	9	31	8	15
Sunday, 29 May 2022	96%	10	41	7	19
Monday, 30 May 2022	93%	4	35	3	21
Tuesday, 31 May 2022	97%	6	31	5	20
Wednesday, 1 June 2022	93%	4	38	3	23
Thursday, 2 June 2022	95%	3	39	3	31
Friday, 3 June 2022	97%	3	37	5	30
Saturday, 4 June 2022	98%	6	38	6	19
Sunday, 5 June 2022	95%	7	41	3	15
Monday, 6 June 2022	98%	4	40	4	14
Tuesday, 7 June 2022	95%	3	38	5	31
Wednesday, 8 June 2022	100%	5	39	4	33
Thursday, 9 June 2022	98%	6	38	5	28
Friday, 10 June 2022	98%	4	40	4	19
Saturday, 11 June 2022	98%	10	34	6	22
Sunday, 12 June 2022	96%	7	36	8	20
Monday, 13 June 2022	97%	9	36	3	19
Tuesday, 14 June 2022	93%	8	30	4	20
Wednesday, 15 June 2022	95%	8	27	4	23
Thursday, 16 June 2022	97%	7	29	8	27
Friday, 17 June 2022	91%	4	30	5	30
Saturday, 18 June 2022	98%	9	33	8	14
Sunday, 19 June 2022	96%	9	34	7	18
Monday, 20 June 2022	96%	9	35	8	19

4.3. Summary

Out of the 64 current hospitality workers

- 3 own a car (5%)
- 40 own a bicycle (63%)
- The remaining 21 (32%) walk, take a shuttle or use a skateboard / scooter.

The low car ownership can be attributed to the following:

- The general size of Port Douglas, where all amenities are located in short distances
- Good pedestrian and cycle infrastructure within Port Douglas
- Low crime rate in Port Douglas, meaning that walking and cycling are considered safe, even at night
- Scooters providing fun and affordable trips
- Shuttles providing easy and affordable trips, which are particularly convenient during rainy days
- Backpackers tend to work hard for a few months, often at 2-3 locations doing as many shifts as possible, to save money and to then be able to travel around Australia. Owning a car during this time of work would mean additional expenses, which are seen as unnecessary given that transport within Port Douglas can be undertaken in many alternative ways, as per the previous points.

5. Parking Assessment

5.1. Local Planning Schemes

As outlined in Section 2, the staff accommodation is proposed to be classified as “Rooming Accommodation”. *Table 9.4.1.3.b – Access, parking and servicing requirements* in the *Douglas Shire Planning Scheme 2018, Part 9: Development Codes* does not stipulate a parking rate for “Rooming Accommodation”, but specifies the following for “Any use not otherwise specified in this table”:

- Minimum number of ordinary vehicle parking spaces:
Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
- Minimum number of bicycle spaces:
Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
- Minimum standard design service vehicle:
To be determined

As per the definition of Rooming Accommodation in the Planning Scheme, the proposed development would not be classified as hospice, community residence, dwelling house, short-term accommodation or multiple dwelling, thus parking rates for these land uses are not seen as appropriate. Instead, a first principal assessment has been undertaken to determine the anticipated parking demand for the proposed building, while taking into consideration the following:

- Parking requirement based on the Planning Schemes for short-term accommodation as a means of establishing a comparison / base rate.
- Previous approvals / assessments of the site
- Parking rates at comparable properties
- Actual car parking demand and bicycle use determined through a survey

The proposed development is a restructure of the existing use to provide better quality facilities while retaining the existing number of beds. If the development was proposed on a greenfield site under the current Planning Scheme, the existing 28 rooms would fall under the “Short term accommodation” use with the following rates stipulated:

- If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit
- If outside Precinct 1: Port Douglas precinct in the Post Douglas / Craiglie local plan:
 - For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.
 - For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.
 - 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.
- In all cases 60% of the car parking area is to be covered.

- Bicycle parking: 1 space per 10 rooms

It is noted that the 2018 Planning Scheme does not provide a specific parking rate for hostels or backpackers, though it is considered that budget travellers tend to travel more by alternative modes, such as buses or carpool for economic reasons, thus reducing the on-site parking demand. Therefore, the previous Planning Scheme from 2006 was reviewed, which stipulates the following parking rates for short-term accommodation:

- 1 car space per 10 beds where dormitory accommodation.
- A parking bay for the loading and unloading of buses where thirty rooms or more, or where 30 beds in the dormitory accommodation.

The site provides accommodation for a caretaker, which in accordance with the 2018 Planning Scheme requires the following parking considerations:

- A minimum of 1 space
- No bike space requirement

5.2. Car Parking

5.2.1. Requirement based on the Planning Scheme

The parking requirement based on the Planning Schemes is presented Table 2.

Table 2 - Car parking requirements according to Planing Schemes

Land use		Car parking rate	Parking requirement for		Proposed parking provision
			28 rooms of short-term accommodation	30 rooms of rooming accommodation	
			=> 119 beds in total*		
Short-term Accom. 2018 Planning Scheme	Within Precinct 1	0.5 car spaces per dwelling unit	14	-	
	Outside Precinct 1	For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.	1+1+1=3	-	
		For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.	5+2+1=8		
		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	10.5+3+2.5=16		
			=> 27		
	Caretaker	A minimum of 1 space	1	-	
Short-term Accom. 2006 Planning Scheme	Guests	1 car space per 10 beds where dormitory accommodation.	7	-	13
	Caretaker	1 car space	1	-	
Rooming accommodation		Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	-	3 (Refer to Section 4, Section 5.2.4 and Section 5.5)	
Total:			11		13

* As an example, this assumes the new building would consist of 13 x single and 17 double rooms => 47 beds.

Total of 119 beds - 47 beds in the new building = 72 beds in the existing 28 rooms.

The short-term component of the site based on parking requirements stipulated in the Planning Schemes, the following is considered:

- The 2018 Planning Scheme distinguishes between sites located within and outside Precinct 1. While CBL technically lies outside Precinct 1, it is on the fringe of this boundary. Further, the type of accommodation offered at this property, as well as the active transport options described in Section 3.1 lend themselves to question the requirement to provide 27 parking spaces for 28 backpacker rooms.
- If the 2018 Planning Scheme rate for properties within Precinct 1 was taken into consideration, the 28 rooms would require 14 parking spaces. However, as stated before, this Planning Scheme does not distinguish between hotel rooms and backpacker rooms. Considering that the proposed development would reduce the capacity of the existing 28 rooms, it seems reasonable to question if the calculated rate accurately represents the potential car parking demand generated by the reduced number of prospective guests of the existing lodge component.
- In accordance with the 2006 Planning Scheme, the remaining beds allocated to the short-term accommodation following the reallocation of beds would generate a demand for approximately 7 parking spaces.

Given the use of the site and the alternative transport options available (refer to Section 3), it is proposed to assume that 7 car parking spaces are required for the short-term component of CBL and 1 space for the caretaker.

Based on the actual demand, the rooming accommodation component would require 3 parking spaces, refer to Section 4, Section 5.2.4 and Section 5.5.

Based on the above, if the proposed was a green-field development, the parking requirement for the site would be 11. The development proposes to provide 13 parking spaces, thus exceeding this requirement.

5.2.2. Previous Assessments

In accordance with the *Senior Planning Officer's Report* dated 26 October 2000 (refer to Attachment 2), the 119-bed hostel complied with the planning scheme requirements at that time of 1 covered space per 10 beds, totaling 12 parking spaces.

Based on the above, it is assumed that a 119-bed hostel requires to provide 12 car parking spaces.

The proposed changes to the site see more hospitality workers stay at the lodge. Backpackers on working holiday visas are unlikely to own a vehicle during their time of work to save up before they are ready to move on to travel around Australia. This is likely to result in a minimal car parking demand.

5.2.3. Comparable Property - Port Douglas Backpackers

A comparable property is Port Douglas Backpackers located on 37-39 Warner Street (formally Parrot Fish), which is a purpose-built backpacker hostel with 188 beds.

A plan of the ground level area of Port Douglas Backpackers from the most recent Information Memorandum (see Attachment 3) shows that there is an area allocated for parking just off the driveway off Warner Street (see Figure 14 on the right). As the measurements are not legible on the plan, a review of distances using google maps has been undertaken (see Figure 15) to determine how many parking spaces can be accommodated within the parking area. A schematic drawing in Figure 14 on the left shows that there is space for 7 parking spaces within the area.

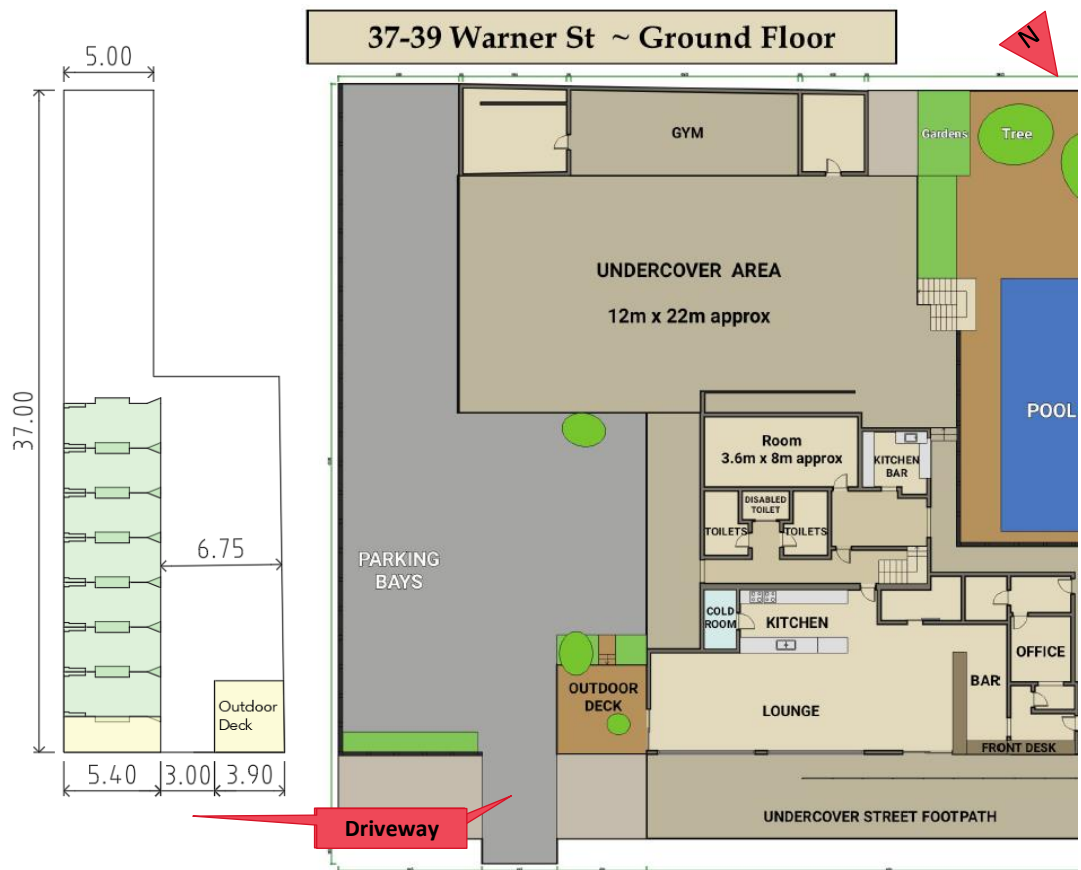


Figure 14 - Port Douglas Backpackers – Parking area (l. dimensions based on google maps, r. Ground floor plan)

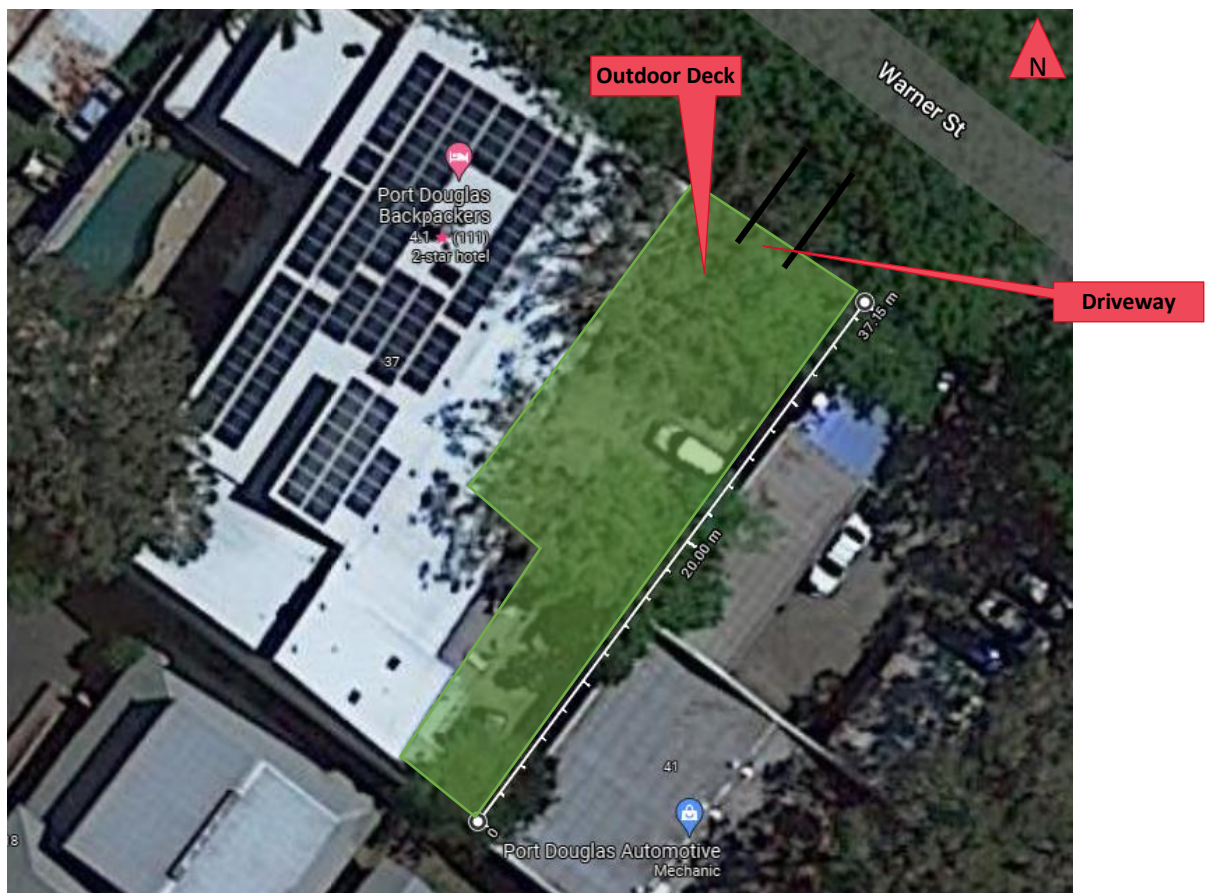


Figure 15 - Port Douglas Backpackers - Dimensions of the property / parking area based on google maps

Photos taken in November 2021 (see Figure 16 and Figure 17) show that the area on the right behind the “outdoor deck” is occupied by waste bins, and the area on the left has seating, meaning that the actual parking provision within the site is minimal.

Further, this hostel has a bar, meaning that non-resident visitors are likely to travel to this property, thus potentially generate additional parking demand. However, for the purpose of a conservative assessment, it is assumed that the car park within Port Douglas Backpackers can accommodate up to 7 vehicles.



Figure 16 - Warner Street - looking at the western boundary of the Port Douglas Backpacker's car park



Figure 17 - Warner Street - looking at the eastern boundary of the Port Douglas Backpacker's car park

The table below presents a comparison of the car parking to bed ratio between Port Douglas Backpackers as a direct competitor and the approved and the proposed parking provision at CBL.

Table 3 - Comparison of car parking to bed ratio

	# beds	# car parking spaces	Parking space per bed ratio
Port Douglas Backpackers	188	7	1 parking space per 27 beds
Coral Beach Lodge (approved)*	119	12	1 parking space per 10 beds
Coral Beach Lodge (proposed)	119	13	1 parking space per 11 beds

*refer to Section 5.2.2

CBL is proposing to provide 2.5 times more parking spaces per bed as Port Douglas Backpackers.

5.2.4. Actual Parking Demand

As outlined in Section 4.1, 5% of resident hospitality staff own a car (3 out of 64).

With an assumed room configuration of 13 x single and 17 double rooms => 47 beds in the proposed building (refer to Section 5.2.1), the rooming accommodation part of the site would generate 2.45 parking spaces.

5.3. Bicycle Parking

The bicycle parking requirement based on the 2018 Planning Scheme is shown in Table 4.

Table 4 - Bicycle parking requirements

Land use		Bicycle parking rate	Bicycle parking requirement for		Proposed bicycle parking provision
			28 rooms of short-term accommodation	30 rooms of rooming accommodation	
			=> 119 beds in total*		
Rooming accommodation		Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	-	63% x 47 = 30 (Refer to Section 4)	64
Short-term Accommodation	Guests	Bicycle parking: 1 space per 10 rooms	3	-	
	Caretaker	-	-	-	
Total:			33		64

* As an example, this assumes the new building would consist of 13 x single and 17 double rooms => 47 beds.

Total of 119 beds - 47 beds in the new building = 72 beds in the existing 28 rooms.

The development proposes to provide 64 bicycle spaces, which exceeds the requirement for the short-term accommodation and is seen as adequate for guests staying under the rooming accommodation arrangement.

5.4. Bus / Servicing / Waste

Waste collection for the site is proposed to be retained on-street, as per the existing arrangement.

The road reserve of Port Street in front of the reception has a lay-by, which can accommodate large buses for guest pick-up and drop-off.

The development currently is and will remain serviced solely by small vehicles such as vans and utes for both maintenance and laundry/hospitality supply deliveries, which can be accommodated on-site.

Whilst not expected, should any larger deliveries be required, these can be accommodated within the lay-by on Port Street.

5.5. Parking Summary and Discussion

The development proposes to provide 13 on-site car parking spaces and 64 bicycle spaces, having taken into consideration the following points:

- The previous approval saw the development comply with providing 12 car spaces for 119 beds. It is not proposed to increase the number of beds within the site, thus an increase in parking provision is not seen as required.
- The direct competitor provides 7 parking spaces for 188 beds, which is 2.5 times less than the 13 spaces for 119 beds.
- According to the 2006 Planning Scheme and the actual car ownership data, the total site would require 11 car parking spaces, thus the development proposes to exceed this.
- The site no longer offers a restaurant and bar, meaning that non-resident visitor parking demand has significantly dropped.
- CBL is located within walking and cycling distance from the town centre, sporting facilities, the beach and all major employment businesses. Further, Port Douglas has a largely level topography and pedestrian and cycling infrastructure upgrades are currently underway, meaning that walking and cycling can be seen as the most affordable and attractive mode of transport.
- The actual car ownership of current resident hospitality workers lies at 5%. Therefore, the parking demand of the proposed development is minor.
- In response to the surveys and the trending transport mode, the development proposes to provide 64 bicycle spaces.

I trust that this letter assists in the assessment of the application. For any further enquiries, please contact me on 0478 848 945.

Kind regards,



Kasia Balsam

Traffic Engineer

Attachment 1 – Architectural Plans

CORAL BEACH LODGE

DRAWING LIST	
SK000	COVER SHEET & SITE PLAN
SK001	EXISTING SITE PLAN
SK002	PROPOSED SITE PLAN
SK003	PROPOSED SITE PLAN AREAS
SK004	SKETCH FLOOR PLANS
SK005	SITE COVER SETBACK PLAN
SK006	ELEVATIONS & SECTIONS



EXISTING CARPARK	
COVERED	11 SPACES
UNCOVERED	4 SPACES
TOTAL	15 SPACES





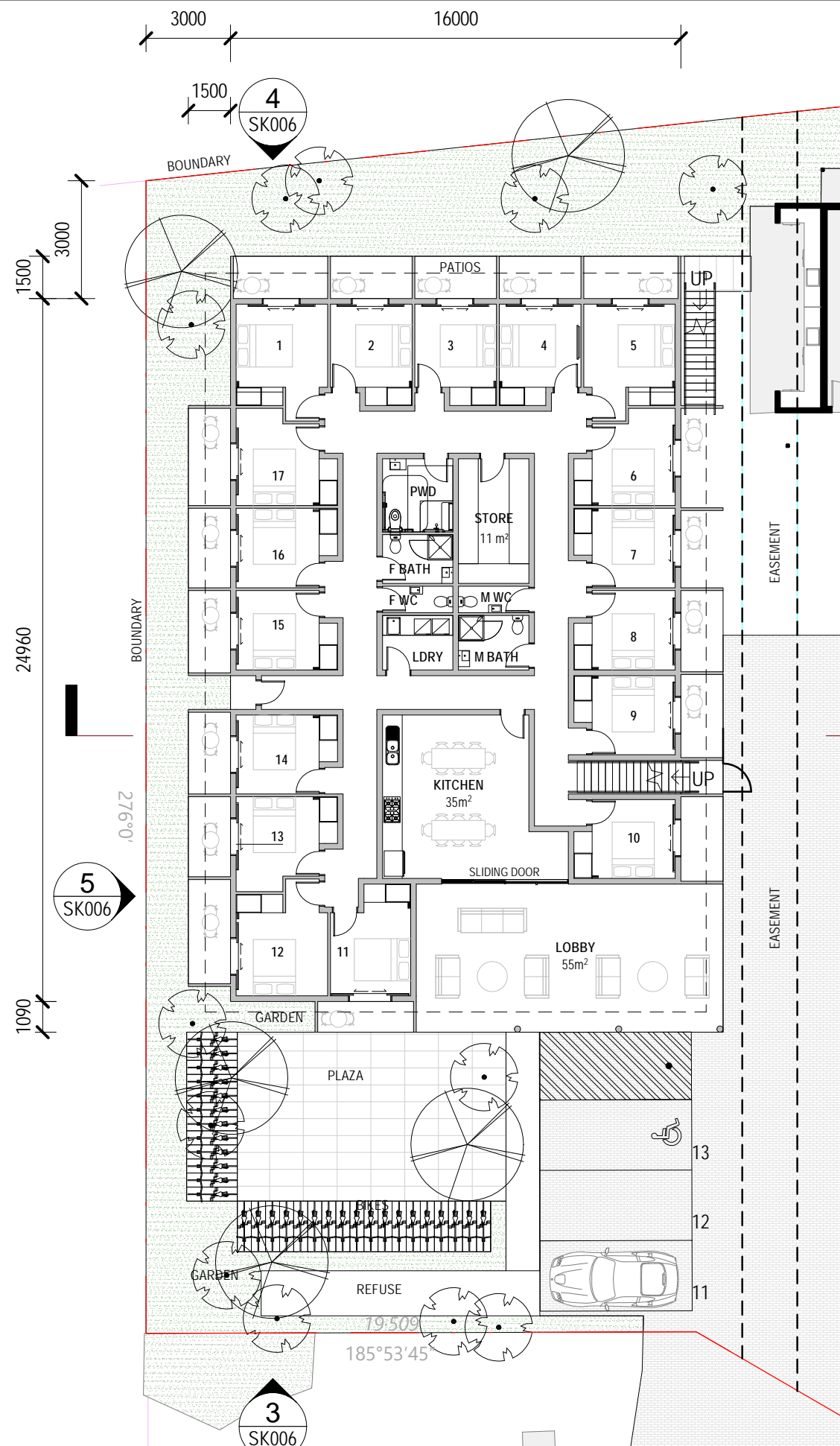
POPULATION ROOMS

EXISTING ROOMS	28
PROPOSED ROOMS	30

AREAS

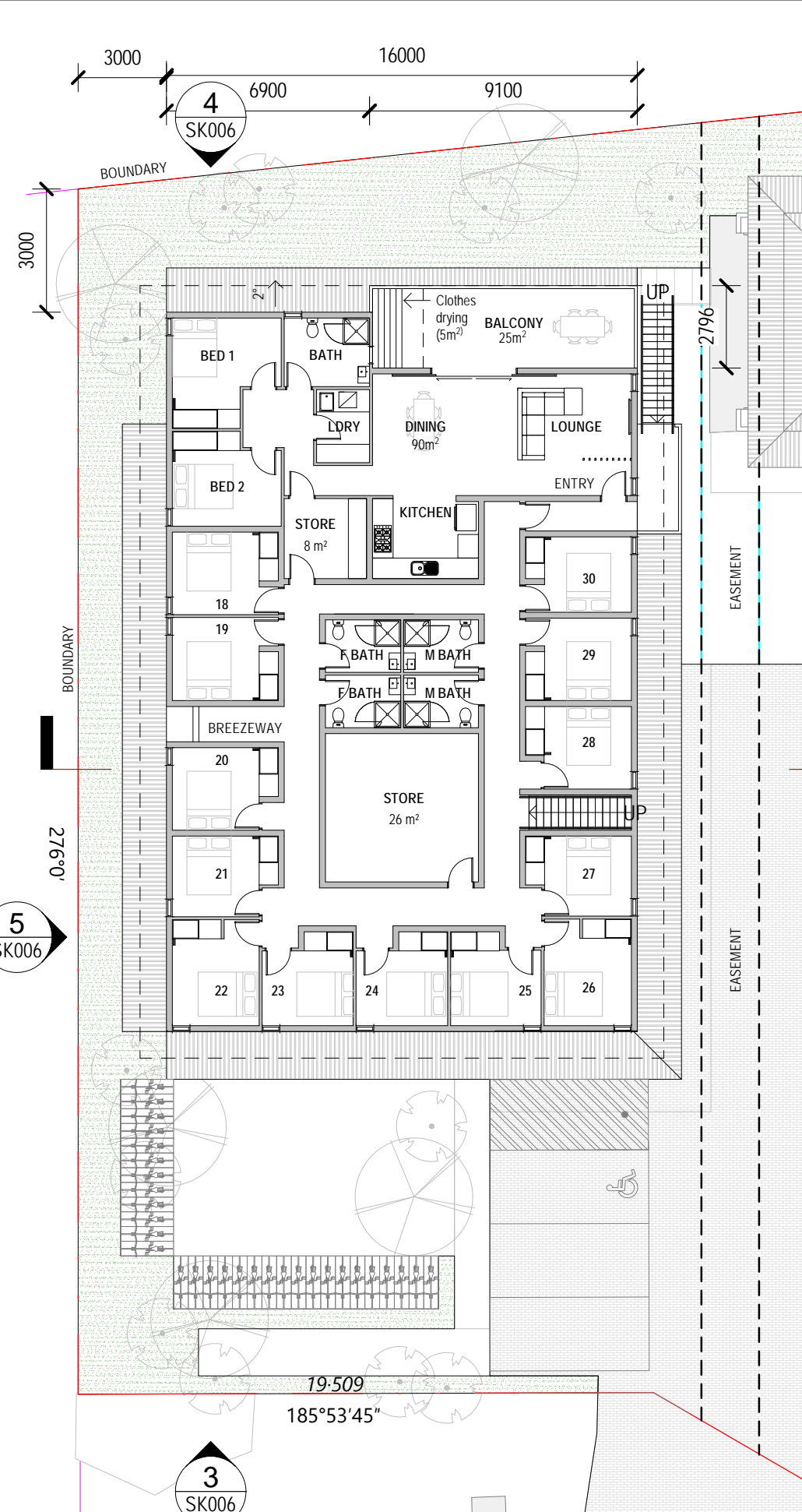
LANDSCAPE	1025m ²
LANDSCAPE	423m ²
COVERED AREA	334m ²





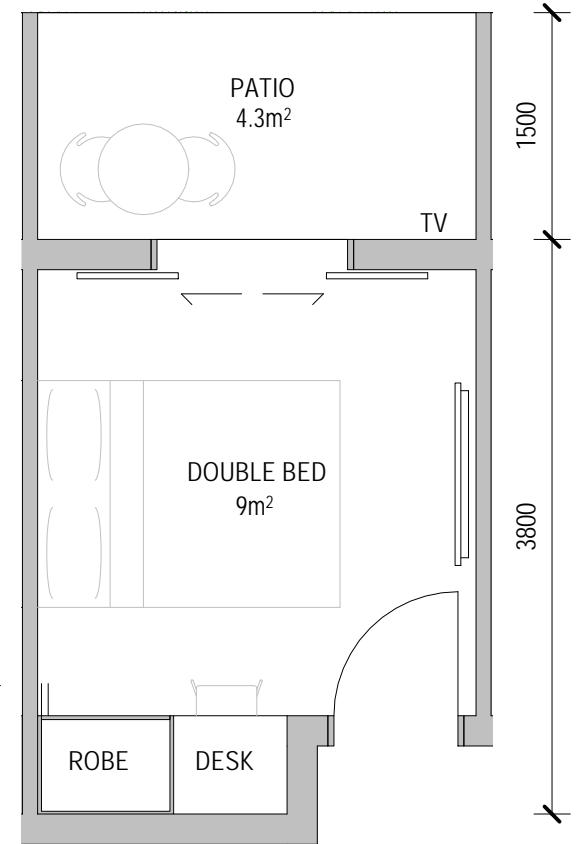
GROUND FLOOR PLAN

1 : 200



FIRST FLOOR PLAN

1 : 200



TYPICAL ROOM
1 : 50

PROPOSED NEW BUILDING

PLANNING GFA

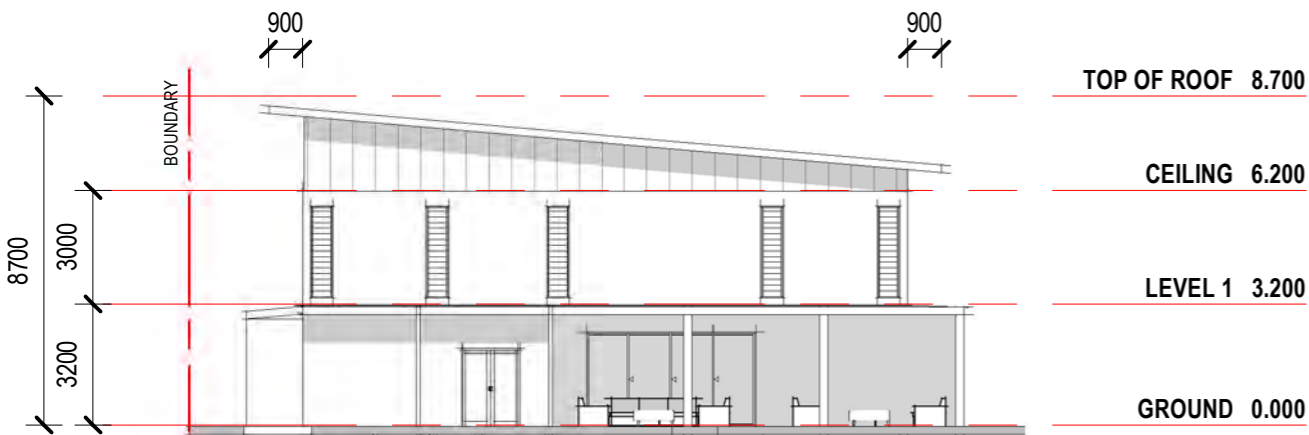
LOWER	395m ²
UPPER	370m ²
TOTAL	765m²

BUILDING GFA

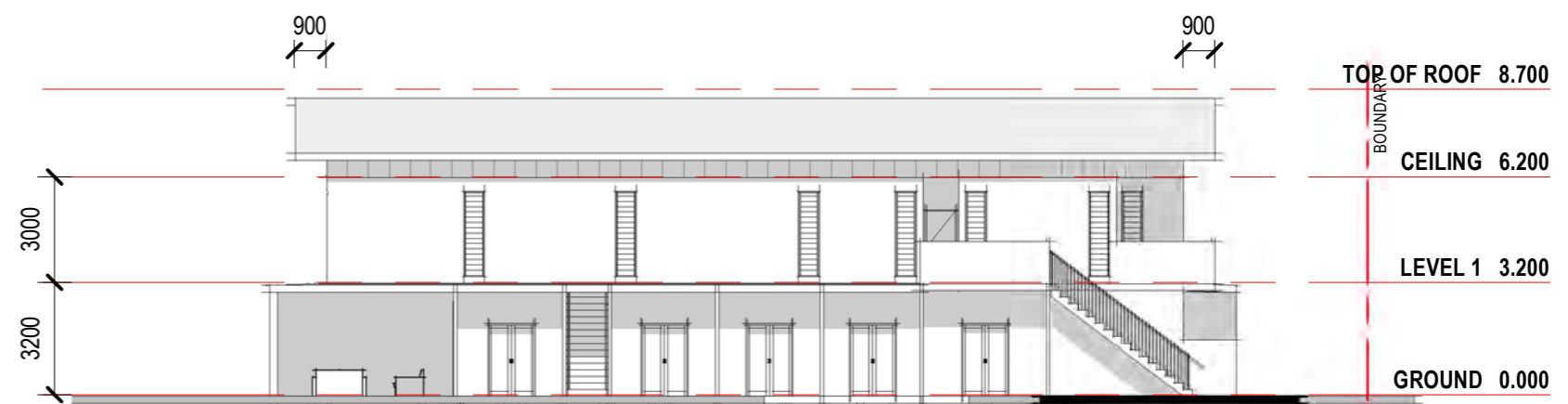
+ LOBBY	55m ²
+ BALCONY	25m ²
+ PATIOS	75m ²
APPROX	920m²

SITE COVER 515m²

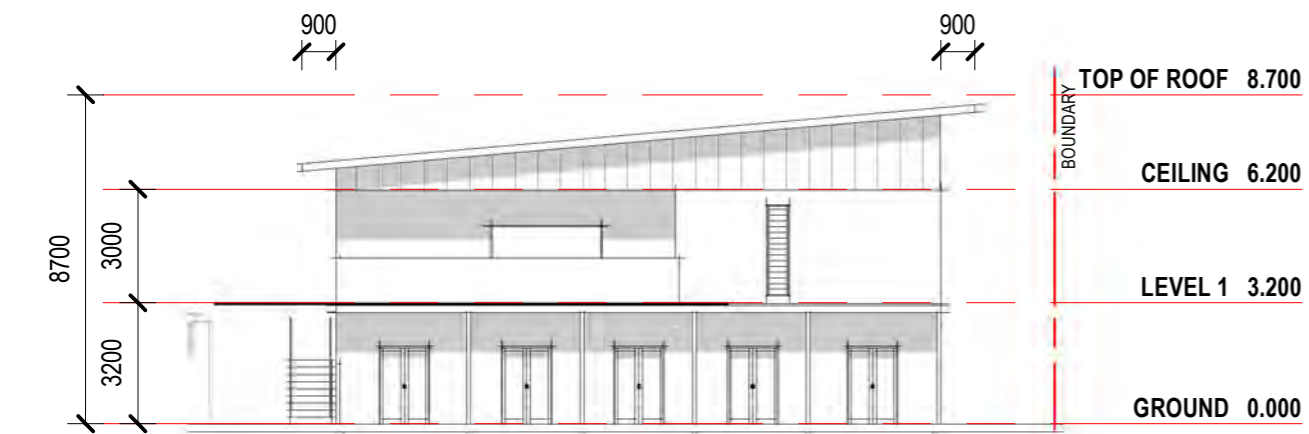




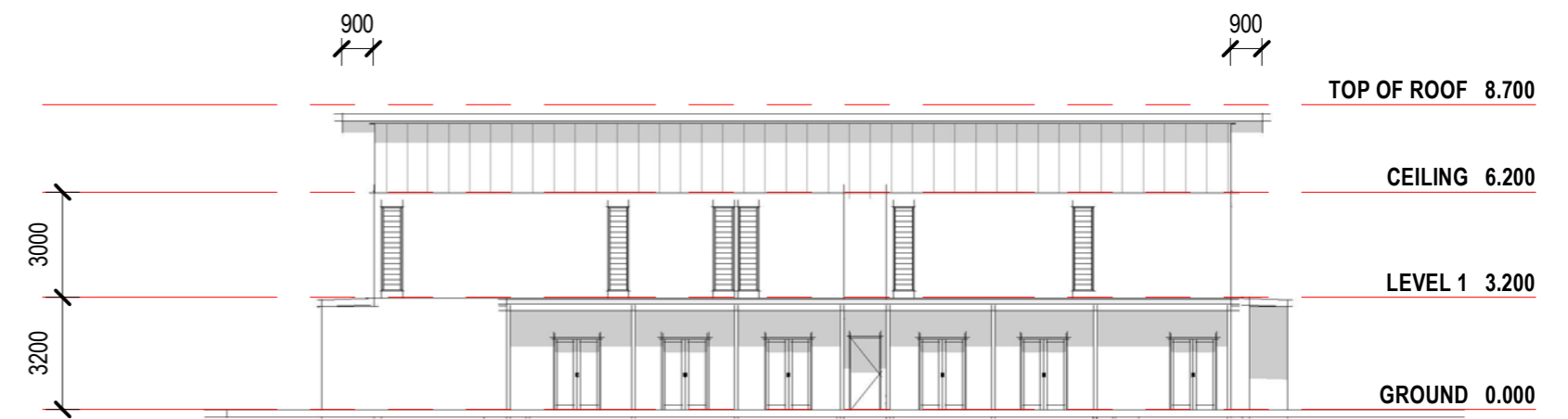
EAST ELEVATION
1 : 200



NORTH ELEVATION
1 : 200



WEST ELEVATION
1 : 200



SOUTH ELEVATION
1 : 200



SECTION A
1 : 200

Attachment 2 – Senior Planning Officer’s Report dated 26 October 2000



Corporate & Development Services Council Meeting

26 October 2000

**SENIOR PLANNING OFFICER'S REPORT
APPLICATION FOR MATERIAL CHANGE OF USE
OF PREMISES NO. TPC 998**

1.0 DETAILS

APPLICANT	:	ND Thomson Holdings Pty Ltd
ADDRESS	:	PO Box 253 PORT DOUGLAS Q 4871
SITE DESCRIPTION	:	Lot 4 on RP 738564, Parish of Salisbury
SITE LOCATION	:	7 Craven Close PORT DOUGLAS
SITE AREA	:	4,575m ²
ZONING	:	Residential B
EXISTING USE	:	Accommodation Premises (95 bed Hostel)
PROPOSED USE	:	Accommodation Premises (119 bed Hostel)
STRATEGIC PLAN DESIGNATION	:	Urban Area
DCP DESIGNATION	:	Tourist Accommodation Area – Medium Density
ROAD FRONTAGE	:	Craven Close – 89.88m, Port Street – 57.357m
CONTAMINATED LAND REGISTER	:	Not listed on Register
CLOSING DATE	:	23 June 2000
SUBMISSIONS	:	Nil
STATUTORY DECLARATION	:	6 October 2000
COUNCIL MEETING	:	26 October 2000

The map shows a grid of streets and property lots. The streets are labeled as follows:

- MUDLO STREET** (runs vertically on the left)
- BLAKE STREET** (runs horizontally across the middle)
- DAVIDSON STREET** (runs vertically in the center)
- PARK STREET** (runs vertically on the right)
- TIDE STREET** (runs horizontally at the bottom right)

Property lots and addresses shown include:

- Along Davidson Street:**
 - 818 PTD20939
 - 819 PTD20939
- Along Blake Street:**
 - 70 PTD20911
 - 61 PTD20911
 - 69 PTD20911
 - 62 PTD20911
 - 68 PTD20933
 - 3 PTD20935
 - 12 PTD20933
 - 13 PTD20935
 - 7 PTD20933
 - 1 PTD20933
 - 1 PTD20933
 - 2 RP745066
 - 4 RP718605
 - 4 RP718605
- Along Park Street:**
 - 1 PTD20939
 - 2 PTD20939
 - 3 PTD20939
 - 4 PTD20939
 - 5 PTD20939
 - 7 2508
 - 8 2509
 - 10 2516
 - 11 2516
 - 12 2516
 - 13 2516
 - 14 2516
 - 15 2516
 - 16 2516
 - 17 2516
 - 18 2516
 - 19 2516
 - 20 2516
 - 21 2516
 - 22 2516
 - 23 2516
 - 24 2516
 - 25 2516
 - 26 2516
 - 27 2516
 - 28 2516
 - 29 2516
- Along Tide Street:**
 - 25 SR804460
 - 26 SR804460
 - 27 SR804460
 - 28 SR804460
 - 29 SR804460
- Along Davidson Street (Other Lots):**
 - 60 PTD20911
 - 50 PTD20911
 - 58 PTD20911
 - 57 PTD20911
 - 55 RP740688
 - 54 PTD20911
 - 53 PTD20911
 - 52 PTD20911
 - 51 PTD20911
 - 41 PTD20911
 - 42 PTD20911
 - 3 PTD20940
 - 45 PTD20911
 - 46 PTD20911
 - 47 PTD20911
 - 48 PTD20911
 - 49 PTD20911
 - 50 PTD20911
- Along Blake Street (Other Lots):**
 - 80 PTD20911
 - 71 PTD20911
 - 79 PTD20911
 - 72 PTD20911
 - 78 SR804459
 - 73 SR804459
 - 77 SR804459
 - 74 SR804459
 - 76 SR804459
 - 75 SR804459

45
SR801689



4
RP718605

PORT DOUGLAS ROAD

CRIMMINS STREET

DAVIDSON STREET

CRAVEN CLOSE

PORT

STREET

4
RP738564

3
RP741341

2
RP741341

1
RP741340

1
RP735850

2
RP735850

1
RP723702

2
RP723702

3
RP723702

1
RP735337

2
RP735337

3
RP735337

4
RP735337

1
RP737249

6
RP735337

7
RP735337

10
RP735337

11
RP735337

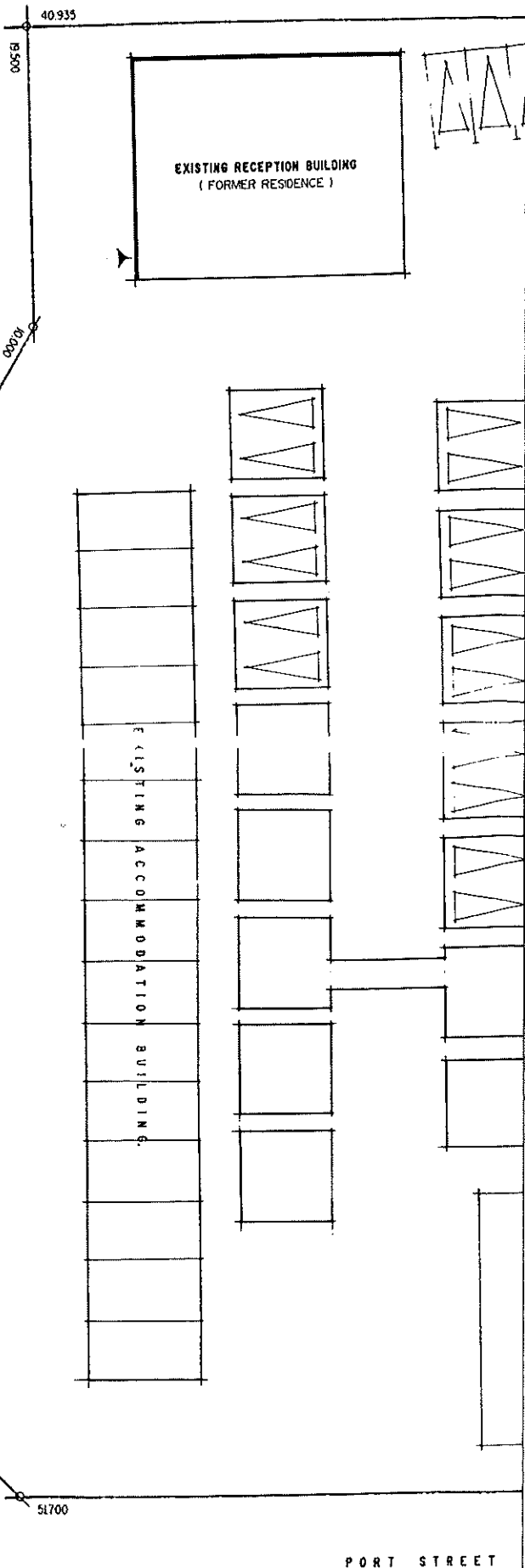
20
RP728687

21
RP728687

PTD20914

PORT DOUGLAS ROAD

[illegible]



TOWN PLANNING CRITERIA :
TOTAL OF ADDITIONAL 24 BUNKS.

ASSUMING : 12 MALES
12 FEMALES

SANITARY FACILITIES TO BE PROVIDED :

MALES : 1 x WC PAN PER 12 MALES
1 x URINAL " 25 "
1 x WASH HAND BASIN
1 x SHOWER

FEMALES : 1 x WC PAN
1 x WASH HAND BASIN
1 x SHOWER

DISABLED : 1 x WC PAN
1 x WASH HAND BASIN
1 x SHOWER

LAUNDRY FACILITIES : LAUNDRY FACILITIES ARE PROVIDED WITHIN EXISTING

PARKING : THERE IS PROVISION FOR TOTAL 24 CAR PARKING SPACES WITHIN COMPLEX.

PROPOSED NEW BUNKROOMS
at
LOT 4.
CRAVEN CLOSE
PORT DOUGLAS
QUEENSLAND
for
PORT O' CALL LODGE.

JON EWEN-SMITH DESIGN
Lic. No. 022617
BUILDING DESIGN CONSULTANT
8/50 Owen Street, Port Douglas, Qld.
Ph. (07) 4099 4355 Fax. (07) 4099 4839

DESIGN : -
DRAWN : Jon
DATE : April '00

PROJECT No.
SP '00/261 d/1
of 1 sheet.

SITE PLAN.
1 : 200



Corporate & Development Services Council Meeting
 26 October 2000
SENIOR PLANNING OFFICER'S REPORT
APPLICATION FOR MATERIAL CHANGE OF USE
OF PREMISES NO. TPC 998

2.0 THE PROPOSAL

An application has been lodged with Council and advertised for a Development Permit for an additional 24 beds in an existing Accommodation Premises (95 bed Hostel) on land zoned Residential B at the corner of Craven Close and Port Street, PORT DOUGLAS.

Under the provisions of the former Local Government (Planning and Environment) Act, this application would have been for Town Planning Consent.

The existing Hostel, converted from a Motel, contains:

- 28 rooms in 2 buildings, with associated kitchen/ dining/ lounge facilities of about 845m² gross floor area, enclosing 18 garage carparking spaces, although 2 are occupied with bicycles for hire,
- separate reception and restaurant buildings at the Craven Close and Port Street frontages of the land respectively, with a further 8 open carparking spaces adjoining the reception building, and
- a landscape and recreation area provision of swimming pool, decking, gardens, and open TV and pool table pavilions totalling about 400m², and a further 1,200m² within the building setback areas including private patios.

The proposal is to convert most of the reception building, or about 155m² gfa, into additional Hostel accommodation – 4 rooms with 24 beds, and associated facilities of kitchen, lounge/ dining and amenities, and the relocation of the reception/ office to new premises of about 60m² gfa, attached to the restaurant building, separately approved by Council (BA 173/00).

3.0 CODE ASSESSMENT

3.1 Planning Scheme

The single storeyed buildings measure 4.5m maximum building height and comply with the 9m/2 storeys limit on Residential B – Medium Density land (3.5.1.18).

The on-site carparking provision of 18 covered spaces and 8 open spaces complies with the planning scheme requirement of 12 covered spaces (1 covered space/ 10 beds) (8.3.1).

The development proposal incurs water supply and sewerage headworks contributions in accordance with Local Planning Policy No. 1:

- Water supply – $4 \times 0.35 = 1.4$ edc's @ \$4,496/ edc = \$6,294.40, and
- Sewerage – $4 \times 0.5 = 2.0$ edc's @ \$2,119/ edc = \$4,238.00

TOTAL HEADWORKS CONTRIBUTIONS = \$10,532.40

External works incurred by the development proposed include kerb and channel and bitumen sealing along the Port Street frontage.

The total gross floor area of the Accommodation Premises (119 bed Hostel) is 1,000m², which represents a plot ratio of 0.21 on Lot 4, which complies with the basic plot ratio of 0.3 for the Medium Density Area in DCP-2 Port Douglas (8.13.4 (B)).



Corporate & Development Services Council Meeting

26 October 2000

**SENIOR PLANNING OFFICER'S REPORT
APPLICATION FOR MATERIAL CHANGE OF USE
OF PREMISES NO. TPC 998**

Landscape and recreation area provisions comply with:

- a minimum rate of 5m² per bed, or 595m² for the full development, with a minimum dimension of 4m (9.2.5.1),
- a minimum of 35% of the site, with 30% so used capable of deep planting and 30% so used with a minimum dimension of 3m (10.6.8 (1)),
- the whole of the building setback areas to both street frontages (10.6.8 (2)), and
- a minimum depth of 2m adjoining both road frontages provided as deep planted landscaping at natural ground level (10.6.8 (3)).

The development proposal complies with the following requirements in the Residential B zone:

- building setbacks to both road frontages, with the dispensation granted for the new reception in BA 173/00 (10.6.3),
- building setbacks to side boundaries of the land (10.6.4), and
- maximum site coverage of 45% (10.6.7 (1)).

3.2 Other Material

There are no submitters or referral agencies in relation to the application.

4.0 IMPACT ASSESSMENT

4.1 Planning Scheme

The proposed expansion of an existing Accommodation Premises (Hostel) development complies with the *Intent* of the Tourist Accommodation – Medium Density designation on Lot 4 in DCP-2:

"Lands in this designation are intended predominantly to be developed for tourist accommodation, principally accommodation premises (including motels) and multiple dwellings...Related and compatible uses such as some public recreation uses and restaurant/ bars, may also be permitted in appropriate locations. ..." (3.3.6.1)

5.0 RECOMMENDATION

That the applicant be advised that Council resolved to issue a Development Permit after the expiry of the appeal period, for Accommodation Premises (119 bed Hostel) on Lot 4 on RP 738564, Parish of Salisbury, located at the corner of Craven Close and Port Street, PORT DOUGLAS, subject to the following conditions:

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 Douglas Shire Planning Scheme from time to time.
2. The provisions of the Local Government Act, the Integrated Planning Act 1997, 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. Approval of building works 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 plan SP00/261 a/1 dated April 2000 and prepared by John Ewen-Smith Design shall be required prior to the commencement of the use.



Corporate & Development Services Council Meeting

26 October 2000

**SENIOR PLANNING OFFICER'S REPORT
APPLICATION FOR MATERIAL CHANGE OF USE
OF PREMISES NO. TPC 998**

4. The issue of this Development Permit 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 Development Permit 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 Development Permit unless the use is substantially commenced and all conditions complied with.

Carparking and Access Requirements

7. Vehicle carparking shall be in accordance with Council's Planning Scheme. All carparking, driveway and vehicular manoeuvring area shall be paved, drained, sealed, linemarked and maintained to the requirements and satisfaction of Council prior to commencement of the use.
8. The applicant shall provide a sign to the satisfaction of the Council advising the location of the off-street parking area and access thereto and details of the signage and the proposed location of the sign, shall be submitted at the time of the application for carrying out building works.
9. The applicant shall provide bollard lighting at the property boundary to indicate access to the carparking area to the satisfaction of the Council at the time of making application to carry out building works.
10. 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 making application to carry out the building works and shall be to the satisfaction of the Council.
11. No vehicular access is permitted from the Port Street frontage of the land.

Landscaping and Screening Requirements

12. The applicant shall landscape the site and street frontage. The applicant shall implement landscaping in accordance with the approved landscaped plan. Existing natural vegetation shall be retained and only removed with the Manager Planning Services written approval.
13. Areas to be landscaped shall be established and maintained at all times to the satisfaction of the Council.
14. 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 frontage, to the satisfaction of the Council.

Health Requirements

15. All refuse bin enclosures shall be suitably located outside of a three (3) metre wide landscape strip to the road frontages and sited on the property to the requirements and satisfaction of the Council.
16. No noise from either air-conditioning 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 Council.



Corporate & Development Services Council Meeting
26 October 2000
SENIOR PLANNING OFFICER'S REPORT
APPLICATION FOR MATERIAL CHANGE OF USE
OF PREMISES NO. TPC 998

17. 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 requirement and satisfaction of the Council.
18. The applicant shall ensure that on completion of any 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 Council.
19. 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 "Environmental Protection (Interim Waste) Regulations 1996", and to the satisfaction of the Council. The refuse storage area shall provide for the separation of various components of refuse as required by the Council.
20. All construction work, maintenance, repair, demolition and other activities on site shall be confined to the following hours:-

7.00am to 6.00pm Monday to Saturday inclusive

9.00am to 6.00pm Sundays and Public Holidays

Any work outside these hours is subject to approval by the Manager Building Services and application must be received in writing by the Chief Executive Officer at least five working days prior to the date/s for which the approval is sought.
21. At all times, the applicant is to ensure dust suppression measures are undertaken for the site and adjoining road reserve, and to ensure that all materials are appropriately stored and any unsealed areas do not create a dust nuisance to surrounding areas to the satisfaction of the Council.

Construction Stage/Site Management

22. All vehicles associated with the development of the site shall be legally parked and in a manner so as to not adversely impact on the immediate locality.
23. No building materials associated with the development of the site, shall be stored or stacked on Council owned land (including road pavement, road reserve and/or parklands) at any time.
24. That all refuse and packing materials or similar, associated with the development of the site shall be stored on the subject site in a neat and tidy manner and screened from public view.
25. That silt control measures, shall be put in place by the developer prior to construction commencing on the site and maintained in good working order during the construction.
26. The building site shall be maintained in good condition at all times to the reasonable satisfaction of Council.

General Works and Contributions

27. 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 Council.
28. The applicant is to ensure the ground floor level of the building shall not be less than three point two (3.2) metres AHD.



Corporate & Development Services Council Meeting
26 October 2000
SENIOR PLANNING OFFICER'S REPORT
APPLICATION FOR MATERIAL CHANGE OF USE
OF PREMISES NO. TPC 998

29a). The applicant shall construct the following external works to the site frontage to the satisfaction of the Director Engineering Services:-

- Extension of kerb and channel to the full frontage to Port Street and 14mm asphalt bitumen seal between kerb and channel and existing bitumen; and
- Reinstatement of public footpath along the full frontage to Port Street.

Specification and plans to be submitted to Council for approval prior to commencement of works.

29b) The applicant shall undertake protection or alterations to the sewer to the satisfaction of the Council as may be necessary.

30. The applicant shall contribute towards the augmentation of water supply and sewerage services. The amount of contribution shall be determined by the Council prior to the issue of the Development Permit for building works. On the present method of calculation, the augmentation costs shall be \$6,294.40 for water supply and \$4,238.00 for sewerage.

31. The supply of electricity for the proposed development is required by Council to be underground in order to preserve amenity of the locality, with all road frontage and on-site electricity supplies to be underground.

Signs

32. Details of any signage proposed in association with the development shall be submitted for approval of the Council in accordance with the draft Planning Scheme Policy "Advertising Signs".

Miscellaneous

33. All external lighting installed upon the premises including carparking areas shall be certified by ERGON Energy or such other suitably qualified persons such that it shall conform with the Planning Scheme whereby vertical illumination at a distance of one point five (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 Council.

34. The maximum building height in the development shall be nine (9) metres.

35. All night lighting shall be designed and constructed to the satisfaction of the Council so as to ensure that light emitted from the subject land does not, in the opinion of the Council, cause nuisance or annoyance to residents in the immediate vicinity or to passing motorists.

36. No covered walkways, verandahs or patios shall be enclosed without the consent of Council.

Security

37. To guarantee the satisfactory completion of the building, site works, landscaping, drainage works and any required works external to the land, and to ensure payment of headworks contributions, the applicant shall lodge with the Council a Cash Bond or Guarantee to the value of \$15,000.00, such Guarantee shall be lodged within fourteen (14) days of building approval on the land in relation to this Development 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.


Malcolm Hardy
Senior Planning Officer

Attachment 3 – Information Memorandum – Port Douglas Backpackers

37 – 39 Warner Street PORT DOUGLAS

Freehold Accommodation Backpacker Resort
Information Memorandum





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01 EXECUTIVE SUMMARY

Colliers International (Cairns) Pty Ltd is pleased to offer for sale the accommodation freehold currently operating as the Port Douglas hostel, located at 37-39 Warner Street, in the central business district of Port Douglas, QLD.

The Port Douglas region is generally referred to as the gateway to two World Heritage areas; the Great Barrier Reef and the tropical Daintree Rainforest, and being a popular destination for domestic and international travellers, has a significant tourism industry currently enjoying the benefits of a lower Australian Dollar.

With its central location, modern facilities and private setting, this established and modern operation offers sophisticated hostel style accommodation, in the heart of the Port Douglas village.

The architecturally designed and purpose-built facility provides for a mix of accommodation styles across 28 rooms (currently configured to 188 beds) to suit the diverse market of the free independent traveller.

With such a broad market appeal, the subject property offers astute and capable buyers the rare opportunity to secure a purpose-built facility in a prime location which can continue to operate on a stand-alone basis or be effortlessly integrated within an existing accommodation portfolio.

The property is offered for Sale by Expressions of Interest closing 4pm Thursday the 28th of November.

Interested parties are invited to submit their interest to purchase the property; as a freehold going concern with vacant possession.

All submissions are to be forwarded to:

Attn: Jay Beattie

Colliers International Pty Ltd

35 Lake Street (PO Box 1644)

Cairns Qld 4870

Email: jay.beattie@colliers.com

The Expressions of Interest document is contained within annexure 5 of this information memorandum. A copy of the contract of sale will be made available to those participants which progress through to the final stages of the sale process.

02 LOCATION

Port Douglas, Queensland, Australia is located approximately 65km north of Cairns International airport. Nestled at the end of a peninsula, the tranquil waters of a natural harbor; on one side of the village embrace the lively Port Douglas Marina, along the other side of the peninsula stretches the breathtaking sandy sweep of beautiful Four Mile Beach.

The tourism mecca of Port Douglas, being the main population centre within the Douglas Shire, is a bustling resort town supporting a residential population of approximately 4,300 and a capacity of up to 9,000 guests on any one night. Port Douglas has progressed significantly in the last 15 years and now offers a wide array of accommodation and a strong population base. Most importantly it has still managed to retain a low-key village atmosphere with most developments in harmony with the tropical environment.

Port Douglas specifically has seen great improvement within the hotel sector with higher accommodation occupancies and room rates, low vacancies in the residential market and stronger engagement in the (small but active) luxury property market over the past 5 year; albeit the first half 2019 which has seen a decline in activity across all fronts as a direct reflection of natural weather events and a cascade of negative media which has dramatically impacted on the Far North Queensland economy (generally).

Recent redevelopment of the Sheraton Mirage and the sale of QT Hotel and the resale of its surplus lands, the plans for the \$200million redevelopment of the Marina site and other strategic parcels all look set to add to the strengthening of the Port Douglas property market.

Tourism is consistently identified as one of the pillars of Tropical North Queensland's economy. As such, the region is committed to fostering growth and development to ensure sustainability and longevity in the tourism industry.



03 THE PROPERTY

37-39 WARNER STREET, PORT DOUGLAS

Real Property Description:	Lot 50 on RP896319
Local Government:	Douglas Shire Council
Zone:	Commercial - Local Centre
Approved Use:	Accommodation (Shared facilities)
Land Area (Parent Parcel):	1,434m ²

This solid, purpose-built premises was originally constructed in 2003/04, then extensively refurbished in 2015, and now represents a modern facility requiring minimal ongoing capital expenditure.

Outwardly the building portrays Far North Queensland architecture, inwardly the property now provides a bright, airy collaboration of urban chic tropical style.

The property provides a mix of accommodation styles to suit a variety of markets; guests can choose from trendy, spacious shared rooms (predominantly 6 or 8 bed configurations with one 10 bed dorm used for staff), or alternatively private queen rooms which provide private bathrooms. All rooms are fully air conditioned.

Guests enjoy a relaxed, friendly atmosphere, combined with comfort, security and fun. On-site facilities include a tropical lagoon style pool with sun deck and poolside outdoor cinema, separate chill out TV lounge and deck area on the first floor, onsite licensed bar, communal BBQ facilities, two large communal kitchen, dining area equipped with pool table and free Wi-Fi, gym, tour booking desk, guest laundry, and off-street parking.

Construction of the premises is of reinforced concrete footings and ground floor slab with suspended slab floors to the upper levels, steel frames and timber finishes to the decks areas, painted rendered masonry block elevations to the majority incorporating sections of colour-bond clad features, full height framed shop fronts to the street, and bar with a full over-footpath awning to the front of the building.

A separate manager's residence is located on the first level directly above the reception and office. This generous two-bedroom apartment is private and removed from the guest accommodation areas. It is fully self-contained with open plan kitchen, dining and lounge area which opens up onto a private balcony overlooking the streetscape.

The current configuration of the property provides for

Level	Facilities
Ground Floor	<ul style="list-style-type: none"> ➤ Reception, office and staff kitchen ➤ Licensed bar, communal kitchen/dining area, recreational room and BBQ facilities ➤ Pool, sun decks, outdoor cinema, laundry facilities, storage and car parking ➤ 1 x 10 bed share room (currently used for staff accommodation)
First Floor	<ul style="list-style-type: none"> ➤ Chill out TV lounge and deck ➤ 4 x deluxe queen rooms with ensuite ➤ 2 x 6 bed share room ➤ 5 x 8 bed share room ➤ Shared amenities ➤ Managers residence (2 bedroom fully self-contained)
Second Floor	<ul style="list-style-type: none"> ➤ 9 x 4 bed share room ➤ 4 x 8 bed share room with ensuite ➤ 3 x 6 bed share room with ensuite ➤ Shared amenities

The property is currently owner operated. Interested parties are invited to submit their interest to purchase the property as a freehold going concern with vacant possession, while we foster discussion with third party operators seeking to secure a commercial lease over the property.

With such a broad market appeal, the subject property offers the opportunity to be continued to operate on a stand-alone basis or be effortlessly integrated within an existing accommodation portfolio.

This is a unique opportunity to acquire an extremely well-positioned and modern accommodation freehold with an established accommodation business, in an internationally desirable tourist destination.



SERVICES & AMENITIES

The property is connected to major town services, including reticulated water, sewerage, telephone and electric power.

The property further benefits from an advance solar system to offset some of the operational costs.

COUNCIL RATES & CHARGES

The Douglas Shire Council Rates for the 2019 calendar year were \$35,575

The year to date water consumption reflects \$15,100

LAND TAX

Estimated land tax based on a company or Trustee is \$8,080.00



04 LICENSING

The Property has a 'Subsidiary on Premise' Liquor License (License No.173662), which under existing legislation allows for liquor to be sold for consumption by the residents (and their guests) residing at the accommodation.

The license has the following trading hours and specific conditions attached to its operation:

Trading Hours:

- 10.00am to 12.00am Friday – Sunday

(Excludes Christmas Day, New Year's Eve, Good Friday and ANZAC day; the trading hours of which are prescribed in the Liquor Act 1972).

Specific Conditions:

- Approved after hours consumption areas for residents and their guests are the residential accommodation units or rooms only.
- Liquor may be sold or supplied only whilst the premises adheres to its principal activity of provision of accommodation.
- Noise emanating from entertainment, music or related activities in all areas other than the bar area must not exceed 75dB(C), fast response, when measured approximately 3 metres from the source of the noise.
- Noise emanating from entertainment, music or related activities in the bar area must not exceed 95dB(C), fast response, when measured approximately 3 meters from the source of the noise.
- Amplified music is not allowed in the pool area, first floor deck or the veranda outside the bar after 6:00pm.
- A noise limiting device must be installed and maintained to ensure that noise levels do not exceed 95dB(C) in the bar area.
- Except for the purpose of ingress and egress, all doors and windows in the bar area are to be kept closed whenever entertainment or music exceeding 75dB(C) is in progress at the premises.





05 SALE PROCESS

The Property is offered for Sale by Expressions of Interest closing 4pm on Thursday the 28th of November.

Interested parties are invited to submit their interest to purchase the property; as a freehold going concern with vacant possession.

All property inspections are to be conducted in the company of the marketing agent.

For further information, or to arrange for an inspection, please contact:



Jay Beattie

0428 551 062

07 4050 1458

jay.beattie@colliers.com



Four Mile Beach Port Douglas

Source: Tourism Queensland

06 DISCLAIMER

This report has been prepared by Colliers International for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property.

The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care.

Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. All distances and dimensions contained throughout this report are based upon figures provided to us by outside sources and should be considered as approximate only.

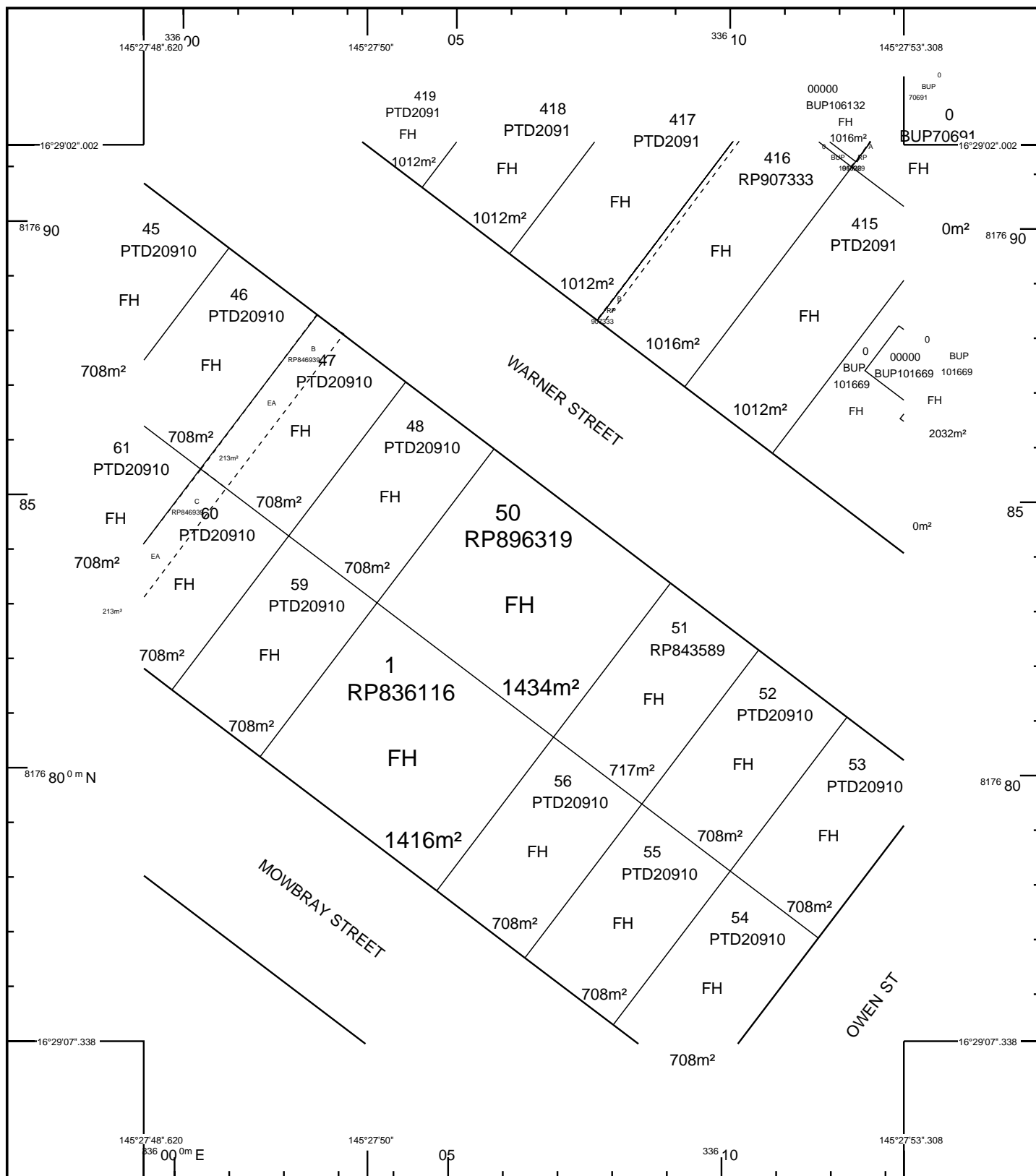
Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. All measurements are approximate only.

The Vendor, Colliers, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material.

The property will be traded or sold “as is” and “with all faults”, without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor’s statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

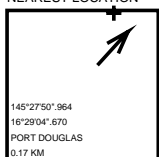
APPENDIX 1 – SMART MAP



STANDARD MAP NUMBER
7965-22232

0 20 40 60 80 100 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 1000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	50/RP896319
Lot/Plan	1434m²
Area/Volume	FREEHOLD
Tenure	DOUGLAS SHIRE
Local Government	PORT DOUGLAS
Locality	8719/78
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 25/10/2019

DCDB 24/10/2019

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources, Mines and Energy (DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <http://nrm.qld.gov.au/property/mapping/blinmap>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2019.



APPENDIX 2 – ACCOMMODATION APPROVAL



2018-2019
APPROVAL FOR OPERATION OF
SHARED FACILITY ACCOMMODATION

Local Law No.1 (Administration) 2011

APPROVAL NUMBER: 3109

Trading Name of Business:

Port Douglas Backpackers

Premises Address:

37-39 Warner Street PORT DOUGLAS 4877

Applicant Name:

Port Douglas Backpackers Pty Ltd

Applicant Address/Address of Registered Office:

PO Box 372 SOUTH MELBOURNE VIC 3205

Director's Name/s: *(if applicable)*

P O'Brien

Premises Description:

Shared Facility - Hostel

Ancillary Activity:

N/A

Number of Rooms:

28

Number of Cabins:

0

Term of Approval:

From: 1 October 2018

To: 30 September 2019

Conditions of Approval:

Schedule 17 – Operation of shared facility accommodation

Date of issue: 20/11/2018

A handwritten signature in black ink, appearing to read "L. Stayte".

L. Stayte

Acting Team Leader Environmental Health

APPENDIX 3 – LIQUOR LICENCE

Licence Summary

Licence details

LICENCE NUMBER	: 180639
LICENCE TYPE	: COMMERCIAL OTHER - SUBSIDIARY ON PREMISES
STATUS	: ISSUED

Licensee(s)

Name	Interim authority	Start date	End date
PORT DOUGLAS BACKPACKERS PTY LTD	NO	03/02/2016	

Premises description

MAIN PREMISES	: PORT DOUGLAS BACKPACKERS 37-39 WARNER STREET PORT DOUGLAS QLD 4877
TELEPHONE	: 03 9695 4095
REAL PROPERTY DESCRIPTION	: LAND DESCRIBED AS LOT 50 ON RP 896319, COUNTY OF SOLANDER, PARISH OF SALISBURY
LICENSED AREA DESCRIPTION	: Premises situated at 37-39 Warner Street, Port Douglas, including a part of the premises that is ordinarily set aside for dining.
SAFE NIGHT PRECINCT	: Rest of State
LIQUOR TRADING HOURS	: 10:00 AM to 12:00 AM Monday - Sunday (excluding Christmas Day, New Year's Eve, Good Friday and Anzac Day, the trading hours of which are prescribed in the Liquor Act 1992)
REGISTERED INTEREST(S)	:

Name/Address	Type	Start date
RRL ONE PTY LTD LEVEL 1, 566 CITY ROAD, SOUTH MELBOURNE VIC 3205	FREEHOLD OWNER	30/03/2016
PORT DOUGLAS BACKPACKERS PTY LTD 37-39 WARNER STREET, PORT DOUGLAS QLD 4877	LESSEE	01/12/2015
WESTPAC BANKING CORPORATION LEVEL 7, 360 COLLINS STREET, MELBOURNE VIC 3000	MORTGAGEE	02/09/2002

Condition(s)

STANDARD CONDITIONS:

LL319	Approved after hours consumption areas for residents and their guests are the residential accommodation units or rooms only.
LL277	Liquor may be sold or supplied only whilst the premises adheres to its principal activity of provision of accommodation.

SPECIFIC CONDITIONS:

4694309	Noise emanating from entertainment, music or related activities in all areas other than the bar area must not exceed 75dB(C), fast response, when measured approximately 3 metres from the source of the noise.
4694311	Noise emanating from entertainment, music or related activities in the bar area must not exceed 95dB(C), fast response, when measured approximately 3 metres from the source of the noise.
4694313	Amplified music is not allowed in the pool area, first floor deck or the verandah outside the bar after 6:00pm.
4694315	A noise limiting device must be installed and maintained to ensure that noise levels do not exceed 95dB(C) in the bar area.
4694317	Except for the purpose of ingress and egress, all doors and windows in the bar area are to be kept closed whenever entertainment or music exceeding 75dB(C) is in progress at the premises.

Precautions have been taken to ensure that the information in this product is accurate. However, the Queensland Government accepts no liability for the accuracy of the information nor its use or the reliance placed on it. Queensland Government information in this product is subject to change without notice.

COPY ONLY

APPENDIX 4 – BUILDING PLANS

37-39 Warner St, Port Douglas



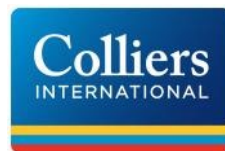
This graphic is for illustrative purposes only and is not precise. Scale, ratio and dimensions are all approximate.

37-39 Warner St ~ Ground Floor



This graphic is for illustrative purposes only and is not precise. Scale, ratio and dimensions are all approximate.

APPENDIX 5 – EXPRESSIONS OF INTEREST DOCUMENT



EXPRESSION OF INTEREST

Colliers International is kindly favoured with instructions from the Sellers to offer for sale the freehold property located at

37-39 Warner Street, Port Douglas (The Property)

Parties interested in acquiring the property are invited to submit an Expression of Interest by completing this document.

The Sellers are not bound to negotiate with any party that submits an offer to acquire the Property. The Sellers may withdraw the Property from sale without notice at any time. The Sellers may sell the Property prior to the close of the sale campaign.

Submit offers to:
Colliers International Cairns
Attn: Jay Beattie
35 Lake Street (PO Box 1644)
Cairns QLD 4870 by 4pm Thursday 28 November 2019

DETAILS OF THE PROSPECTIVE PURCHASER

Name / Company: _____

Contact Name/s: _____

ACN: _____ ABN: _____

Address: _____

Telephone: _____ Facsimile: _____

Mobile: _____

Email: _____

SOLICITORS DETAILS

Name / Company: _____

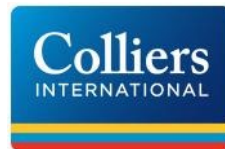
Contact Name/s: _____

Address: _____

Telephone: _____ Facsimile: _____

Mobile: _____

Email: _____



PRICE

Purchase Price:

\$_____ (exclusive of GST)

Deposit:

\$_____ (10% of purchase price)

Settlement Date:

TERMS / CONDITIONS

STATEMENT OF ACKNOWLEDGEMENT

We acknowledge that we have read this document and understand and acknowledge the application of these documents during the sale process of the property.

We confirm that we have read the Information Memorandum and Disclaimer therein.

SIGNED: _____

DATE: _____

SIGNED: _____

DATE: _____

Please forward the completed form to Jay Beattie via one of the following methods:

Email jay.beattie@colliers.com or Fax (07) 4051 4889

Colliers International Cairns
Attn: Jay Beattie
35 Lake Street (PO Box 1644)
Cairns QLD 4870