DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE ON LAND AT 21 MURPHY STREET, PORT DOUGLAS

Town Planning Report

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REPORT

Document status

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Owen Caddick-King  4 April 2023

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Prepared for:

Anthony Hall

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SUMMARY

Table 1: Summary

Details			
Site Address:	21 Murphy Street, Port Douglas		
Real Property Description:	Lot 110 on PTD2091		
Site Area:	1,012m^2		
Regional Plan Land Use Designation:	Urban Footprint		
Zone/Precinct:	Low-medium Density Residential Zone		
Neighbourhood Plan/Precinct:	Port Douglas/Craiglie Local Plan, Precinct 1f – Flagstaff Hill		
Owner(s):	Anthony Barry Hall		
Proposal			
Brief Description/ Purpose of Proposal	Material Change of Use (Dwelling House)		
Application Details			
Aspect of Development	**Preliminary approval**		**Development permit**
Material change of use	☐		☒
Building Work	☐		☐
Operational Work	☐		☐
Reconfiguration of a Lot	☐		☐
Assessment Category	☒ Code		☐ Impact
Public Notification	☒ No		☐ Yes
Superseded Planning Scheme Application	☐ Yes		☒ No
Referral Agencies			
Agency	**Concurrence**	**Advice**	**Pre-lodgement response**
N/A	☐	☐	☐ Yes ☐ No
Pre-lodgement / Consultation			
Entity		**Date**	**Contact Name**
Council DA Team	☒ Yes ☐ No	12 May '22	Neil Beck and Rebecca Taranto
Applicant contact person	Owen Caddick King Principal - Planning D: +61 7 4276 1027 **E:** owen.caddick-king@rpsgroup.com.au		

1 INTRODUCTION

RPS AAP Consulting Pty Ltd has been engaged by Anthony Hall to seek a development approval to establishment a Dwelling House on land at 21 Murphy Street, Port Douglas, land described as Lot 110 PTD2091.

The Development Application has been prepared subsequent to a Pre-lodgement Meeting held with Council's Neil Beck and Rebecca Taranto where it was indicated that the proposed development reflected the type and style of development that Council preferred for the land, where the building stepped down the slope of the land and the design did not seek to maximise the building footprint, allowing for the retention of existing trees and the re-location and re-establishment of existing trees to allow for the partial screening of the building development immediately upon its construction. While the building design has been subject to a number of refinements, the Conceptual Design Plans considered at the Pre-lodgement Meeting are reflected in the final Building Design.

The site has an area of 1,012m^2 and a frontage of 20 metres to Murphy Street. The site is currently vacant with existing vegetation, mostly planted by the Applicant/Owner, which is primarily distributed along the property boundaries. The site is fully serviced with access to all urban services. The topography of the site slopes from the Murphy Street frontage to the southwest to the rear of the site with a change in elevation of approximately 6.5 metres.

The development application seeks:

- A Development Permit for a Material Change of Use for a Dwelling House.

The completed DA Form 1 is provided for reference in **Appendix A** and Council's fee for the Application will be paid on receipt of Council's Invoice for the Application Fee.

The proposed dwelling comprises of three levels that step down the sloping site. The lower level of the dwelling comprises of utility uses including plant room, store, cellar, laundry, pool equipment room, lift and basement car park accessed via a car lift platform. The second level of the dwelling comprises of the main indoor and outdoor living spaces, the bridge link that is intended to provide a connection with the living space of the dwelling-house located on 19 Murphy Street (the bridge structure on 21 Murphy Street will be independent of the bridge structure on 19 Murphy Street) and vehicle access and parking. The third level of the dwelling comprises of the main bedroom, study and terrace living space. The dwelling has been designed to allow for the retention of existing established trees, the re-location of established trees to the landscaped garden area and water feature to be established within the rear part of the site and to allow for extensive landscaping to be provided around the perimeter of the dwelling.

In accordance with the Planning Scheme's Table of Assessment for the Low-Medium Residential Zone, the development of the site for the purpose of a Dwelling House is identified as Self Assessable Development (Accepted Development Subject to Conditions). However, the proposed development does not comply with some of the applicable Self Assessable Development provisions and hence, requires the submission of a Code Assessable Development Application for the Material Change of Use to Council for approval.

Pursuant to Section 5.4(1)(c)(ii) of the Douglas Shire Planning Scheme, the Code Assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied and other applicable assessment benchmarks and no other matter.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the relevant code requirements of the Douglas Shire Planning Scheme 2018 Version 1.0. Based on this assessment the application is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The site has an area of 1,012m^2 and a frontage of 20 metres to Murphy Street. The site is currently vacant with existing vegetation, mostly planted by the Applicant/Owner, which is primarily distributed along the property boundaries. The site is fully serviced with access to all urban services. The topography of the site slopes from the Murphy Street frontage to the southwest to the rear of the site with a change in elevation of approximately 6.5 metres.

Development immediately adjoining the site consists of a dwelling house on 19 Murphy Street and a three-storey multiple dwelling development on 23 Murphy Street. Commercial uses that front Macrossan Street, Port Douglas's main street adjoin the rear boundary of the site.

Table 2: Site Particulars

Site Particulars	
Site Address	21 Murphy Street, Port Douglas
Real Property Description	Lot 110 PTD2091
Site Area	1,012m^2
Landowner(s)	Anthony Barry Hall

The site location and its extent are shown in

Figure 1 and **Figure 2** below respectively.

A certificate of title confirming site ownership details are included in **Appendix B**.

Figure 1 Site Location

Source: Queensland Globe

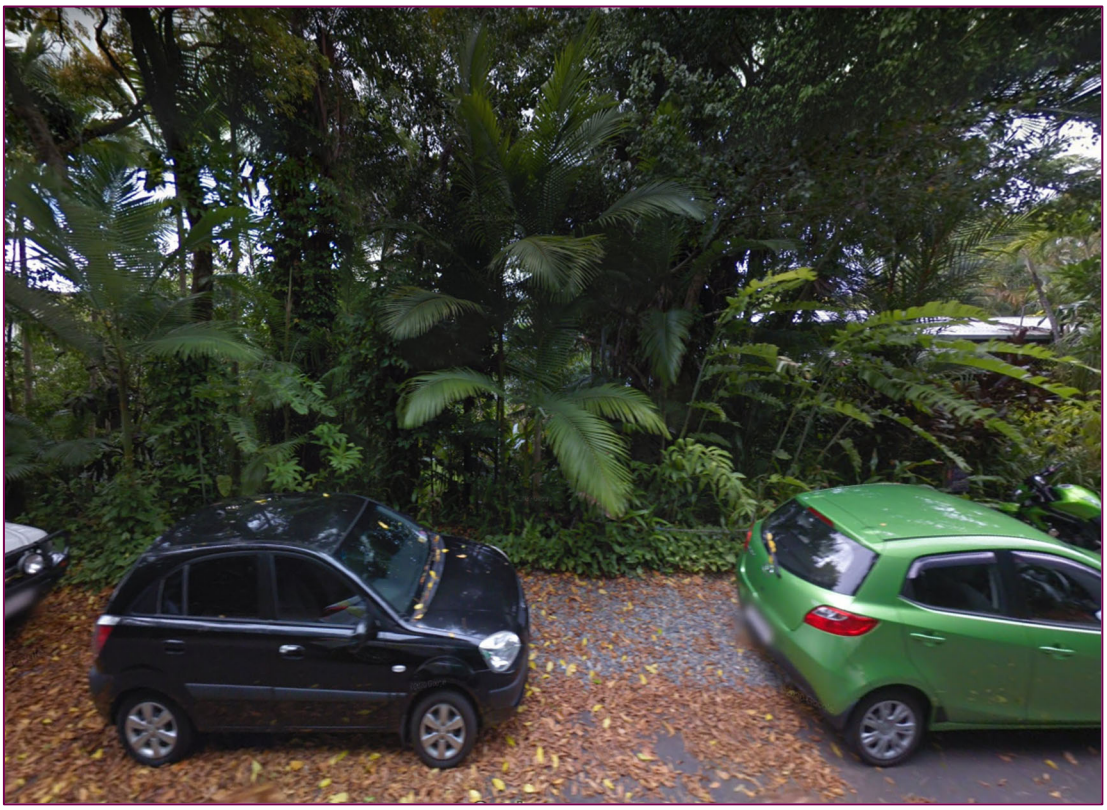

Figure 2 Murphy Street Road Frontage

Source: Google Maps.

2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy	

Natural Hazards Risks and Resilience	• Bushfire Prone Area
	  ○ Medium Potential Bushfire Intensity
	  ○ Potential Impact Buffer
	• Erosion Prone Area

Development Assessment Mapping System	
Coastal Protection	• Coastal area – Erosion Prone Area
Native Vegetation Clearing	• Category X in the Regulated Vegetation Management Map.
Far North Queensland Regional Plan 2009-2031	
Regional Plan designation	• Urban Footprint
Douglas Shire Council Planning Scheme 2018	
Strategic framework designation	• Urban Areas
Zoning	• Low-medium Density Residential Zone
Local Plan	• Port Douglas/Craigie Local Plan – Precinct 1f Flagstaff Hill

Overlays	• Acid Sufate Soils Overlay
	  ○ 5-20m AHD
	• Bushfire Hazard Overlay
	  ○ Medium Potential Bushfire Intensity
	  ○ Potential Impact Buffer
	• Coastal Environment Overlay
	  ○ Erosion Prone Area
	• Potential Landslide Hazard Overlay
	  ○ Partly within Potential Landslide Hazard Area
	• Transport Network Overlay Code
	  ○ Category 1: 58dB(A) =< Noise Level < 63 dB(A)
	  ○ Access Road

Zoning of the subject site and surrounding lands is shown in **Figure 3**

Council's Property Report which details the Planning Scheme's mapping designations that relate to the land is provided for reference in **Appendix C.**

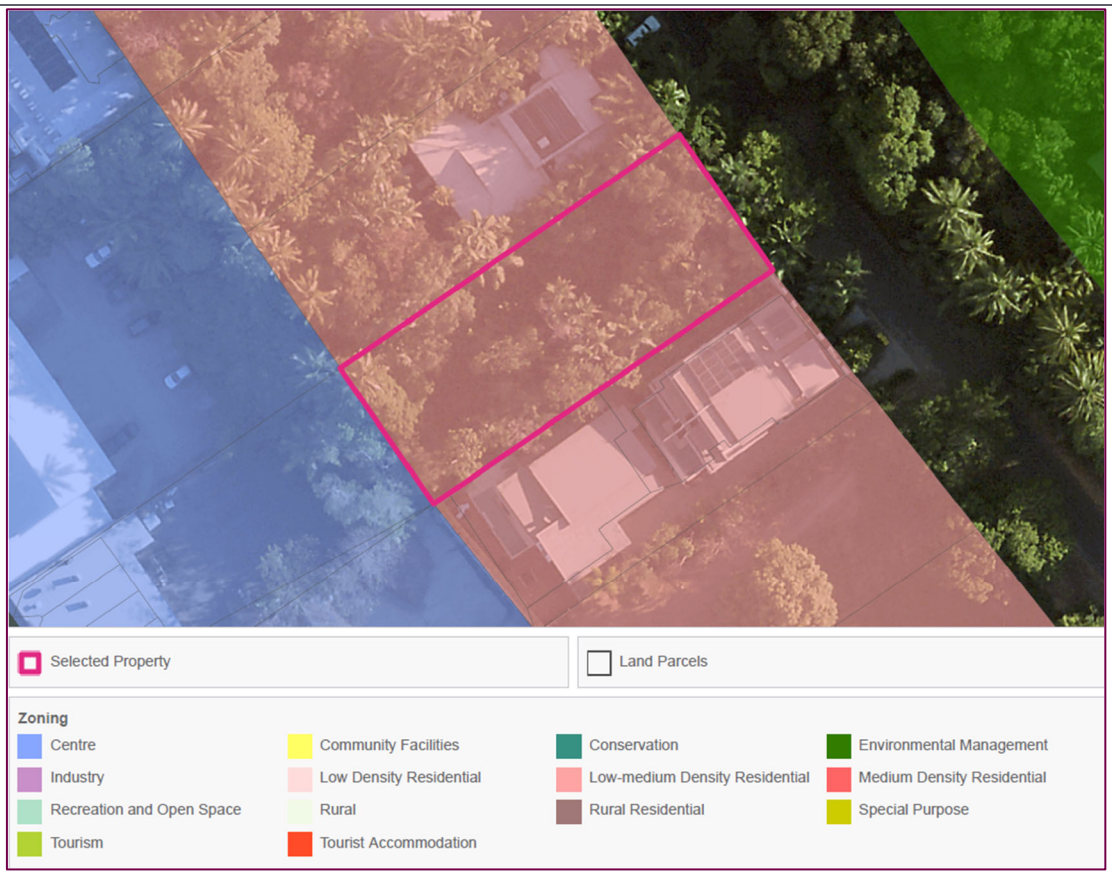

Figure 3 Zoning

Source: Douglas Shire Planning Scheme 2018

3 PROPOSAL

It is proposed to develop a Dwelling House on the subject site.

The proposed dwelling comprises of three levels that step down the sloping site. The lower level of the dwelling comprises of utility uses including plant room, store, cellar, laundry, pool equipment room, lift and basement car park accessed via a car lift platform. The second level of the dwelling comprises of the main indoor and outdoor living spaces, the bridge link that is intended to provide a connection with the living space of the dwelling-house located on 19 Murphy Street (the bridge structure on 21 Murphy Street will be independent of the bridge structure on 19 Murphy Street) and vehicle access and parking. The third level of the dwelling comprises of the main bedroom, study and terrace living space. The dwelling has been designed to allow for the retention of existing established trees, the re-location of established trees to the landscaped garden area and water feature to be established within the rear part of the site and to allow for extensive landscaping to be provided around the perimeter of the dwelling.

The proposed dwelling is to be located towards the front of the site, with a feature wall built to the Murphy Street frontage and the dwelling proper situated a minimum 4.50 metres to 6.0 metres from the Murphy Street boundary. The proposed side setbacks of the proposed building vary from 3.025 metres to 4.46 metres to the southeast boundary and 1.80 metres to 6.35 metres to the northwest boundary to the dwelling proper (exclusive of the bridge link). The sloping site allows the dwelling height from the Murphy Street pavement to appear to be a height of 6.67 metres even though the maximum roof height facing Murphy street is 9.71 metres.

The proposed dwelling is a good fit for the subject land in terms of its design, the limited building footprint and opportunities provided to retain existing established trees, re-locate established trees and establish additional landscaping. The proposed dwelling is illustrated in **Figures 4** and **5** below and the Proposal Plans prepared by Architecture By Us are provided for reference in **Appendix D**.

Figure 4 Proposed Site Plan

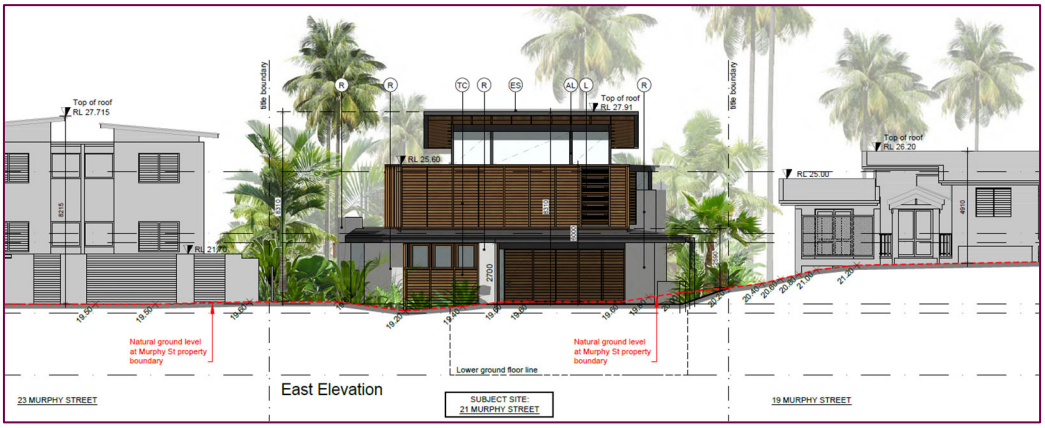

Figure 5 Proposed East (front) Elevation

Source: ARCHITECUTRE BY US, Dated February 2023

4 LEGISLATIVE REQUIREMENTS

4.1 Assessment Manager

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

4.2 Categories of Assessment

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

Table 4: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Material Change of Use (Dwelling House)	Douglas Shire Planning Scheme, Table 5.6.g – Low-Medium Density Residential Zone	Code Assessment

In accordance with the Table of Assessment for the Low-Medium Residential Zone, the development of the site for the purpose of a Dwelling House is identified as Self Assessable Development (Accepted Development Subject to Conditions). However, the proposed development does not comply with some of the applicable Self Assessable Development provisions and hence, requires the submission of a Code Assessable Development Application for the Material Change of Use to Council for approval.

In respect of this matter, it is noted that, pursuant to Section 5.4 (1)(c)(ii) of the Douglas Shire Planning Scheme, the Code Assessment is limited to the subject matter of the Self-assessable Acceptable Outcomes that were not complied with or were not capable of being complied and no other matter.

4.3 Referrals

The application is not identified as triggering any referrals in Schedule 10 of the *Planning Regulation 2017*.

4.4 Public Notification

This application does not require public notification as it is subject to a Code Assessment only.

5 STATUTORY PLANNING ASSESSMENT

5.1 Overview

As the application is subject to Code Assessment, the assessment benchmarks, and the matter the assessment manager must have regards to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the Planning Regulation 2017.

5.2 State and Regional Assessment Benchmarks

5.2.1 State Planning Policy

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

It is understood that the sections of the State Planning Policy, to the extent they are relevant to this application, have been appropriately integrated into the Douglas Shire Planning Scheme 2018. On that basis, no further assessment of the State Planning Policy is required.

5.2.2 Regional Plan

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

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

5.2.3 Development Assessment under Schedule 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identifies the matters that the assessment manager and/or referral agency must have regard to if the application is identified as triggering referral to the State. In this instance, the application does not trigger referral and, therefore, no State referral and assessment is required.

5.3 Local Authority Assessment Benchmarks

This application is to be assessed against Douglas Shire Council Planning Scheme 2018. The applicable assessment benchmarks (Planning Scheme Codes) are identified below.

Table 5: Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Compliance
Zone and Neighbourhood Plan codes		
Low-Medium Density Residential Zone Code	Applicable	Detailed consideration is required in respect to PO1 relating to building height and the proposed dwelling is considered a good fit for the land. Refer to the Code Assessment provided in **Appendix G** for detail. The proposed development complies with all other Acceptable Outcomes applicable to Self-assessable Development.

Planning Scheme Codes	Applicability	Compliance
Local Plan Code		
Port Douglas/Craiglie Local Plan Code	Applicable	As detailed in the Code Assessment provided for reference in **Appendix G,** the proposed development complies with PO4 in respect of landscaping and all other Acceptable Outcomes applicable to Self-assessable Development.
Overlay Codes		
Acid Sulfate Souls Overlay Code	Applicable	There are no Code provisions applicable to Self-assessable Development.
Bushfire Hazard Overlay Code	Applicable	The proposed development complies with the Acceptable Outcomes or Performance Outcomes applicable to the development, as detailed in the Code Assessment provided for reference in **Appendix G**.
Coastal Environment Overlay Code	Not Applicable	There are no Code provisions applicable to the proposed development.
Potential Landslide Hazard Overlay Code	Applicable	The proposed development complies with the Acceptable Outcomes or Performance Outcomes applicable to the development, as detailed in the Code Assessment provided for reference in **Appendix G**.
Transport Network Overlay Code	Not Applicable	There are no Code provisions applicable to Self-assessable Development.
Development Codes		
Dwelling House Code	Applicable	The proposed development complies with the Acceptable Outcomes or Performance Outcomes applicable to the development, as detailed in the Code Assessment provided for reference in **Appendix G**.
Access, Parking and Servicing Code	Applicable	The proposed development complies with the Acceptable Outcomes or Performance Outcomes applicable to the development, as detailed in the Code Assessment provided for reference in **Appendix** G.
Filling and Excavation Code	Applicable	The proposed development complies with the Acceptable Outcomes or Performance Outcomes applicable to the development, as detailed in the Code Assessment provided for reference in **Appendix** G.
Infrastructure Works Code	Applicable	The proposed development complies with the Acceptable Outcomes or Performance Outcomes applicable to the development, as detailed in the Code Assessment provided for reference in **Appendix** G.
Landscaping Code	Applicable	Complies with all applicable Acceptable Outcomes.

A detailed assessment of the development against the applicable Codes is provided for reference in **Appendix G** and it is evident that the proposed development complies with the Acceptable Outcomes or Performance Outcomes that apply to Self-assessable Development or will be able to comply with the Acceptable Outcomes or Performance Outcomes that apply to Self-assessable Development subject to the inclusion of reasonable and relevant conditions.

6 CONCLUSION

This Planning Report has been prepared by RPS AAP Consulting Pty Ltd on behalf of Anthony Hall to seek a development approval to establishment a Dwelling House on land at 21 Murphy Street, Port Douglas, land described as Lot 110 PTD2091.

The Development Application has been prepared subsequent to a Pre-lodgement Meeting held with Council's Neil Beck and Rebecca Taranto where it was indicated that the proposed development reflected the type and style of development that Council preferred for the land, where the building stepped down the slope of the land and the design did not seek to maximise the building footprint, allowing for the retention of existing trees, the re-location and re-establishment of existing trees and the provision of additional landscaping to allow for the partial screening of the building development. While the building design has been subject to a number of refinements, the Conceptual Design Plans considered at the Pre-lodgement Meeting are reflected in the final Building Design.

The site is currently vacant with existing vegetation, mostly planted by the Applicant/Owner, which is primarily distributed along the property boundaries. The site is fully serviced with access to all urban services. The topography of the site slopes from the Murphy Street frontage to the southwest to the rear of the site with a change in elevation of approximately 6.5 metres.

The proposed dwelling comprises of three levels that step down the sloping site. The lower level of the dwelling comprises of utility uses and the second and third level of the dwelling comprises of indoor and outdoor living spaces, private bedroom and living spaces, the bridge link that is intended to provide a connection with the living space of the dwelling-house located on 19 Murphy Street (the bridge structure on 21 Murphy Street will be independent of the bridge structure on 19 Murphy Street) and vehicle access and parking. As per the original intent at the Pre-lodgement Meeting, the dwelling has been designed to allow for the retention of existing established trees, the re-location of established trees to the landscaped garden area and water feature to be established within the rear part of the site and to allow for extensive landscaping to be provided around the perimeter of the dwelling.

While a Dwelling House on the land is Self-assessable Development, a Code Assessable Development Application is required where the proposed development does not comply with some of the applicable Self Assessable Development provisions and under such circumstances, the Code Assessment is limited to the subject matter of the Self-assessable Acceptable Outcomes that are not complied with or are not capable of being complied and no other matter.

As indicated in the Code Assessment completed, it is evident that the dwelling's design and the limited building footprint provides opportunities to retain existing established trees, re-locate established trees and establish additional landscaping around the perimeter of the building, allowing the proposed dwelling to be partially screened and blend into and be a good fit for the subject land which is located at the foothills of Flagstaff Hill.

Based on the Code Assessment completed, the Application is recommended for approval subject to reasonable and relevant conditions.

Appendix A

Development Application Form

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*)	Anthony Hall
Contact name *(only applicable for companies)*	C/- RPS APP Consulting Pty Ltd, Owen Caddick-King
Postal address *(P.O. Box or street address)*	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	+61 7 4276 1027
Email address *(non-mandatory)*	Owen.caddick-king@rpsgroup.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	PR151770

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		21	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	110	PTD2091	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

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)*:

Material Change of Use (Dwelling House)

e) Relevant plans

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

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

6.2) 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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

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

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ 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)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ 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?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date 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 *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. 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:			

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

Hazardous chemical facilities

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

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

***Note**: See www.business.qld.gov.au 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 Form1 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:	

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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ 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			

Appendix B

Certificate of Title

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20408182**	**Search Date:**	09/02/2023 08:59
Date Title Created:	21/04/1948	**Request No:**	43528323
Previous Title:	20016211		

ESTATE AND LAND

Estate in Fee Simple

LOT 110 CROWN PLAN PTD2091
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 704603620 21/02/2001

ANTHONY BARRY HALL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10332125 (ALLOT 10 SEC 1)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Requested by: D-ENQ GLOBALX

Appendix C

Council Planning Scheme Property Report

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address	21 Murphy Street PORT DOUGLAS
Lot Plan	110PTD2091 (Freehold - 1012m^2)

Selected Property | Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone
Low-medium Density Residential

More Information
- View Section 6.2.7 Low-Medium Density Residential Zone Code
- View Section 6.2.7 Low-Medium Density Residential Zone Compliance table
- View Section 6.2.7 Low-Medium Density Residential Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Local Plans	**Applicable Precinct or Area** Port Douglas - Craiglie Precinct 1 - 1f Flagstaff Hill	**More Information** • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (5-20m AHD) Acid Sulfate Soils (5-20m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Bushfire Hazard	**Applicable Precinct or Area** Potential Impact Buffer Very High Potential Bushfire Intensity Medium Potential Bushfire Intensity	**More Information** • View Section 8.2.2 Bushfire Hazard Overlay Code • View Section 8.2.2 Bushfire Hazard Overlay Compliance table
Coastal Processes	**Applicable Precinct or Area** Erosion Prone Area	**More Information** • View Section 8.2.3 Coastal Environment Overlay Code • View Section 8.2.3 Coastal Environment Overlay Compliance table
Landslide	**Applicable Precinct or Area** Landslide Hazard (High & Medium Hazard Risk)	**More Information** • View Section 8.2.9 Potential Landslide Hazard Overlay Code • View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table
Transport Noise Corridors	**Applicable Precinct or Area** Category 1: 58 dB(A) =< Noise Level < 63 dB(A)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Access Road	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Low-medium Density Residential

More Information

- View Section 6.2.7 Low-Medium Density Residential Zone Code
- View Section 6.2.7 Low-Medium Density Residential Zone Compliance table
- View Section 6.2.7 Low-Medium Density Residential Zone Assessment table

Selected Property

Land Parcels

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie

Precinct 1 - 1f Flagstaff Hill

More Information

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table

Selected Property

Land Parcels

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (5-20m AHD)

Acid Sulfate Soils (5-20m AHD)

More Information

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

Selected Property

Land Parcels

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Bushfire Hazard

Applicable Precinct or Area

Potential Impact Buffer

Very High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

More Information

- View Section 8.2.2 Bushfire Hazard Overlay Code
- View Section 8.2.2 Bushfire Hazard Overlay Compliance table

Selected Property

Land Parcels

Bushfire_Hazard

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

Potential Impact Buffer

Very High Potential Bushfire Intensity

all others

Coastal Processes

Applicable Precinct or Area

Erosion Prone Area

More Information

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table

Selected Property | Land Parcels | Coastal Management District | Erosion Prone Area

Landslide

Applicable Precinct or Area

Landslide Hazard (High & Medium Hazard Risk)

More Information

- View Section 8.2.9 Potential Landslide Hazard Overlay Code
- View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table

Selected Property | Land Parcels | Potential Landslide Hazard

Transport Noise Corridors

Applicable Precinct or Area

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Transport Noise Corridors Mandatory Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Noise Corridors Voluntary Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

Appendix D

Proposal Plans prepared by Architecture By Us

MURPHY STREET

TBM Stn 9401
Nail in Concrete
RL: 21.651

Timber Patio
RL: 20.890

Timber Patio
RL: 22.430

Timber Deck
Upper Level RL: 19.495

Floor Level: 22.450

Lower Level RL: 16.750
Upper Level RL: 19.500

RL: 18.160

19 Murphy Street

Floor Level RL: 21.630

Timber Walkway

Concrete Ramp

Concrete Path

Frangipanni
D: 0.3
S: 6.0
H: 6.0

109
PTD2091

Timber Patio
RL: 21.590

Timber Patio
RL: 21.590

Coconut
D: 0.4
S: 6.0
H: 18.0

Coconut
D: 0.4
S: 6.0
H: 18.0

Coconut
D: 0.4
S: 6.0
H: 18.0

1
RP733177

Palm
D: 0.4
S: 6.0
H: 20.0

Palm
D: 0.35
S: 4.0
H: 18.0

Palm
D: 0.35
S: 4.0
H: 18.0

Palm
D: 0.35
S: 4.0
H: 18.0

Tree
D: 0.8
S: 12.0
H: 18.0

Tree
D: 0.5
S: 12.0
H: 18.0

Tree
D: 0.45
S: 12.0
H: 18.0

Tree
D: 0.5
S: 10.0
H: 18.0

Tree
D: 0.4
S: 10.0
H: 15.0

Palm
D: 0.35
S: 6.0
H: 18.0

Tree
D: 0.6
S: 14.0
H: 18.0

Tree
D: 0.35
S: 6.0
H: 18.0

Palm tress to be remain

Clump
of Palms
D: 0.8
S: 8.0
H: 18.0

Existing tree to remain

Tree
D: 0.5
S: 10.0
H: 18.0

Existing row of palms to be relocated to western boundary to provide landscape screening (Refer proposed landscape plan for position of relocated palms)

Overgrown Bamboo and Ginger

Undercroft planting

CP
BUP70644

Tree to be removed

Tree
D: 0.35
S: 8.0
H: 14.0

Tree
D: 0.45
S: 6.0
H: 18.0

Row of
Palms
D: 0.35
S: 5.0
H: 20.0

Overgrown
Bamboo and
Ginger

Tree to be removed

Tree
D: 0.4
S: 8.0
H: 14.0

Tree to be removed

Tree to be removed

Tree
D: 0.4
S: 10.0
H: 15.0

110
PTD2091

Open Grassed Area

Tree to be removed

Tree
D: 0.5
S: 6.0
H: 18.0

Overgrown Gardens

Concrete D'way
to be removed

Palm
D: 0.35
S: 6.0
H: 18.0

Tree
D: 0.5
S: 12.0
H: 18.0

Existing street reserve trees to remain

Tree
D: 0.5
S: 12.0
H: 18.0

Existing palms trees to remain

Palm
D: 0.35
S: 6.0
H: 18.0

TBM Stn 9000
Screw in Kerb
RL: 21.226

Masonry Block Retaining Wall
TOW 15.90

TOW 17.45

Timber Fence

Concrete Path

Timber
Steps
18.05

Concrete
Path
19.05

Block Wall

Palm
D: 0.35
S: 6.0
H: 18.0

118
PTD2091

Tiled Patio

Pool

Spa

Pump

Line of Posts

2 Storey Concrete
Block Building

CP
SP227598

23 Murphy Street

3 Storey Concrete
Block Building

Floor Levels 17.85

Block Wall

Block Wall

Block wall

PRELIMINARY

LEGEND

PROPOSED DEMOLITION

Revision	Amendment	Revision	Amendment

North

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Project

Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Existing Conditions and
Demolition Plan

Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings

February 2023

TP01

Issue: 07.02.2023

Site Information

Site Area	1011m²
Proposed Site Coverage (60% max)	427m² (42%)
No. of Proposed Carspaces	2 Undercover
Proposed Permeable Area (20% min)	581m² (57%)
Proposed Garden Area (35% min)	729m² (72%)
Private Open Space	164m² (16%)

Floor Area

Lower Ground Floor Level	166m²
Ground Floor Level	184m²
First Floor Level	189m²
Total	**539m²**

Note:

Landscaping is indicative only.

NOON SUN

PM SUN

AM SUN

108
PTD2091

109
PTD2091
No. 19
Multi Level Timber House

1
RP733177

CP
BUP70644

118
PTD2091

112
PTD2091

CP
SP227598

No. 23
3 Storey Concrete Block Building

2 Storey Concrete Block Building

50.292 55°24'20"

325°24'20"

145°24'20"

20.117

20.122

20.11 317°15'15"

20.11 137°15'15"

50.232 235°24'0"

50.231 230°59'40"

Bridge link to be constructed in two sections as a fully independent element within each allotment, such that no part is relying on the support of the other. Each to abut (but not connected) on the boundary alignment. the section to be constructed on the neighbouring 19 Murphy street property, is to be included as part of a separate planning application to council, along with proposed renovations to this dwelling.

5780 base retaining wall return to boundary

5 no. relocated palms

Palm tress to be remain

Existing trees to remain

Raised stacked rock against retaining wall as backing to build up landscaping

Raised feeder pond & waterfall over rock out crop to lower lagoon pond

Retaining wall with fence screen over on boundary

10305 base retaining wall return to boundary

39925 New timber screen fence on boundary

Existing trees to remain

Proposed crossover from street to council requirements

Existing street reserve trees to remain

Existing palm trees to remain

Rex Smeal Park

Four Mile Beach

MURPHY STREET

Pool
Spa
Lagoon pond
Lower terrace FFL RL 17.30
Upper terrace FFL RL 19.50
Living
Pwd room
FFL RL 19.50
Kitchen
Lift
Carlift platform
Undercroft parking FFL RL 19.50
Visitor parking
Ramp down
Guest bedroom
Balcony
Outdoor shower
Guest ensuite

PRELIMINARY

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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Site Plan
Scale 1:200 @ A1 / 1:400 @ A3

Planning Drawings
February 2023

TP02

Issue: 07.02.2023

Block Retaining Wall
Timber Retaining Wall
Block Retaining Wall
TBM Stn 9401
Nail in Concrete
RL: 21.651
Elec. Conduit
Concrete Slab RL: 18.13
Concrete Slab RL: 19.0
Driveway
Timber Deck
Lower Level RL: 16.750
Pavers
Timber Steps
Pool Deck
Lower Level RL: 18.160
Multi Level
Timber House
Concrete
Dense Vegetation
Concrete Car Park Space
Under Floor RL: 19.200
Door to Lower Level
FFL RL +16.75
FFL RL +1816
Conc Steps
GL: 18.93
GL: 18.16
store
GL: 18.16
GL: 18.84
GL: 18.99
Existing Tree
D: 0.5
S: 12.0
H: 18.0
Elevated Inground Pool
Pool
1
RP733177
109
PTD2091
water tank
GL: 18.05
GL: 18.76
GL: 18.87
Existing Palm
D: 0.35
S: 6.0
H: 18.0
Existing Tree
D: 0.4
S: 10.0
H: 15.0
Existing Tree
D: 0.6
S: 14.0
H: 18.0
Existing Tree
D: 0.5
S: 10.0
H: 18.0
Overgrown Gardens
Existing Clump
of Palms
D: 0.8
S: 8.0
H: 18.0
Bridge link over
Overgrown Gardens
Pool over
Pool
Equipment
Car lift
platform
Lift
shute
up
FFL RL 16.40
Pwd.
Existing Tree
D: 0.5
S: 10.0
H: 18.0
ventilation
under deck
Plant room
Store
Cellar
Laundry
Existing
tree
D: 0.5
S: 12.0
H: 18.0
Wire Fence
Overgrown Gardens
Existing Palm
D: 0.35
S: 6.0
H: 18.0
condensing
units
Access &
ventilation
water
tanks
Existing
tree
D: 0.5
S: 12.0
H: 18.0
CP
BUP70644
Lagoon pond
Ground Floor over
Ground Floor over
Existing Palm
D: 0.35
S: 6.0
H: 18.0
Grate
TBM Stn 9000
Screw in Kerb
RL: 21.226
Timber Fence
Masonry Block Retaining Wall
TOW 15.90
TOW 17.45
Concrete Path
Timber
Steps
18.05
Concrete
Path
19.05
Existing Palm
D: 0.35
S: 6.0
H: 18.0
Block Wall
118
PTD2091
Carpark
Tiled Patio
Pump
Pool
Spa
Line of Posts
2 Storey Concrete
Block Building
CP
SP227598
3 Storey Concrete
Block Building
Floor Levels 17.85
Pool
600Ø RCP
600Ø RCP
IL20.10
IL20.08
TBM - Stn 8
Nail in Driveway
RL21.3
MURPHY STREET

PRELIMINARY

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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Lower Ground Floor Plan
Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP03

Issue: 07.02.2023

TBM Stn 9401
Nail in Concrete
RL: 21.651

Timber Patio
RL: 20.890

Timber Patio
RL: 22.430

Timber Deck
Upper Level RL: 19.495

Deck

Living

Lower Level RL: 16.750
Upper Level RL: 19.500

Bed 03

Bathroom
Floor Level: 22.450

Bed 02

RL: 18.160

Floor Level RL: 21.630

Timber Walkway

Concrete Ramp

Concrete Path

Kitchen

109
PTD2091

Timber Patio
RL: 21.590
Deck

Bed 01

Ensuite

Timber Patio
RL: 21.590

1
RP733177

Existing Tree
D: 0.5
S: 12.0
H: 18.0

Existing Tree
D: 0.6
S: 14.0
H: 18.0

Bridge link to be constructed in two sections as a fully independent element within each allotment, such that no part is relying on the support of the other. Each to abut (but not connected) on the boundary alignment. the section to be constructed on the neighbouring 19 Murphy street property, is to be included as part of a separate planning application to council, along with proposed renovations to this dwelling.

5780 base retaining wall return to boundary

Existing Tree
D: 0.5
S: 10.0
H: 18.0

Existing Tree
D: 0.4
S: 10.0
H: 15.0

New timber screen fence above base retaining wall

Existing Clump of Palms
D: 0.8
S: 8.0
H: 18.0

Bridge link

Pool

Car lift platform

Ramp down 6.5%

Ramp down 15.8%

Ramp down 25%

Ramp down 12.5%

Visitor parking

Proposed crossover from street to council requirements

Existing Tree
D: 0.5
S: 10.0
H: 18.0

PFL RL 15.90

Spa

Lift

bins

chute

Undercroft parking
FFL RL 19.50

Lower terrace
FFL RL 17.30

Atrium over

Living

Pwd. room

void over

First floor over

Roof above

seating

Existing tree
D: 0.5
S: 12.0
H: 18.0

Existing street reserve trees to remain

600mm wide drainage channel refer civil engineer drawing

CP
BUP70644

Lagoon pond

FFL RL 19.50

Kitchen

Outdoor shower

Guest bedroom

Guest ensuite

Balcony

Existing Palm
D: 0.35
S: 6.0
H: 18.0

Retaining wall as backing to build up landscaping

Retaining wall with fence screen over on boundary

Base retaining return to boundary

Proposed drainage sump refer civil engineer drawing

New timber screen fence on boundary

Upper terrace
FFL RL 19.50

Existing Palm
D: 0.35
S: 6.0
H: 18.0

TBM Stn 9000
Screw in Kerb
RL: 21.226

Timber Fence

10305 base retaining wall return to boundary

Masonry Block Retaining Wall
TOW 15.90

TOW 17.45

existing grated in lot pit

118
PTD2091

Pizza Oven (Supplied by Client)
Allow for s/steel flue vent through roof and flash

Tiled Patio

Entry

Living

Dining

PWD

Pool

Spa

Balcony
FL=17.750

Pump

Line of Posts

2 Storey Concrete Block Building

Kitchen

Planter

Water Feature

Concrete Path

Path

Garden

Timber Steps
28.05

Concrete Path
19.05

Block Wall

Line of Balcony Above
SFL=16.700

Plunge Pool

Pool Terrace
FL=18.420

External Shower Drain to Garden

Door to Store Below

Shelves in storage room under terrace

Garage
FL=16.800

3 Storey Concrete Block Building

Floor Levels 17.85
Garage
FL=16.800

Shelves in storage room under stairs

Ldry

Bed 4

WIR

Ens

Terrace
FL=17.750

Rinnai 26 gas hot water system

Grated Drain to Stormwater Connection

Location of A/C

Big Garden

Visitor Parking Below

Grated Drain

CP
SP227598

Master Bed

WIR

Balcony FL=17.750

MURPHY STREET

PRELIMINARY

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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

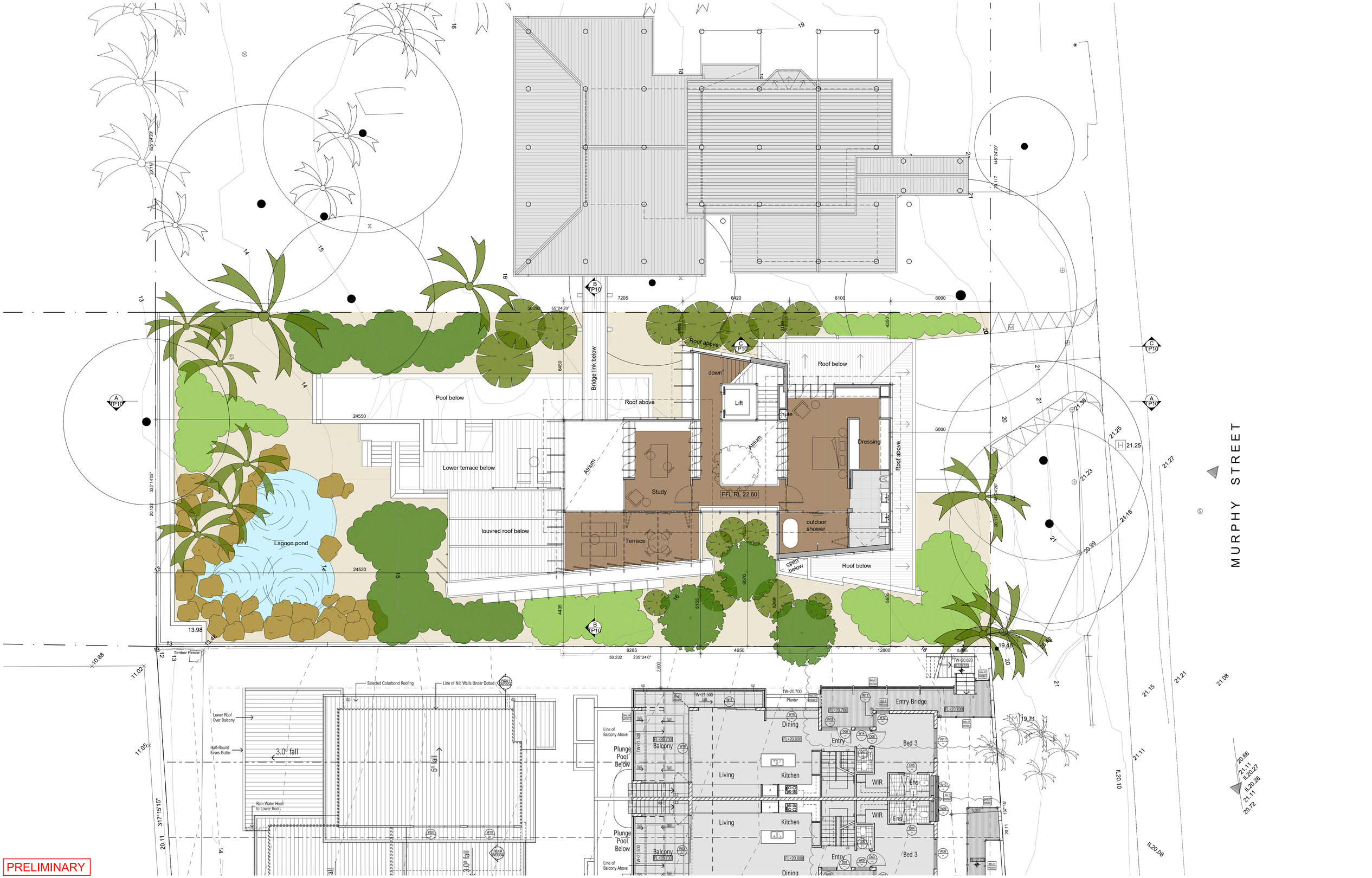
Proposed Ground Floor Plan

Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP04

Issue: 07.02.2023



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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed First Floor Plan

Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP05

Issue: 07.02.2023

19 Murphy Street

23 Murphy Street

MURPHY STREET

Existing Tree
D: 0.5
S: 12.0
H: 18.0

Existing Tree
D: 0.5
S: 10.0
H: 18.0

Existing Palm
D: 0.35
S: 6.0
H: 18.0

D: 0.4
S: 10.0
H: 15.0

Existing Tree
D: 0.6
S: 14.0
H: 18.0

Existing Clump of Palms
D: 0.8
S: 8.0
H: 18.0

Existing Tree
D: 0.5
S: 10.0
H: 18.0

Existing tree
D: 0.5
S: 12.0
H: 18.0

Existing Palm
D: 0.35
S: 6.0
H: 18.0

Existing tree
D: 0.5
S: 12.0
H: 18.0

Existing Palm
D: 0.35
S: 6.0
H: 18.0

Existing Palm
D: 0.35
S: 6.0
H: 18.0

Pool below

Bridge link below

Roof below

Lower terrace below

Fall 10°

Fall 3°

Skylight

Fall 3°

Fall 10°

louvred roof below

Terrace below

Roof below

Roof below

Lagoon pond

Timber Fence

Block Wall

Block wall

A TP10

B TP10

C TP10

55°24'20"

325°14'05"

145°24'20"

317°15'15"

157°15'

235°24'0"

50.232

20.122

20.117

20.11

13.98

13.45

13.87

10.88

11.02

11.05

17.58

19.71

21.25

21.27

21.18

21.15

21.21

21.08

21.11

20.68

21.11

IL20.27

IL20.28

21.11

20.72

IL20.10

IL20.08

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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Roof Plan
Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP06

Issue: 07.02.2023

PRELIMINARY

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EXTERNAL FINISHES

R	SMOOTH RENDER	L	TIMBER LOUVRE
TB	TIMBER SCREEN	ES	EXPRESSED STEEL
TC	TIMBER CLADDING	AL	POWDERCOATED ALUMINIUM

Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Elevations

Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP07

Issue: 07.02.2023

Bridge link to be constructed in two sections as a fully independent element within each allotment, such that no part is relying on the support of the other. Each to abut (but not connected) on the boundary alignment. the section to be constructed on the neighbouring 19 Murphy street property, is to be included as part of a separate planning application to council, along with proposed renovations to this dwelling.

PRELIMINARY

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EXTERNAL FINISHES

R	SMOOTH RENDER	L	TIMBER LOUVRE
TB	TIMBER SCREEN	ES	EXPRESSED STEEL
TC	TIMBER CLADDING	AL	POWDERCOATED ALUMINIUM

Revision	Amendment	Revision	Amendment

North

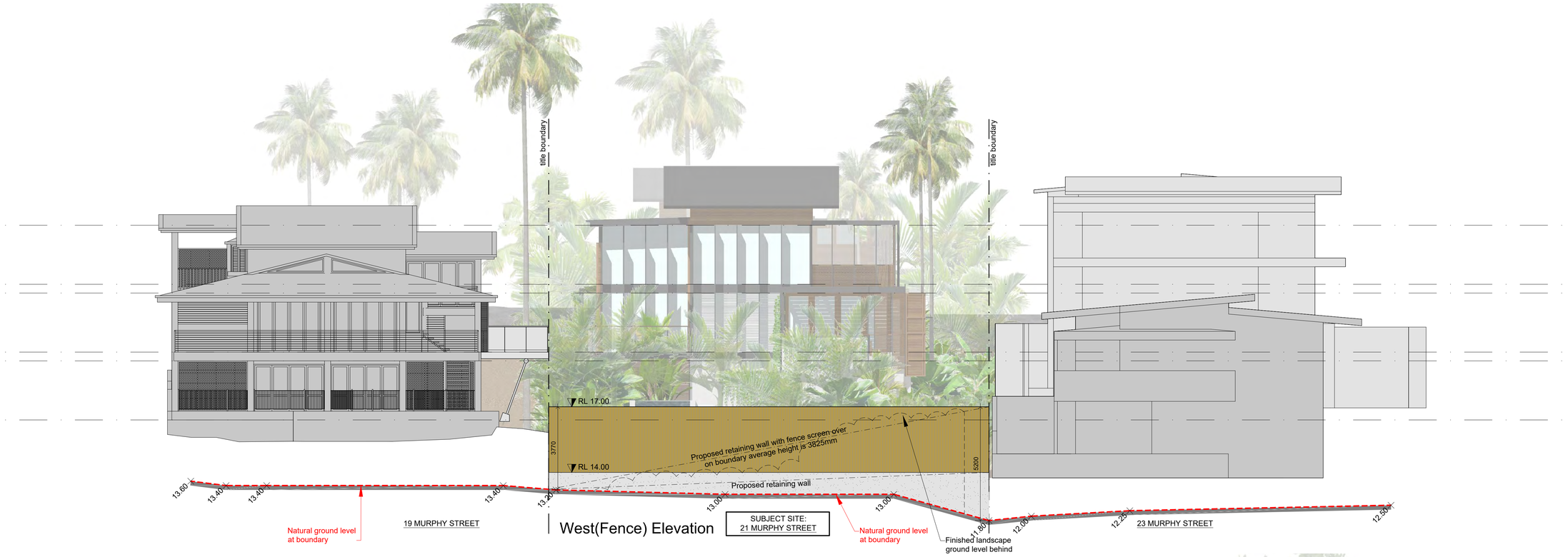
Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

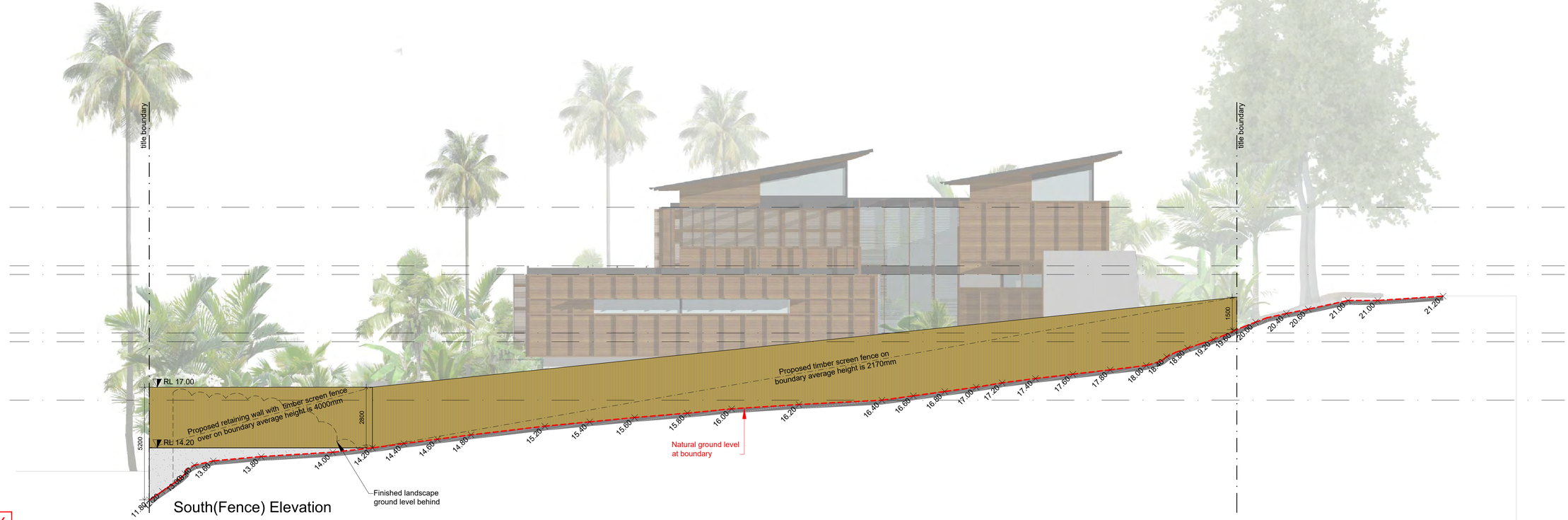
Proposed Elevations
Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP08

Issue: 07.02.2023





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EXTERNAL FINISHES

- R SMOOTH RENDER
- TB TIMBER SCREEN
- TC TIMBER CLADDING
- L TIMBER LOUVRE
- ES EXPRESSED STEEL
- AL POWDERCOATED ALUMINIUM

Revision	Amendment	Revision	Amendment

North

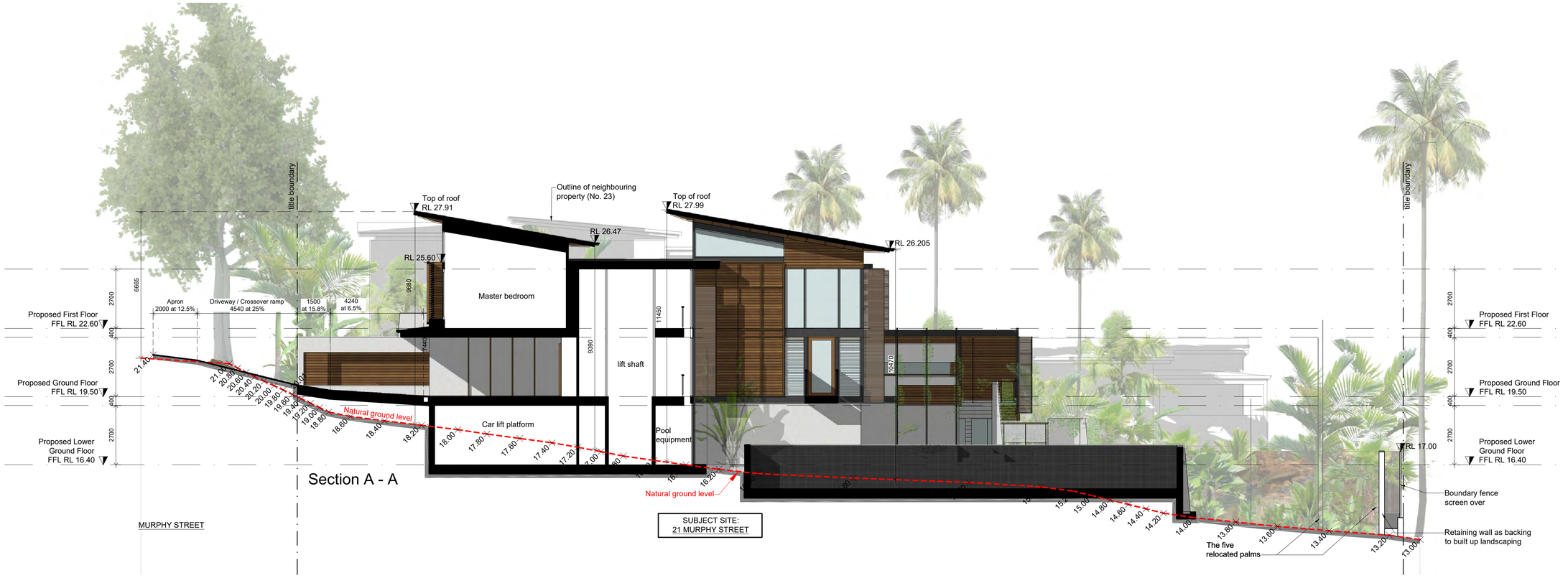
Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

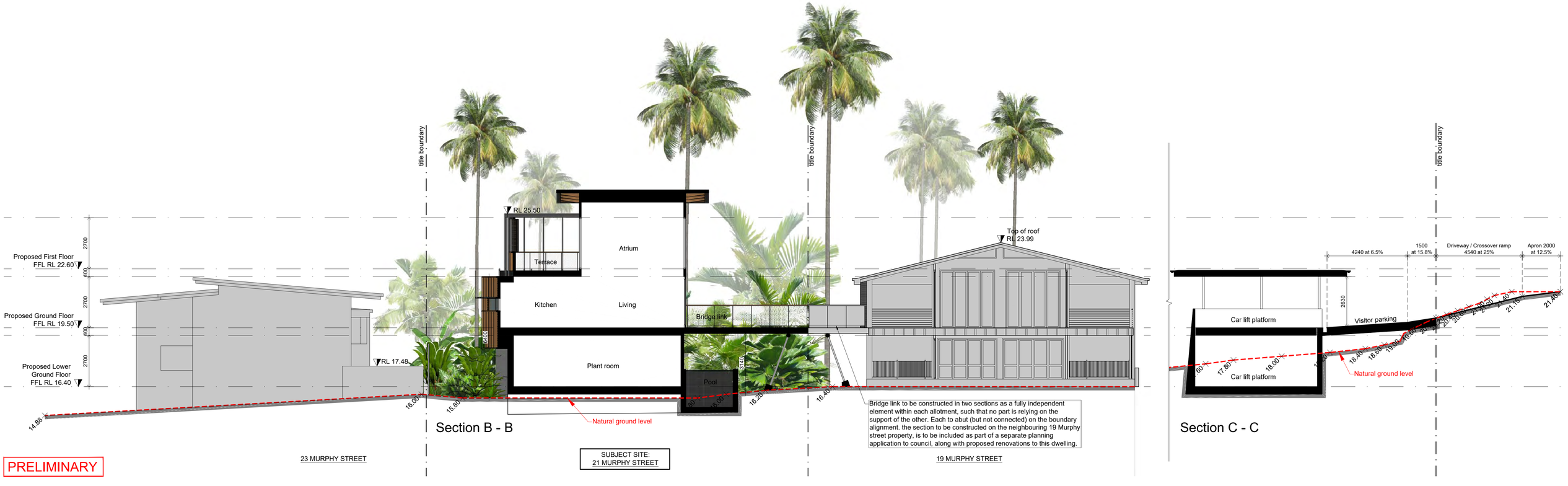
Proposed Fence Elevations
Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP09

Issue: 07.02.2023





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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Sections
Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP10

Issue: 07.02.2023

TBM Stn 9401
Nail in Concrete
RL: 21.651

Timber Patio
RL: 20.890

Timber Patio
RL: 22.430

Timber Deck
Upper Level RL: 19.495

Floor Level: 22.450

Lower Level RL: 16.750
Upper Level RL: 19.500

RL: 18.160

Floor Level RL: 21.630

Timber Walkway

Concrete Ramp

Concrete Path

1
RP733177

109
PTD2091

Timber Patio
RL: 21.590

Timber Patio
RL: 21.590

Existing Tree
D: 0.5
S: 12.0
H: 18.0

comprising dense
palm & bamboo
varieties

Existing Palm
D: 0.35
S: 6.0
H: 18.0

Existing Tree
D: 0.4
S: 10.0
H: 15.0

Future bridge link

Existing Tree
D: 0.6
S: 14.0
H: 18.0

Existing neighbouring tree

5780 base retaining wall return to boundary

Palm tress to be remain

Existing Tree
D: 0.5
S: 10.0
H: 18.0

undercroft planting

comprising dense palm
& bamboo varieties

5 no. relocated palms

Existing Clump
of Palms
D: 0.8
S: 8.0
H: 18.0

Bridge link over pool

Ramp
down

Undercroft planting

Suspended metal grid
parking platform

Existing trees
to remain

Existing Tree
D: 0.5
S: 10.0
H: 18.0

Existing trees to
be removed

Platform
FFL RL 19.50

lower pool deck
FFL RL 17.30

FFL RL 14.675

FFL RL 19.50

Existing
tree
D: 0.5
S: 12.0
H: 18.0

Existing street reserve
trees to remain

Row of
Palms
D: 0.35
S: 5.0
H: 20.0

600mm wide drainage channel
refer civil engineer drawing

Existing Palm
D: 0.35
S: 6.0
H: 18.0

screened
porch

Existing
tree
D: 0.5
S: 12.0
H: 18.0

CP
BUP70644

Lagoon pond

Upper level
FFL RL 19.50

New timber screen fence
above base retaining wall

Existing palm to remain

Raised stacked rock against retaining
wall as build to build up landscaping

undercroft planting

Raised feeder pond & waterfall over
rock out crop to lower lagoon pond

Existing Palm
D: 0.35
S: 6.0
H: 18.0

Existing palm trees
to remain

Proposed drainage sump refer civil
engineer drawing

TBM Stn 9000
Screw in Kerb
RL: 21.226

existing grated in lot pit

Timber Fence

10305 base retaining wall
return to boundary

Masonry Block Retaining Wall
TOW 15.90

Existing trees to
be removed

TOW 17.45

Re-establish dense
screen planting

Existing row of palms to be
relocated to western boundary
to provide landscape screening

Low dense
planting screen

Concrete Path

New planting to light count indent
comprising dense palm, bamboo &
Ginger varieties

Timber
Steps
18.05

Concrete
Path
19.05

Existing Palm
D: 0.35
S: 6.0
H: 18.0

New timber screen
fence on boundary

Block Wall

118
PTD2091

Tiled Patio

Pump

Pool

Spa

Line of Posts

2 Storey Concrete
Block Building

CP
SP227598

3 Storey Concrete
Block Building

Floor Levels 17.85

Block Wall

Block wall

MURPHY STREET

PRELIMINARY

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Revision	Amendment	Revision	Amendment

North

Project
Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Conceptual Landscape Plan
Scale 1:100 @ A1 / 1:200 @ A3

Planning Drawings
February 2023

TP11

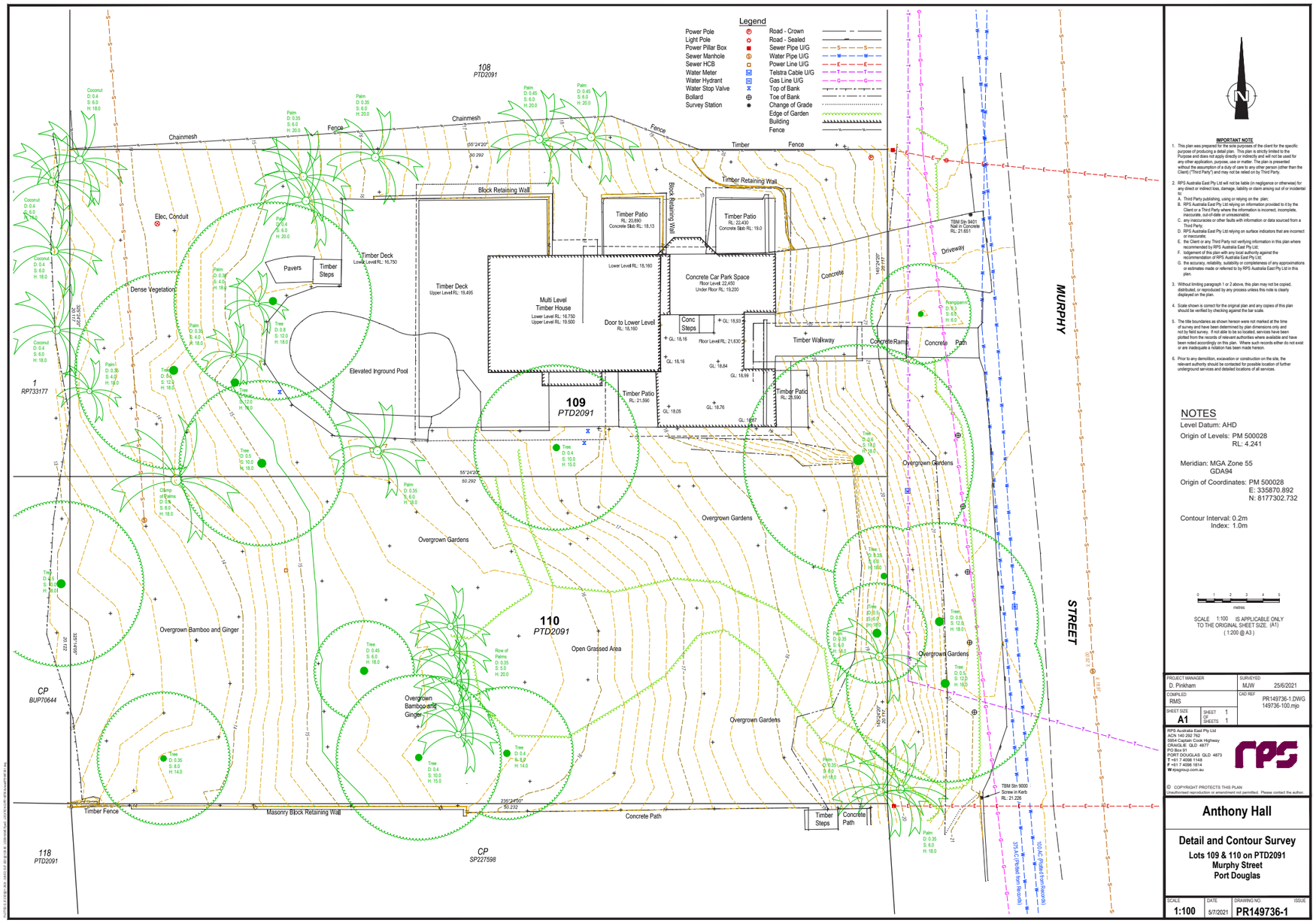
Issue: 07.02.2023

PLANNING APPLICATION TO DOUGLAS SHIRE COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

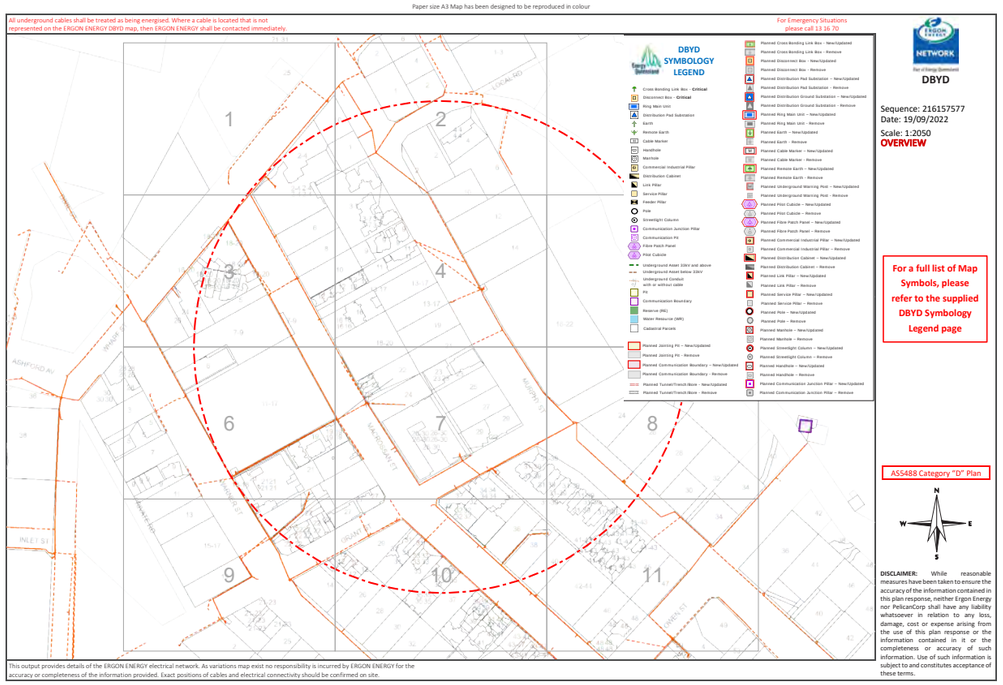
BOUNDARY RE-ESTABLISHMENT & EXISTING FEATURE SURVEY

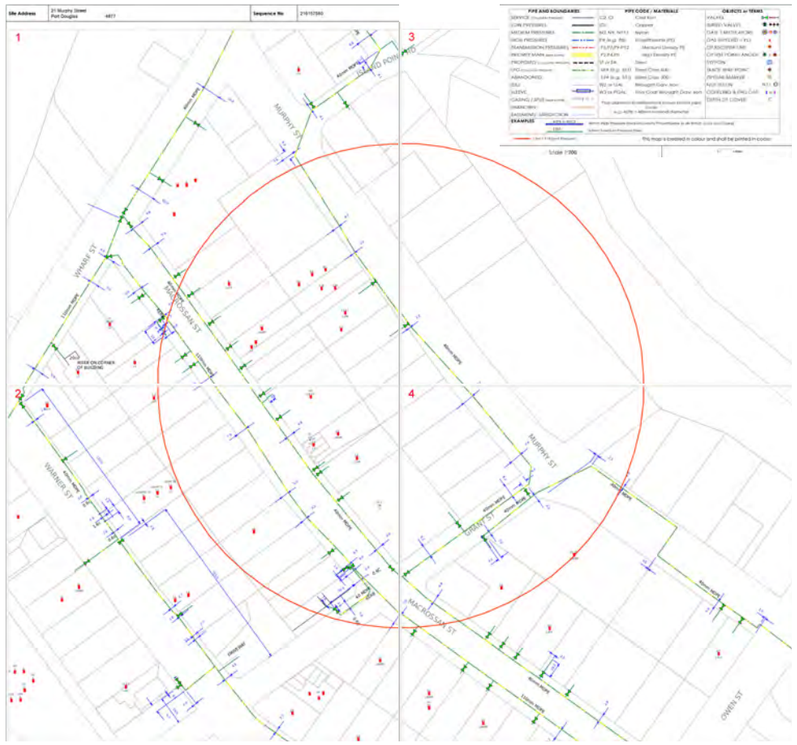


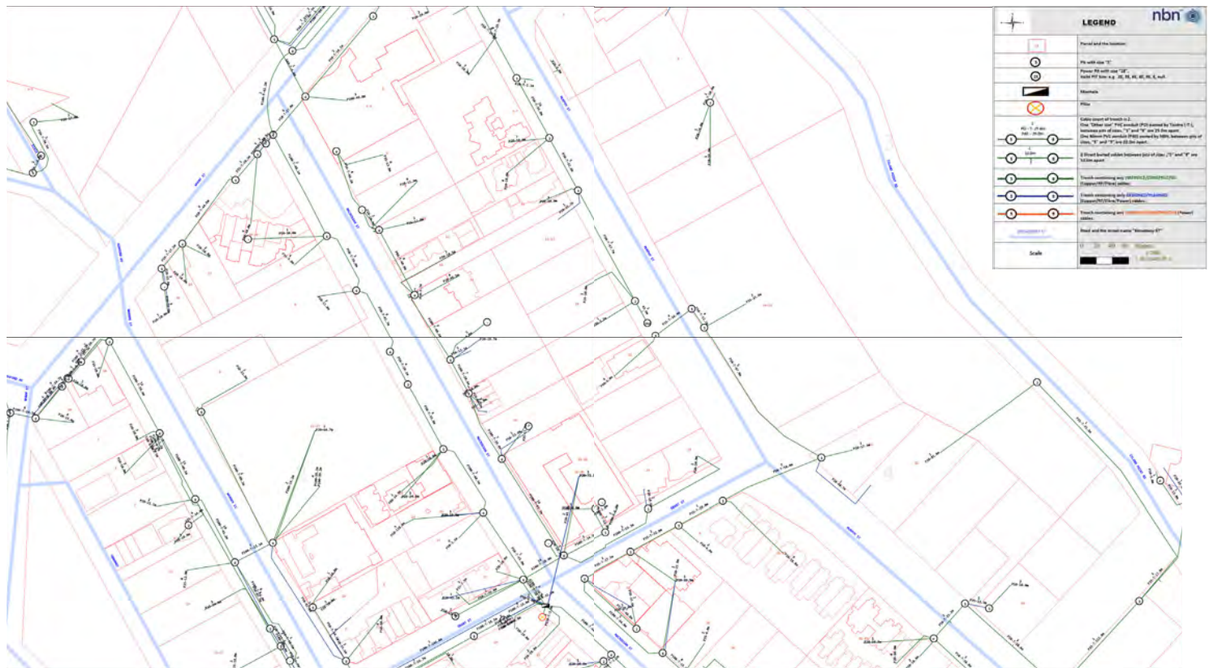
BOUNDARY RE-ESTABLISHMENT & EXISTING FEATURE SURVEY
ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

EXISTING SITE SERVICES







EXISTING SITE SERVICES

ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

SITE CONTEXT, EXISTING CONDITIONS PHOTOGRAPHIC SURVEY

SITE CONTEXT, EXISTING CONDITIONS PHOTOGRAPHIC SURVEY

ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

SITE CONTEXT, EXISTING
CONDITIONS PHOTOGRAPHIC
SURVEY

No.23

No.21 (Subject Site)

No.19

< M U R P H Y S T R E E T >

Adjacent subject site

No.16

< M U R P H Y S T R E E T >

Opposite subject site

SITE CONTEXT, EXISTING CONDITIONS PHOTOGRAPHIC SURVEY
ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

DEVELOPMENT OVERVIEW
3D VISUALISATION STUDIES

DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

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21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

R RENDER - SMOOTH
Natural cement colour,
velvet finish

TC TIMBER CLADDING

TB TIMBER SCREEN

AL POWDER COATED
ALUMINIUM
to match Colorbond
“Monument”

ES EXPRESSED STEEL
to match Colorbond
“Monument”

FINISHES SCHEDULE
ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023

Appendix E

Geotechnical Investigation prepared by Geo Design

GEO | design

ISO 9001
ISO 14001
ISO 45001
BUREAU VERITAS
Certification

REPORT

Geotechnical Investigation

Proposed Development

21 Murphy Street

Port Douglas QLD 4877

22050AA-D-R01-v1

Anthony Hall

24 August 2022

Table of Contents

List of Appendices

1.0 Introduction

GEO Design has carried out a geotechnical investigation for a proposed residential development located at 21 Murphy Street, Port Douglas. The investigation was carried out at the request of Anthony Hall.

It is understood that the proposed development comprises the construction of a new residential building up to 3 levels above ground with associated swimming pool, carparking areas and landscaping. Provided conceptual architectural plans are presented in Appendix A.

Given the above, the aims of the geotechnical investigation were as follows:

- Evaluate the subsurface conditions in the areas of the proposed development.
- Comment on suitable footings and geotechnical design parameters.
- Comment on retaining wall design and geotechnical design parameters.
- Comment on slope stability issues at the subject allotments and provide comments in regards to the development's adherence to the State Planning Policy 1/03-Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (Landslides only).
- Comment on earthworks including recommended cut and fill batters, procedures and site preparation.

This report presents the results of the geotechnical investigation together with the engineering comments outlined above.

2.0 Fieldwork

Excavation of test pits using a tracked excavator was not possible at the site due to access restrictions. As such, hand excavations using a non-motorised auger were completed. As such, the fieldwork comprised the following:

- A walkover assessment, carried out by an experienced Engineering Geologist.
- Mapping of exposed batters at the site and along Murphy Street.
- Excavation of three hand excavations to depths of 1.5 m.

3.0 Results of Fieldwork

3.1 Surface Conditions

The site is located at 21 Murphy Street, Port Douglas. The allotment is located on the downhill side of Murphy Street and is bound to the east and west by existing developments, to the north by Murphy Street and to the south by a formed batter that extends downhill to the rear of an existing commercial development with access to the lower portions provided by an unsealed access track extending from Murphy Street.

The subject allotment is a rectangular shaped block measuring about 50 x 20 m with a northeast-southwest orientation. The site is currently occupied by vegetation including trees and landscaped areas. The surface of the allotment slopes gently <15° to the southwest with a locally steeper section along the southern boundary of the allotment, adjacent to the adjacent commercial property.

No signs of significant instability or erosion were observed in the walkover survey.

Figure 1: Site Location

Figure 2: Site Photographs

Figure 3: Site Photographs

3.2 Subsurface Conditions

The subsurface conditions encountered within the hand excavations and observed in cut batters along murphy street and the adjacent properties generally comprised a thin layer of sandy clay to depths of between about 0.6 m to 1.2 m over extremely weathered greywacke rock of the Hodgkinson Formation. The extremely weathered rock presents as a hard clay.

Based on our experience at the adjacent allotments and works along Murphy Street in this area, the extremely weathered rock can extend to depths of between about 8-10 m below the surface. Some harder zones are observed within the extremely weathered zone. These are primarily related to the presence of chert or quartz, which are more resistant to weathering.

It is considered that filling has been placed along the northern boundary of the allotment as part of the construction of Murphy Street and associated infrastructure. It is envisaged that this fill material has been placed as engineered fill.

At the time of fieldwork groundwater was not encountered or observed at the site. It is considered that perched aquifers could be observed following prolonged periods of rainfall. These perched aquifers may result in the formation of springs.

4.0 Stability

4.1 General

Based on the results of the investigation at this site and experience with similar sites in this area of Port Douglas, it is considered the geotechnical model for this site generally comprises some minor filling near the northern boundary of the site adjacent to the road and natural clayey colluvium overlying weathered rocks of the Hodgkinson Formation.

Given the above geotechnical model, together with the results of the fieldwork, stability analyses were carried out for the existing profile of the allotment.

Based on the preliminary architectural plans provided, the proposed structures are likely to comprise portions founded on prepared building platforms and portions founded over the existing slope or prepared batters. To simulate building loads on the slopes a distributed load of 20 kPa was adopted across the proposed building portions of the site. An additional load of 15 kPa was assumed at the northern boundary of the site, adjacent to Murphy Street to simulate traffic or positioning of plant/equipment in this area.

The adopted loading is considered conservative from a stability analyses point of view but allows an evaluation of the stability of the site for planning and design approval. Further details of recommended batter slopes and heights, together with appropriate footing types are outlined in the following sections.

A summary of the results of the stability analyses carried out for the site is presented in the following section.

4.2 Stability Analysis

Stability analyses were carried out for a typical profile at the site as shown on Figure 1. The profile was based on site measurements. Based on the materials observed at the site, the following effective (drained) strength parameters were adopted for the stability analyses:

Material Type	Strength Parameters	
	c′	ϕ′
Fill	8 kPa	30°
Clayey Colluvium	4 kPa	30°
Weathered Rock	15 kPa	35°

Analyses were initially performed for what were considered to be dry or "normal" conditions. Analyses were then performed for what were considered to be wet or "extreme" conditions. The "extreme" conditions considered near saturation of the materials with a pore water pressure co-efficient (R_u) of between 0.1-0.2 adopted for the material properties to simulate seepage/water infiltration.

The analyses were carried out for a potential local (medium scale) or global (large scale) circular failure using the proprietary software SLIDE 2018 The results of the stability analyses are presented in Appendix B and summarised as follows:

Failure Type	Calculated Factor of Safety (FOS)	
	Dry Conditions	Extreme Conditions
Local	1.937	1.935
Global	6.318	5.839

For the purposes of assessing stability we provide the following guidelines which are appropriate to the conditions at this site:

- A calculated factor of safety > 1.5 indicates the profile is likely to be stable.
- A calculated factor of safety from 1.0 – 1.5 indicates a marginally stable profile.
- A calculated factor of safety < 1.0 indicates the profile is likely to be unstable.

In general terms the factor of safety is calculated by dividing the forces resisting instability (i.e. the strength of the soil/rock or the strength of discontinuities within the soil/rock) by the forces driving instability (i.e. the weight of the soil/rock, plus groundwater/seepage, plus surcharges/loads on the slope). A calculated factor of safety of 1.0 indicates the forces are balanced, whereas a calculated factor of safety <1.0 indicates instability will likely occur.

For this site we consider that a calculated factor of safety >1.3 should be achieved for the wet or "extreme" conditions modelled, and that a calculated factor of safety >1.5 should be achieved for the dry or "normal" conditions modelled.

The results of the stability analyses indicate that the FOS for stability at the site are >1.5 under the dry and wet conditions modelled. As such, it is considered that the overall site should be stable if the measures outlined in the following sections are adopted.

Analyses for small scale slumping at this site is not possible and is dependent upon slight profile variations and the cover of soil materials, angle and orientation of the discontinuities and the influences of trees and water flow. It is considered that small scale slumping within unsupported batters and in the steep sections of natural slopes should be expected. It is considered that this instability should be in the form of relatively small slumps or erosion failures and occur during or following prolonged rainfall events. This type of instability is common in this area of Port Douglas.

4.3 Landslide Risk

As part of the investigation, a landslide risk assessment was carried out for the area of the proposed development in general accordance with the guidelines of the Landslide Risk Management Concepts and Guidelines published by the Australian Geomechanics Society in March 2000. Risk assessment in accordance with the New South Wales Road Traffic Authority (RTA) Guide to Slope Risk Analysis, Version 3.1, and the Queensland Department of Transport and Main Roads (DTMR) Batter Slope Risk Element procedures were also carried out. These guides are based on the approach suggested in the Landslide Risk Management Concepts and Guidelines and to those outlined in the Australian Geoguide LR7 (Landslide Risk).

The landslide risk assessment generally involves the evaluation of slopes enabling the identification of potential hazards ("a condition with the potential for causing an undesirable consequence", for example, rockfall or slump type failure) and analyses the identified hazards with respect to likelihood and consequences using prescribed risk matrices. The risk matrices use a number of estimated conditional probabilities to calculate an Assessed Risk Level (ARL) rating for individual slopes.

The risk assessment procedure generally uses estimated conditional probabilities designed to characterise a sequence of events which must occur for slope instability to result in a fatality or injury to the community, damage to structures or buildings, and/or economical costs that may be associated with the effects of instability.

The principal conditional probabilities used in the risk assessment include the following:

- Temporal Probability (T)
- Vulnerability (V)
- Likelihood of instability (L)

In general, the risk assessments use T and V to estimate a Consequence rating (C) for loss of life or economic loss as a result of instability. The rating C is combined with L to derive the ARL rating.

The RTA system has five separate ARL categories, namely ARL1 to ARL5, with ARL1 being the highest risk rating and ARL5 being the lowest risk rating. It is generally understood that all slopes with a risk rating of ARL1 or ARL2 are given the highest priority and should have risk reduction measures implemented within the short term (<3 years). ARL3 sites generally undergo regular monitoring with risk reduction measures carried out if the assessed risk levels are considered to increase. Sites assessed as ARL4 and ARL5 are periodically inspected for any significant site changes.

In terms of the Guidelines for Landslide Risk Management outlined in Australian Geomechanics, Volume 42, No. 1 March 2007 (AGS 2007) the risk to property is defined as Very Low to Very High. In general terms risks of very low to low are tolerable for regulatory bodies in relation to developments while higher risks are generally unacceptable without detailed investigation and implementation of risk reduction strategies to enable the reduction of risk to an acceptable level. The risk system matrix outlined in AGS 2007 is presented in Appendix C.

A full description of the risk analyses procedures are presented in the RTA and AGS 2007 documents. For further information the reader is directed to these documents.

The landslide risk assessment carried out as part of this investigation was based on the constructed development including the satisfactory implementation of the engineering and slope stability measures outlined in the following sections. The risk assessment considered the results of the stability analyses (outlined in the previous section), the walkover survey, site observations and based on experience in this area of Port Douglas.

The hazards evaluated as part of the risk analysis were based on the proposed development with the adoption of the construction recommendations and measures included within this report.

The hazards considered comprised the following:

1. Instability within constructed batters or natural slopes resulting in downward migration of <2 m^3 of soil debris impacting the residence and associated structures or surrounding structures.
2. Instability within constructed batters or natural slopes resulting in downward migration of >2 m^3 of soil debris impacting the residence and associated structures or surrounding structures.

Based on the above, the following AGS 2007 and RTA risk classifications have been assessed for the proposed development:

Hazard	AGS 2007 Risk Rating	ARL Risk Rating
1	Very Low	ARL5
2	Very Low	ARL5

Low to Very Low risks are generally considered acceptable to regulators for development approval in accordance with the relevant guides. As such, no further risk reduction measures are warranted at the site to allow the proposed residence.

In addition to the above, to maintain long term stability at the site, the measures recommended in the following sections should be implemented as a minimum.

5.0 Engineering Comments

5.1 General

As outlined previously, it is envisaged that the proposed residence will be a multi-level structure constructed partly over prepared building platforms and partly over cut/fill batters and natural slopes.

Engineering comments relating to site preparation and earthworks procedures, excavation conditions, foundation options, slope stabilisation comments and retaining walls are presented in the following sections.

5.2 Cut and Fill Earthworks

It is envisaged that some further cut and fill earthworks will be required as part of the proposed development.

Where required, all new permanent unsupported batters should be constructed in accordance with the guidelines outlined in the following table.

Batter Type	Maximum Height (m)	Maximum Batter Face
Fill	1.5	1V:2H
Cut	3.0	1V:1H

Unsupported fill batters should not be constructed over slopes >15°. If proposed, fill batters higher or steeper than the above guidelines, or where proposed over slopes >15°, should be supported by engineered retaining walls.

Site preparation and earthworks procedures should involve the following:

- Strip and remove existing debris/materials, topsoil and soil containing significant amounts of organic materials.
- Strip and remove all cobble and boulders >150 mm in diameter from the surface.
- Compact the subgrade with a heavy roller to reveal soft or loose materials. Soft or loose material that cannot be improved by compaction should be removed and replaced with engineered fill.
- Place fill where required in uniform horizontal layers not exceeding 200 mm loose thickness and compact to achieve a relative dry density ratio of at least 95% using Standard Compaction. Each layer of filling should be keyed into natural ground. Filling should be placed at least 1 m beyond the design profile and then trimmed to the design profile.

If required, imported fill materials should have a Plasticity Index less than 20 and a soaked CBR value of >15%.

It is recommended that all earthworks procedures be carried out in accordance with AS 3798-2007 "Guidelines on Earthworks for Commercial and Residential Developments" and local authority requirements. It is recommended that the earthworks contractor be familiar with site conditions.

5.3 Excavation Conditions

Excavations at the site in the proposed building areas are likely to encounter clayey soils and weathered rock. Excavation of the soils would be readily achievable for a conventional small (>8T) excavator. Excavation of the weathered rock will likely require the use of a large (>20T) excavator. An impact breaker or ripper may be required to loosen harder zones of rock.

5.4 Drainage

Drainage measures that should be implemented include:

- Provision of lined drains at the crest of any proposed new fill batters.
- Provision of lined drains and kerbing or similar along the margin of the driveway/car parking areas.
- Provision of subsurface drainage behind retaining walls and lined drains above the crest of any retaining walls over 1.5 m in height.

All stormwater should be collected and discharged from the site via pipes into designated drainage paths and not be allowed to flow on to the ground or around footings or structures. Where this is not possible, stormwater should be directed into flow spreaders or energy dissipaters to prevent concentrated flows.

5.5 Retaining Structures

Retaining walls could be founded on high level or bored pier footings. High level footings (strip/pad or slab on ground) should be founded on the weathered rock. High level footings for the retaining walls founded in this manner could be designed with an allowable bearing pressure of 100 kPa.

Bored pier footings for retaining walls should be extended at least three times their diameter into the weathered rock. Bored pier footings founded in this manner can be designed using an allowable end bearing pressure of 350 kPa and an allowable shaft adhesion of up to 60 kPa, neglecting the contribution of the upper 1 m of the shaft.

It is recommended that all new retaining walls be designed using the following at rest (K_0), active (K_a) and passive (K_p) earth pressure coefficients.

Material Description	K_0	K_a	K_p
Stiff or stronger clayey colluvium/fill	0.6	0.4	2.0
Weathered Rock	0.1	0.25	5.0

All retaining walls should include any surcharge loads imposed on the walls.

All retaining walls should be designed by a Structural Engineer.

5.6 Footings

5.6.1 High Level Footings

It is considered that proposed portions of new structures to be constructed on proposed building platforms, prepared in accordance with Section 5.2 above, and located at least 2 m from the crest of any batter or the natural slope, can be founded on high level footings such as pad, strip or beams for slab on ground footings. High level pad, strip or beams for slab on ground footings should be founded on the extremely to distinctly weathered rock. Pad, strip or beams for slab on ground footings founded in this manner can be designed using an allowable bearing pressure of 100 kPa.

For the purposes of AS2870-2011, high level footings could be designed in accordance with a Class S site.

Settlements for high level footings founded in the above manner are considered to be negligible.

5.6.2 Bored Pier Footings

Portions of buildings and structures located within 2 m of the crest of all batters and natural slopes should be founded on bored piers. Bored pier footings should extend at last three times their diameter into the extremely to distinctly weathered rock or to a minimum depth of 3 m. Bored pier footings founded in this manner can be designed with an allowable end bearing pressure of 450 kPa and a shaft adhesion of 60 kPa. Shaft adhesion for the upper 1 m of the shaft should be neglected.

It is recommended that all footing excavations be inspected by an experienced engineer to confirm that founding conditions are consistent with those on which the design guidelines are based.

5.6.3 Micropile Footings

The proposed structures including retaining walls could be supported by drilled and grouted micropiles. Micropiles, such as Ischebeck Titan Micropiles, can be drilled and installed through cobbles and boulders and penetrate rock. In addition, micropiles are drilled using compressed air as the flushing medium and are able to be cased during drilling. Flushing the drilled hole with compressed air assists in removing loose materials from the base of the shaft. The use of micropiles also limit issues with cave in or collapse of the drilled shafts, an issue known to have occurred previously on other Murphy Street projects. As such, the adoption of drilled and grouted micropiles would ensure an adequate embedment in the recommended founding material.

For guidance, a 52 mm diameter micropile grouted using a minimum 40 MPa strength within a 150-200 mm diameter drilled hole extending at least 3 m into extremely weathered rock is likely to achieve an allowable capacity in compression of up to 500 kN.

Micropiles are also used to increase the resisting forces against instability. In this regard, the shear strength of the micropiles is considered in the stability analyses. Micropiles can also be used for the dual function of foundations and stability.

It is recommended that the procedures outlined in the Ischebeck Titan Micropile manual be reviewed for design and construction guidance of micropile foundations. GEO can provide design, construction and certification solutions for micropiles following finalisation of the design and confirmation of footing design loads.

6.0 Limitations

GEO Design has prepared this report for the use of Anthony Hall for design purposes in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for use by parties other than Anthony Hall and their other consultants. It may not contain sufficient information for purposes of other parties or for other uses.

Your attention is drawn to the document - "Important Information About Your Geotechnical Engineering Report". This document has been prepared by the ASFE (Professional Firms Practicing in the Geosciences). The statements presented in this document are intended to advise you of what your realistic expectations of this report should be, and to present you with recommendations on how to minimise the risks associated with the ground works for this project. The document is not intended to reduce the level of responsibility accepted by GEO Design Pty Ltd, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

We would be pleased to answer any questions that you may have regarding this matter.

Regards,

Steve Ford

Principal Geotechnical Engineer

BSc (Geo) BSc Hons (Geo) MEngSc (Geotechnical)

RPEQ 25762

Appendix A

Concept Architectural Plans

ARCHITECTURE BY US
-
3/420 CHURCH STREET
RICHMOND 3121
VICTORIA AUSTRALIA
TELEPHONE 03 9086 8962
-
INFO@ARCHITECTUREBYUS.COM
ARCHITECTUREBYUS.COM

N

Building outline of 19 Murphy St.

Bridge link over

Pool Equipment

Car Lift platform

Ventilation & Access panels

boundary

10m

1800

6000

Section A

Section B

Pool

Ventilation Under Decking

LEVEL 16.50

UP

Plant Rm.

Wine

Store

Dry

Water Tanks

Condensing Units.

Wall over

Access & Ventilation

7800

boundary

boundary

boundary

MURPHY STREET

21 Murphy St
Plan : Port Douglas
1:100 @ A2

16.12.21
Updated 07.04.22

drwg 01

ARCHITECTURE BY US
-
3/420 CHURCH STREET
RICHMOND 3121
VICTORIA AUSTRALIA
TELEPHONE 03 9086 8962
-
INFO@ARCHITECTUREBYUS.COM
ARCHITECTUREBYUS.COM

N

Retractable Bridge Link

EXISTING LEVEL 19·50

EXISTING 19 MURPHY ST.

Concealed Bins in C'board

Car lift Platform

boundary

pool

open terrace

A

B

spa

Lower terrace

dn

ATRIUM OVER

Integrated Fridges

dn

lift

up

chute

LEVEL 19·50

Visitor parking

Undercroft parking

Waiting Bench

Sand Wash area

Secured delivery C'board

A

B

lagoon pond

Upper Terrace

dn

Living area

pantry

guest

boundary

boundary

covered terrace

6000

MURPHY STREET

lagoon pond connected to pool filtration system

21 Murphy St.
Plan : Port Douglas
1:100 @ A2

dwg. 02

16.12.11
Updated 07.09.12

ARCHITECTURE BY US
-
3/420 CHURCH STREET
RICHMOND 3121
VICTORIA AUSTRALIA
TELEPHONE 03 9086 8962
-
INFO@ARCHITECTUREBYUS.COM
ARCHITECTUREBYUS.COM

N

Building outline 19 MURPHY ST

Relocated outdoor bathroom

boundary

bridge link below

A

Section

A

down

lift

Bedroom

outdoor bath

chute

Atrium VOID

study

LEVEL 01.50

robe

Expanded Bedroom + reduced balcony

lower terrace below

Master Bedroom

B

Section

B

terrace

terrace

boundary

boundary

Roof over

boundary

MURPHY STREET

Expanded & Re-orientated Robe

Windows to study with Blackout Blinds for Video calls

covered lower terrace

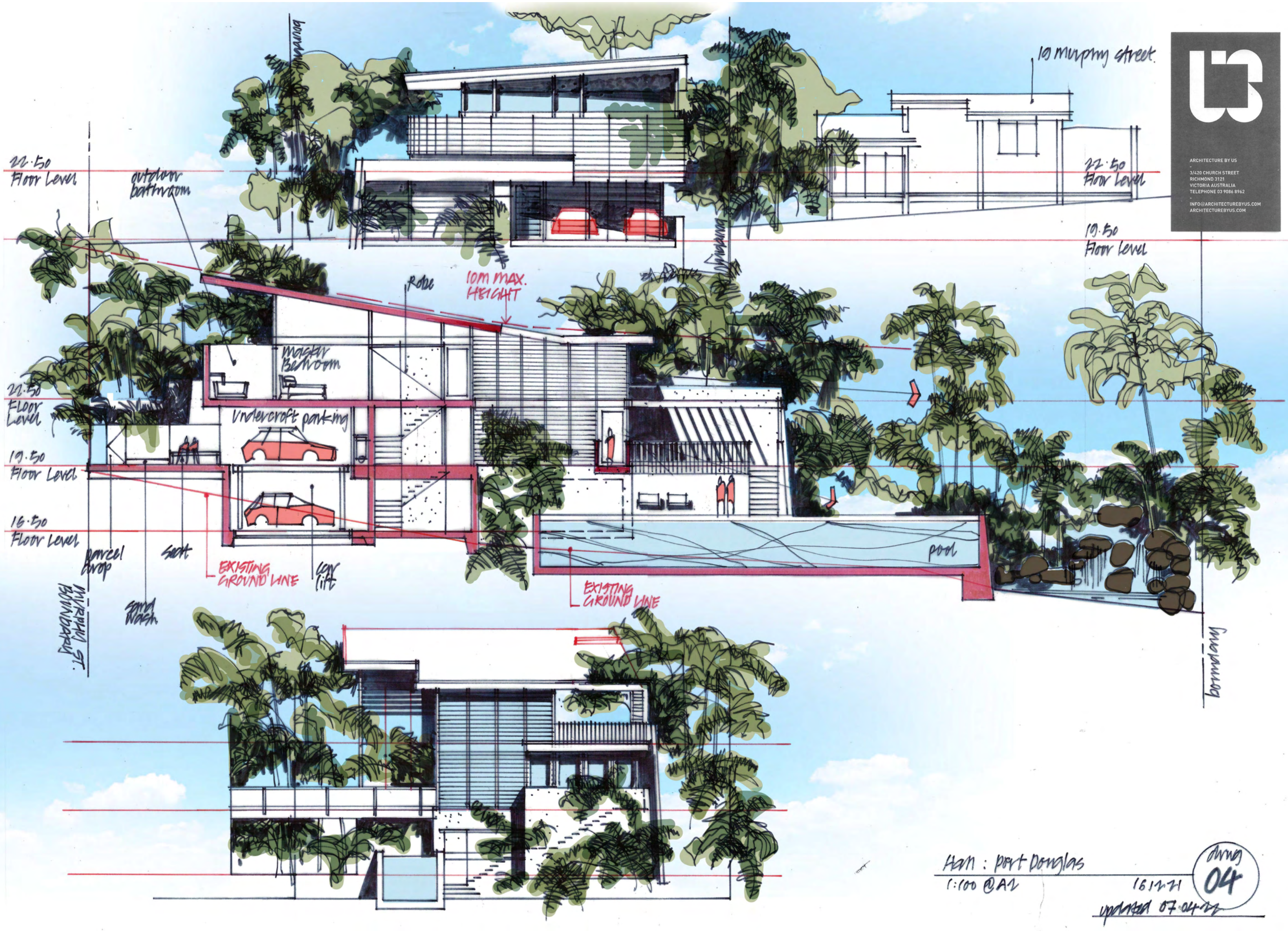
Han : Port Douglas : 21 Murphy st.

1:100 @ A2

16-12-21

updated 07-04-22

dwng 03



ARCHITECTURE BY US
-
3/420 CHURCH STREET
RICHMOND 3121
VICTORIA AUSTRALIA
TELEPHONE 03 9086 8962
-
INFO@ARCHITECTUREBYUS.COM
ARCHITECTUREBYUS.COM

Han : port Douglas
1:100 @A2
16.12.21
dwng 04
~~updated~~ 07.04.22

ARCHITECTURE BY US
-
3/420 CHURCH STREET
RICHMOND 3121
VICTORIA AUSTRALIA
TELEPHONE 03 9086 8962
-
INFO@ARCHITECTUREBYUS.COM
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existing ground line

boundary

boundary

10m MAX HEIGHT

Ham : Port Douglas

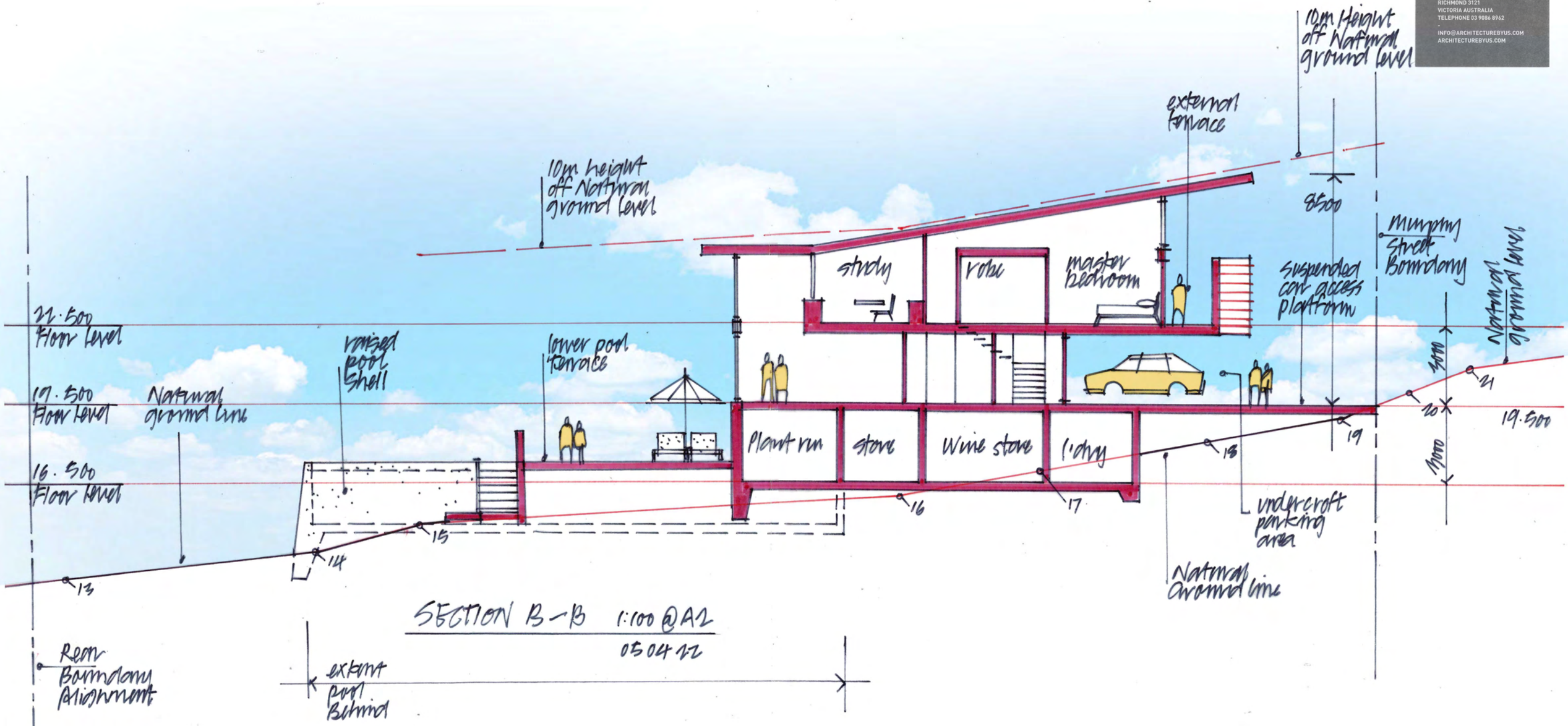
1:100 @ A2

16.12.21

dwg 05

updated 07.04.22

ARCHITECTURE BY US
-
3/420 CHURCH STREET
RICHMOND 3121
VICTORIA AUSTRALIA
TELEPHONE 03 9086 8962
-
INFO@ARCHITECTUREBYUS.COM
ARCHITECTUREBYUS.COM



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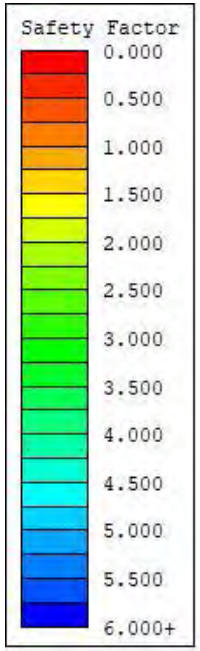
Hall Residence
21 Murphy Street
Port Douglas QLD.

DATE 07 04 22

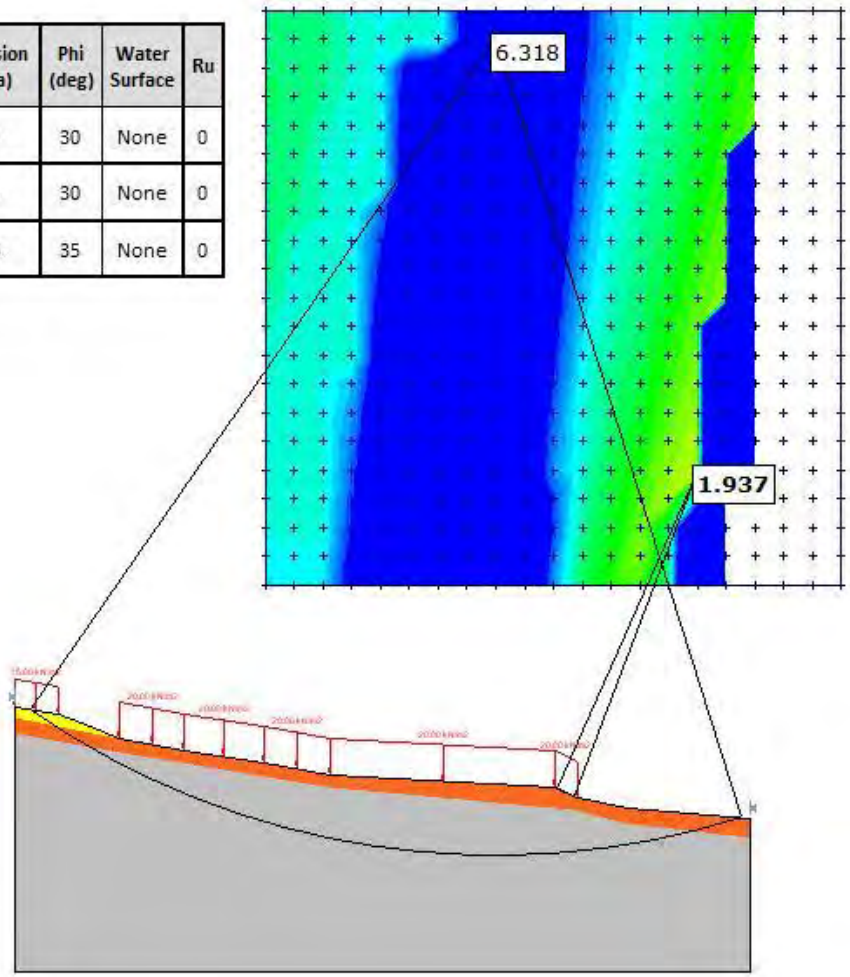
drwg 06

Appendix B

Stability Analysis

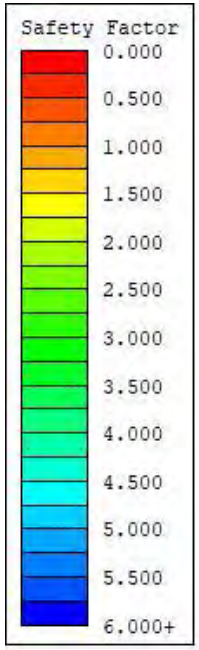


Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Ru
Fill		20	Mohr-Coulomb	8	30	None	0
Clayey Colluvium		19	Mohr-Coulomb	4	30	None	0
Weathered Rock		21	Mohr-Coulomb	15	35	None	0

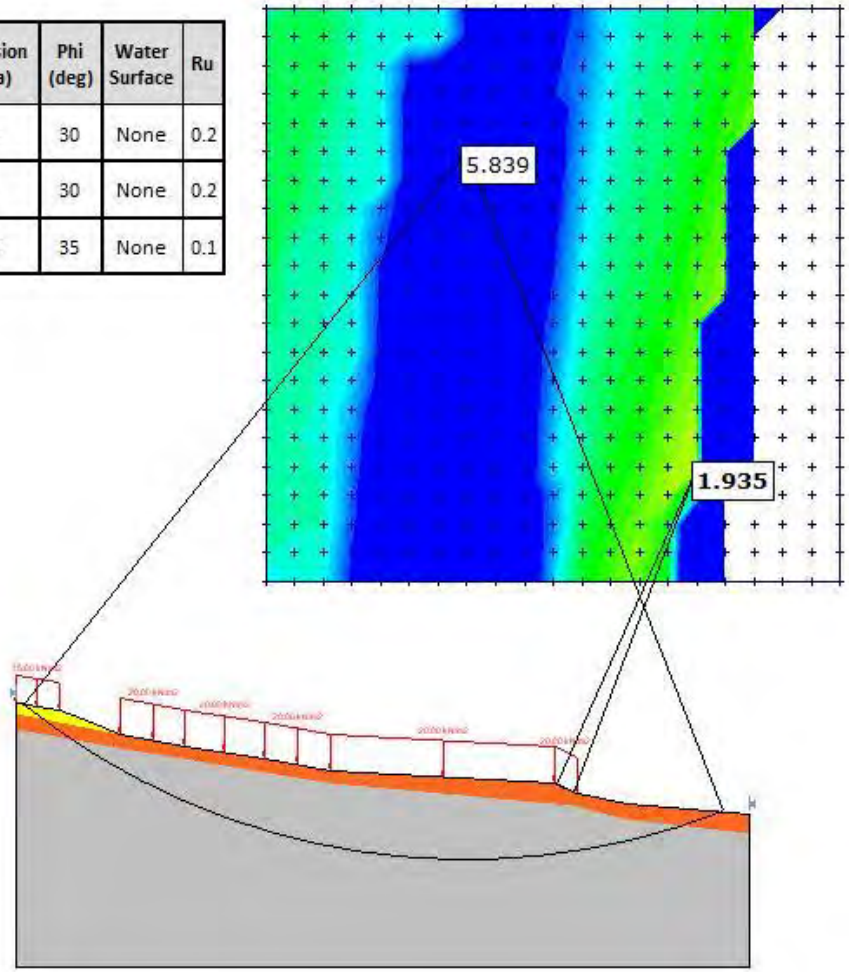


GEO | design

Client:	Anthony Hall	**Geotechnical Assessment**
Drawn:	SRF	**21 Murphy Street, Port Douglas**
Scale:	NTS	**RESULTS OF STABILITY ANALYSES SECTION A EXISTING PROFILE DRY CONDITIONS**
Project No:	22050AA-D	



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Ru
Fill		20	Mohr-Coulomb	8	30	None	0.2
Clayey Colluvium		19	Mohr-Coulomb	4	30	None	0.2
Weathered Rock		21	Mohr-Coulomb	15	35	None	0.1



GEO | design

Client:	Anthony Hall	**Geotechnical Assessment**
Drawn:	SRF	**21 Murphy Street, Port Douglas**
Scale:	NTS	**RESULTS OF STABILITY ANALYSES SECTION A EXISTING PROFILE WET CONDITIONS**
Project No:	22050AA-D	

Appendix C

AGS 2007 Risk Matrix

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A - ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or **L** (5)
B - LIKELY	10^{-2}	VH	VH	H	M	**L**
C - POSSIBLE	10^{-3}	VH	H	M	M	**VL**
D - UNLIKELY	10^{-4}	H	M	**L**	**L**	**VL**
E - RARE	10^{-5}	M	**L**	**L**	**VL**	**VL**
F - BARELY CREDIBLE	10^{-6}	**L**	**VL**	**VL**	**VL**	**VL**

Notes: (5) For cell A5, may be subdivided such as that a consequence of less than 0.1% is Low risk

(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	**VERY HIGH RISK**	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to low; may be too expensive and not practical. Work likely to cost more the value of the property.
H	**HIGH RISK**	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	**MODERATE RISK**	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce risk to Low. Treatment options to reduce to Low should be implemented as soon as practical.
L	**LOW RISK**	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	**VERY LOW RISK**	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Appendix F

Stormwater Management Plan prepared by Rodgers Consulting Engineers

RODGERS CONSULTING ENGINEERS

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Mob 0418 692 087
admin@rodgersconsulting.com.au

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PO Box 1769
Cairns Qld. 4870

Ph: 07 40 519 466
Fax:07 40 519 477
Heath Rodgers Consulting Engineers Pty Ltd
ABN: 30 610 855 368

220704 EWK/HR/KB 13-03-2023

To Whom it May Concern

RE: Proposed **Stormwater Management Plan**

At **21 Murphy Street, Port Douglas**

Overview

Rodgers Consulting have been engaged to prepare supporting information for the application for a new residence to 21 Murphy Street, Port Douglas.

Existing Site Details

The site for the proposed dwelling is on the southwestern side of Murphy Street, Port Douglas between Grant Street and Wharf Street. The site is currently vacant and located between existing dwellings at 19 & 23 Murphy Street. Similar to all lots on this side of Murphy Street, the site drains from the Murphy Street pavement into the site and towards the existing lots to the south west.

To the south of 21 Murphy Street, an existing stormwater drainage easement with 375 dia underground stormwater pipe runs from the rear of 23 Murphy Street (at the common corner with No 21) in a south east direction to Grant Street. The purpose of the drainage easement is to collect runoff from No 21 to 29 Murphy Street and discharge it to existing stormwater drainage infrastructure in Grant Street. Also located in this easement – visible in Lots 25 & 27 is a bunded overland flow path complementing the 375 pipe.

With the recent subdivision of No 23 and subsequent construction of a new dwelling at the rear of the lot, No 21 Murphy Street has lost overland flow access to the drainage easement due to built obstruction in the easement. RPS dwg PR149736-1 shows the details of Nos 21 and 19 Murphy Street. From visual inspection at all pits downstream from Lot 23 this pipe is confirmed to exist.

All of No 21 currently drains via sheet flow to the rear of the lot and into No 22 Macrossan Street, a commercial property with a sealed carpark at the rear.

There is not any kerb & channel in the Murphy Street frontage to Lot 21 and the road drains directly into the site. Due to site access constraints, kerb and channel cannot be built on the frontage. In this case surface drainage from the road will be allowed to run into the site. A significant table drain exists on the eastern side of the road opposite Lot 21 that prevents water from uphill crossing the road.

Proposed development

This proposed development is shown on Architecture by Us drawings and has been adopted by Rodgers Consulting on dwg 220704-C01. The proposed dwelling is located in the middle and higher

part of the site. The rear of the site comprises landscaping and a water feature at the southern corner of the site.

Stormwater Drainage

The proposed development of No 21 Murphy Street will increase runoff into No 22 Macrossan Street unless the subject site can access the easement in No 23 Murphy Street.

The design of the existing system at the rear of the Murphy Steet lots to Grant Street is unknown, we have assumed that the existing 375 dia pipe is a minimum pipe size only and not reflective of the design pipe flow at the head of the line.

No. 21 does not have overland flow access to the easement in No. 23 caused by built obstructions. We can however access the 375 pipe in the easement.

Stormwater discharge from No 21 Murphy Street

Site area: 1,008m2
Time of Concentration: 10 mins
Fraction Impervious: 0.70

Q2: 0.026 Cumecs
Q5: 0.036 Cumecs
Q10:0.042 Cumecs
Q20:0.050 Cumecs
Q100: 0.073 Cumecs

The level of the top of grate in the adjacent lot to the east is RL 13.98 and the existing pipe is approx. 0.8m deep in the pit.

While the design parameters for the existing pipe is unknown, the current standard for the design of the minor (underground) system in accordance with FNQROC and QUDM is Q5 ARI or 20% AEP. Discharging all flows up to Q100 from the subject site into the pipe system in No 23 would be possible but the impact due to increased flows downstream is unknown and may cause a worsening as we are unable to discharge Q100 into the drainage easement.

If we adopt a Q20 discharge into the existing system, this would exceed the current guidelines and represents about 70% of the developed site flows from No 21. If this amount of flow was removed from the discharge into No 22 Macrossan Street, it would have great beneficial impact to the drainage at the rear of the site.

To capture and discharge Q20 flows, a short 150 dia stub pipe will be connected to the existing stormwater pit in No 23 Murphy Street with a sump in No 21 that generates the required head for collection and discharge of Q20 flows from the site.

For a short 150 dia PVC pipe at 1 in 100 (Staged discharge)

Depth	Discharge (Cumecs)
0.1	0.007
0.2	0.018
0.3	0.025
0.4	0.031
0.5	0.036
0.6	0.041
0.7	0.046
0.8	0.050

0.9 0.054
1.0 0.059

From the above calculations, 800mm head is required to capture and discharge Q20 frows from No 21 into the system in No 23. This is the depth of the existing pit in No 23 and this arrangement is shown on Rodgers Consulting dwg 220704-C01 and summarised as follows:

- Filling the rear of the site and construction of retaining wall and catch drain (channel) along the rear site boundary
- Discharging into the existing system via a 150 dia pipe and sump generating 0.80m head
- A weir is proposed at this specific head to allow flows exceeding 0.05 cumecs to sheet flow uniformly across the rear boundary into No. 22 Macrossan St. Whilst some flows will still flow into No. 22 Macrossan, these will be greatly reduced from pre-development flows.

Summary

This report demonstrates that development of No 21 Murphy Street will have a non-worsening impact on adjacent properties with the collection and discharge of Q20 flows to the existing underground stormwater drainage system in No 23 Murphy Street.

Yours faithfully

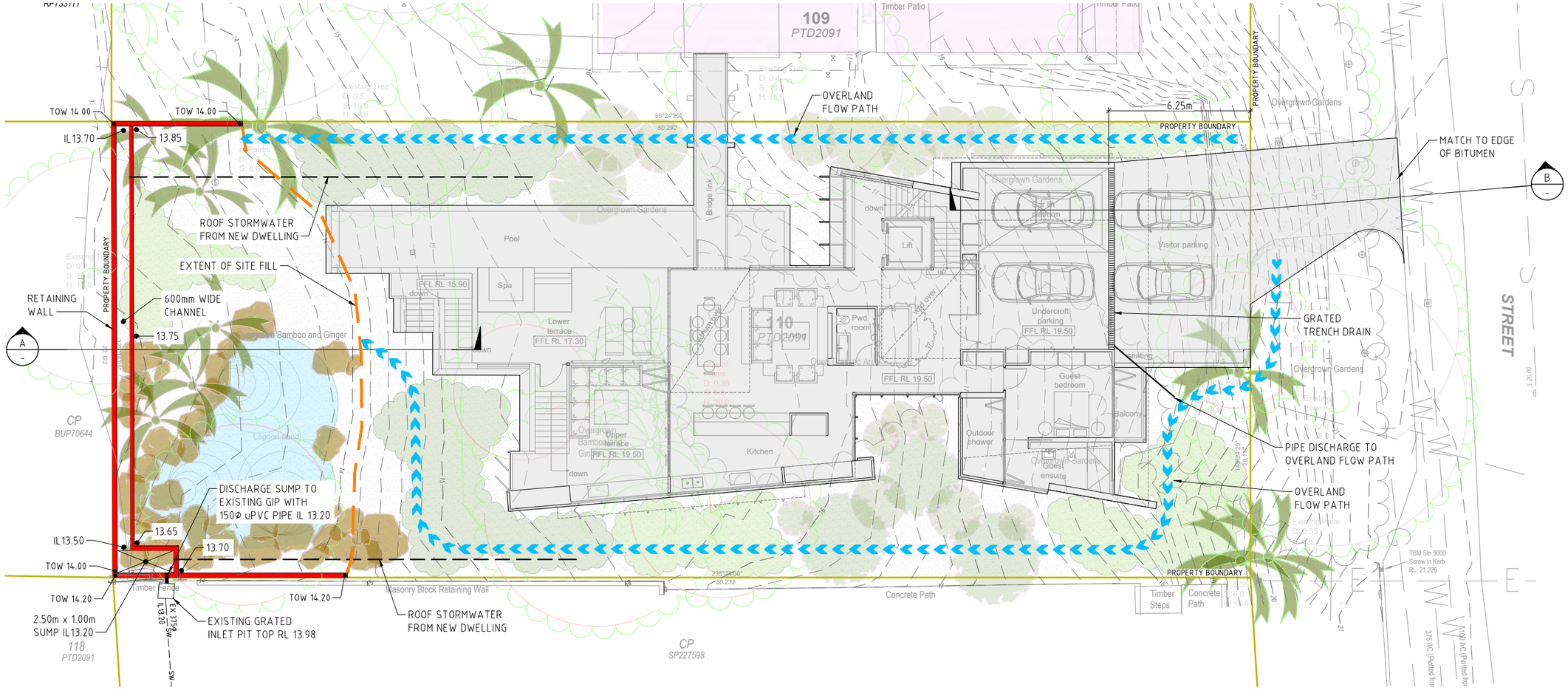
RODGERS CONSULTING ENGINEERS

Heath P Rodgers

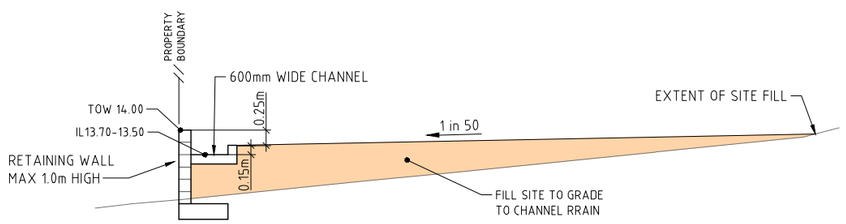
B.E. Hons, MIE Aust, RPEQ 7859

Attachments:

- *Dwg 220704_C01(P1) by Rodgers Consulting Engineers*
- *Detail & Contour Survey PR149736-1 by RPS*



PLAN
SCALE 1:100 (A1)



SECTION A
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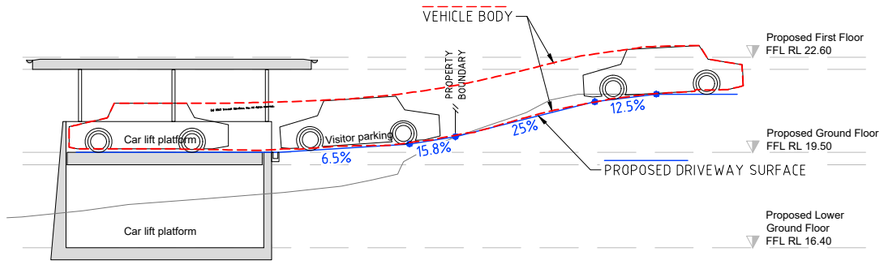
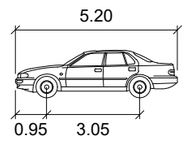


SECTION B
SCALE 1:50 (A1)



B99

	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

REV	DESCRIPTION	APP'D	DATE
P1	PRELIMINARY ISSUE		18/01/23

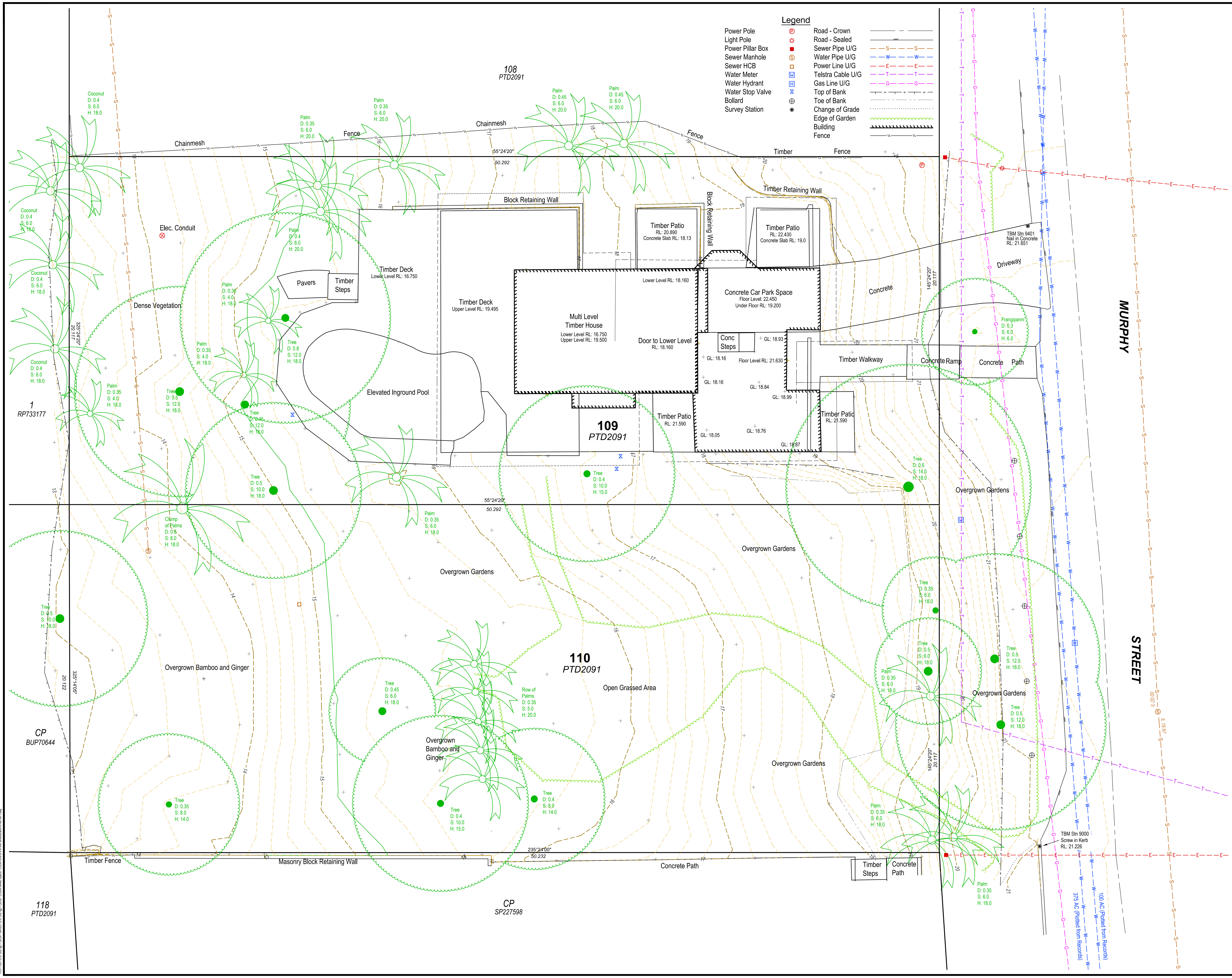
CLIENT: ANTHONY HALL

PROJECT: NEW DWELLING AT 21 MURPHY STREET PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1769
CAIRNS 4870
PHONE: 07 4051 9466
FAX: 07 4051 9477
Heath Rodgers RPEQ 7859
admin@rodgersconsulting.com.au

TITLE: PROPOSED STORMWATER DRAINAGE AND SITE ACCESS

DRAFTED:	REVIEWED:	APPROVED:
KCDD		
DESIGNED: EWK	A1 PLAN	
SCALE: 1:100 (A1)	PROJECT NO: 220704	DWG NO: C01 / REV: P1



Legend
Power Pole
Light Pole
Power Pillar Box
Sewer Manhole
Sewer HCB
Water Meter
Water Hydrant
Water Stop Valve
Bollard
Survey Station
Road - Crown
Road - Sealed
Sewer Pipe U/G
Water Pipe U/G
Power Line U/G
Telstra Cable U/G
Gas Line U/G
Top of Bank
Toe of Bank
Change of Grade
Edge of Garden
Building
Fence
108
PTD2091
109
PTD2091
110
PTD2091
1
RP733177
CP
BUP70644
118
PTD2091
CP
SP227598
MURPHY STREET
Chainmesh
Fence
Timber Fence
Block Retaining Wall
Timber Retaining Wall
Block Retaining Wall
Elec. Conduit
Dense Vegetation
Pavers
Timber Steps
Timber Deck
Lower Level RL: 16.750
Timber Deck
Upper Level RL: 19.495
Elevated Inground Pool
Multi Level Timber House
Lower Level RL: 16.750
Upper Level RL: 19.500
Lower Level RL: 18.160
Door to Lower Level
RL: 18.160
Timber Patio
RL: 20.890
Concrete Slab RL: 18.13
Timber Patio
RL: 22.430
Concrete Slab RL: 19.0
Concrete Car Park Space
Floor Level: 22.450
Under Floor RL: 19.200
Conc Steps
Floor Level RL: 21.630
Timber Patio
RL: 21.590
Timber Patio
RL: 21.590
Timber Walkway
Concrete Ramp
Concrete Path
Concrete
Driveway
TBM Stn 9401
Nail in Concrete
RL: 21.651
TBM Stn 9000
Screw in Kerb
RL: 21.226
Overgrown Gardens
Overgrown Bamboo and Ginger
Overgrown Bamboo and Ginger
Open Grassed Area
Masonry Block Retaining Wall
Concrete Path
Timber Steps
Concrete Path
375 AC (Plotted from Records)
100 AC (Plotted from Records)
55°24'20"
50.292
145°24'20"
20.117
325°24'20"
20.117
325°14'05"
20.122
235°24'00"
50.232

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   E. the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
   F. lodgement of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd;
   G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.

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4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.

5. The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NOTES

Level Datum: AHD

Origin of Levels: PM 500028
RL: 4.241

Meridian: MGA Zone 55
GDA94

Origin of Coordinates: PM 500028
E: 335870.892
N: 8177302.732

Contour Interval: 0.2m
Index: 1.0m

0 1 2 3 4 5
metres

SCALE 1:100 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A1)
(1:200 @ A3)

PROJECT MANAGER	SURVEYED	
D. Pinkham	MJW	25/6/2021
COMPILED: RMS	CAD REF: PR149736-1.DWG 149736-100.mjo	
SHEET SIZE: A1	SHEET 1 OF SHEETS 1	

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Anthony Hall

Detail and Contour Survey

Lots 109 & 110 on PTD2091
Murphy Street
Port Douglas

SCALE	DATE	DRAWING NO.	ISSUE
1:100	5/7/2021	PR149736-1	

Appendix G

Planning Scheme Code Assessment

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

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

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

6.2.7.2 Purpose

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

(2) The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:

i. Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
ii. Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
iii. Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.

(b) stablish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.

(c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.

(d) provide support for compatible small scale non-residential use activities.

(e) ensure development occurs on appropriately sized and shaped lots.

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

(a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.

(b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.

(c) Development is designed to provide safe and walkable neighbourhoods.

(d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.

(e) Development is reflective and responsive to the environmental constraints of the land.

(f) Development provides a high level of amenity and is reflective of the surrounding character of the area.

(g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential 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 8.5 metres and two storeys in height. Note – Height is inclusive of roof height.	**Complies with PO1** The sloping site allows the dwelling height from the Murphy Street pavement to appear to be a height of 6.67 metres even though the maximum roof height facing Murphy street is a height of 9.71 metres. The maximum height of the building, the highest point of the roof on the dwelling's southern elevation, is a height of 11.76 metres. However, it is noted that this part of the dwelling is located at a natural low point on the site which tends to overstate the height of the dwelling. The same section of roofline on the dwelling's northern elevation is a height of 10.79 metres and other points of the dwellings roofline is a height of 10.6 metres or less. While the dwelling's building height exceeds 8.5 metres, the dwelling's building height is comparable to the building height of the multiple dwelling development that has been established on the adjoining land, 23 Murphy Street, as is evident from the East, North and West Elevation Plans.

Performance outcomes	Acceptable outcomes	Applicant response
		Although, in contrast to the multiple dwelling development, as is evident from the Section A-A Plan, the dwelling's main building bulk is setback 6.0 metres from Murphy Street and as a result of the sloping site, the dwelling height from the Murphy Street pavement appears to be a height of 6.67 metres. Furthermore, the dwellings design, variable building setbacks from the side property boundaries and limited building footprint allows for the retention of existing established trees, established trees to be relocated and additional landscaping to be provided allowing the dwelling to be partially screened and blend into and be a good fit for the subject land.
Setbacks (other than for a dwelling house)		
PO2 Buildings are setback to: (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping.	**AO2** 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.	**Not applicable** The application is for a Dwelling House.
Site coverage		

Performance outcomes	Acceptable outcomes	Applicant response
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	**AO3** The site coverage of any building is limited to 50%.	**Complies with AO3** The site coverage for the proposed dwelling is nominated as 42%
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses.	**AO4** Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone.	**Not applicable** A Dwelling House is identified as Self-assessable development.
PO5 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	**AO5** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable development.
PO6 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	**AO6** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable development.
PO7 New lots contain a minimum area of 450m^2.	**AO7** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
PO8 New lots have a minimum road frontage of 15 metres.	**AO8** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable development.
PO9 New lots contain a 20 metre x 15 metre rectangle.	**AO9** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable development.

Table 6.2.7.3.b - Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
• Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry	• Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation	• Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Tourist attraction • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

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

7.2.4 Port Douglas/Craiglie local plan code

7.2.4.1 Application

(1) This code applies to assessing development within the Port Douglas/Craiglie local plan area as identified on the Port Douglas/Craiglie local plan maps contained in Schedule 2.

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

7.2.4.2 Context and setting

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

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

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

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

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

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

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

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

7.2.4.3 Purpose

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

  (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:

  (b) To set out a vision for revitalisation of the waterfront;

  (c) To protect and enhance the environmental attributes; and

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

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

  (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.

  (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.

  (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.

  (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.

  (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;

  (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.

  (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.

  (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.

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

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

  (a) Precinct 1 – Port Douglas precinct

    (i) Sub-precinct 1a – Town Centre sub-precinct

    (ii) Sub-precinct 1b – Waterfront North sub-precinct

    (iii) Sub-precinct 1c – Waterfront South sub-precinct

    (iv) Sub-precinct 1d – Limited Development sub-precinct

(v) Sub-precinct 1e – Community and recreation sub-precinct

(vi) Sub-precinct 1f – Flagstaff Hill sub-precinct

(b) Precinct 2 – Integrated Resort precinct

(c) Precinct 3 – Craiglie Commercial and Light Industry precinct

(d) Precinct 4 – Old Port Road / Mitre Street precinct

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

Precinct 1 – Port Douglas precinct

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

(a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.

(b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:

(i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:.

(A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;

(B) reducing reliance on the waterfront as a car parking resource.

(ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:

(A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:

- Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
- Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
- Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
- Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
- Port Douglas centre sub-precinct 1e – Community and recreation precinct;
- Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;

(B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;

(C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;

(i) environment and sustainability is integrated into the township through:

(A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;

(B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;

(C) design of buildings and access way improvements prioritises walking and cycling modes of transport.

(ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:

(A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;

(B) is compatible with the desired character and amenity of local places and neighbourhoods;

(C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;

(D) implements high quality landscaped environments around buildings and on streets;

(E) protects the recognisable character and locally significance sites throughout the precinct.

(iii) public spaces and the streetscape are enhanced through:

(A) an increase in the quantity and quality of public land and places throughout the precinct;

(B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;

(C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;

(D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;

(E) the creation of a sense of place through aesthetic streetscapes and built-form character;

(F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.

(iv) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

(6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:

(a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;

(b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;

(c) development contributes to a high quality public realm;

(d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;

(e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;

(f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;

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

Sub- precinct 1b - Waterfront North sub-precinct

(7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:

(a) the precinct evolves as a revitalised open space and waterside development precinct;

(b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;

(c) the establishment of mixed-use development is facilitated to promote activity and vitality;

(d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;

(e) development contributes to a high quality public realm;

(f) built form provides an attractive point of arrival from both land and sea;

(g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;

(h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;

(i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;

(j) marine infrastructure is established to service the tourism, fishing and private boating community;

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

(l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

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

(a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;

(b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;

(c) marine-based industry achieves appropriate environmental standards;

(d) industrial buildings have a high standard of layout and building design;

(e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;

(f) the precinct is protected from encroachment of incompatible land use activities.

Sub- precinct 1d – Limited Development sub-precinct

(9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:

(a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;

(b) the open nature and character of the precinct is retained maintaining view lines across the inlet;

(c) community and recreation land use activities are established that promote public access to the foreshore.

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

(10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:

(a) development for community uses, including sport and recreation is facilitated.

(b) sport and recreation activities predominantly involve outdoor activities;

(c) areas of natural vegetation are protected from further development;

(d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

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

(a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;

(b) development minimises excavation and filling;

(c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;

(d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

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

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

Precinct 3 – Craiglie Commercial and Light Industry precinct

(13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:

(a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;

(b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;

(c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;

(d) adjacent residential areas are protected from industry nuisances;

(e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

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

(a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;

(b) areas of significant vegetation are protected from development and retained;

(c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

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

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

(a) residential accommodation does not exceed a maximum of 8.5 metres in building height;

(b) minimum lot sizes exceed 2 hectares;

(c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

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

7.2.4.4 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas/Craiglie local plan maps contained in Schedule 2.	**AO1** A pedestrian and cycle movement network is integrated and delivered through development.	**Not applicable** The subject site is not situated on a planned connectivity route.
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/Craiglie (as identified on the Port Douglas/Craiglie 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: (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	**Complies with AO2.1** The dwelling's design and the limited building footprint provides opportunities to retain existing established trees, re-locate established trees and establish additional landscaping around the perimeter of the building, as indicated in the Proposed Conceptual Landscape Plan. The proposed building and landscape design will ensure that the development is partially screened and blends into and be a good fit for the subject land which is located at the Flagstaff Hill foothills.

Performance outcomes	Acceptable outcomes	Compliance
	key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	
	AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	**Complies with AO2.2** As indicated above (refer to AO2.1), the proposed building and landscape design will ensure that the development is partially screened and blends into and be a good fit for the subject land which is located at the Flagstaff Hill foothills.
	AO2.3 Important landmarks, memorials and monuments are retained.	**Not applicable** The site does not include any important landmarks, memorials or monuments. The land rising uphill from Murphy Street (ie opposite side of Murphy street) is identified as the 'Flagstaff Hill Landmark'.
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.	**AO3** 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.	**Complies with AO3** The proposed development is not located adjacent an identified gateway or node.

Performance outcomes	Acceptable outcomes	Compliance
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	**AO4** Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	**Complies with PO4** As indicated above (refer to AO2.1), the proposed building and landscape design will ensure that the development is partially screened and blends into and be a good fit for the subject land which is located at the Flagstaff Hill foothills.
PO5 Development does not compromise the safety and efficiency of the State-controlled road network.	**AO5** Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	**Complies with AO5** Direct access is not provided to a State-controlled road.
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	**AO6.1** Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	**Not applicable** A Dwelling House is identified as Self-assessable Development.

Performance outcomes	Acceptable outcomes	Compliance
PO7 Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.	**AO7.1** For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO7.2 Ground level parking incorporates clearly defined pedestrian routes.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO7.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO7.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.	**Not applicable** A Dwelling House is identified as Self-assessable Development.

Performance outcomes	Acceptable outcomes	Compliance
	AO7.5 On-site car parking available for public use is clearly signed at the site frontage.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO7.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.	**AO8** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
PO9 Building heights: (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape; (c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct; (d) remain subservient to the natural environment and the backdrop of Flagstaff Hill. (e) do not exceed 3 storeys.	**AO9** Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres. Note – Height is inclusive of the roof height.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.	**AO10** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO11 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas.	**AO11** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO12 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street.	**AO12** Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
AO13 Buildings do not result in a reduction of views and vistas from public places to:	**AO13** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
(a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance.		
PO14 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.	**AO14** Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s; or If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s. Note – PO24 provides more detail on awning design.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO15 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	**AO15.1** Centre activities establish: at street level on active street frontages; a maximum of one level above street level.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO15.2 Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
	any development, including mixed use development.	
PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.	**AO16** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO17 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.	**AO17** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO18 Roofs are not characterised by a cluttered display of plant and equipment, in particular: (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view; (c) rooftops are not used for advertising.	**AO18** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
P019 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.	**AO19** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO20	**AO20**	**Not applicable**

Performance outcomes	Acceptable outcomes	Compliance
Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	No acceptable outcomes are prescribed.	A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	**AO21** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.	**AO22.1** Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO22.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
	(a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	
PO23 Building facades that face public spaces at ground level: (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development.	**AO23** Building facades at the ground floor of development that face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and: (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across the frontage of the site;	**AO24** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
(d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane,1.2 metres inside the kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing.		
PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.	**AO25** Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.	**AO26** Uses identified as inconsistent uses in Table 7.2.4.4.b – inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.	**AO27** Buildings and structures are not more than: (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. Note – Height is inclusive of roof height.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO28 Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.	**AO28** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO29 Public pedestrian access along the water's edge is maximised.	**AO29.1** Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO29.2 A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
	AO29.3 Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.	**AO30** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient.	**AO31** Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO32 Buildings do not result in a reduction of views and vistas from public places to: (a) Dickson Inlet; (b) public open space;	**AO32** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
(c) places of significance.		
PO33 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.	**AO33** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO34 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	**AO34.1** Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO34.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO35 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character;	**AO35** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.		
PO36 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.	**AO36** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO37 Roofs are not characterised by a cluttered display of plant and equipment, in particular: (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;	**AO37** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
(c) rooftops are not used for advertising.		
PO38 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades.	**AO38** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO39 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	**AO39** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO40 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a	**AO40** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
hazard.		
PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.	**AO41.1** Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO41.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO41.3 A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO42 Building facades that face public spaces at ground level:	**AO42** Building facades at the ground floor of development that	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-

Performance outcomes	Acceptable outcomes	Compliance
(a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development.	face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.	precinct.
PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and: (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane,1.2 metres inside the street kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing.	**AO43** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.	**AO44.1** Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO44.2 Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of: (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage.	**AO45** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	**AO46** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by: (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront.	**AO47** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.	**AO48** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO49 Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.	**AO49** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.	**AO50** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.	**AO51** Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	**AO52** Uses identified as inconsistent uses Table 7.2.4.4.c – are not established in Precinct 1c – Waterfront South.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO53 Development does not adversely impact on the natural environment, natural vegetation or watercourses.	**AO53.1** An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO53.2 An Environmental Management Plan is prepared to manage potential impacts of the operation of the	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-

Performance outcomes	Acceptable outcomes	Compliance
	development on surrounding natural areas. Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.	precinct.
PO54 Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.	**AO54** A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO55 Buildings and structures are of a height and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.	**AO55.1** Development has a height of not more than 10 metres.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO55.2 Development is setback from all property boundaries not less than 3 metres.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO56 The site coverage of all buildings and structures ensures development: (a) is sited in an existing cleared area or in an area approved for clearing;	**AO56** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
(b) has sufficient area for the provision of services; (c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.		
PO57 Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to: (a) be accommodated on-site; (b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas.	**AO57.1** Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
	AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to: (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	**AO58** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	**AO59** Areas used for loading and unloading, storage, utilities and car parking are screened from public view: (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	**AO60** For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.	**AO61** Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	**AO62** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the sub-precinct.

Performance outcomes	Acceptable outcomes	Compliance
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	**AO63** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through: (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; (c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed; (d) protection of the views from public viewing points in the Port Douglas precinct.	**AO64** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		

Performance outcomes	Acceptable outcomes	Compliance
PO65 Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.	**AO65** Development consists of service and light industries and associated small scale commercial activities.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.
PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.	**AO66.1** Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.
	AO66.2 The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.
	AO66.3 Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.
	AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.

Performance outcomes	Acceptable outcomes	Compliance
	Highway and are located so as to not be visually prominent from the Captain Cook Highway.	
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
PO67 No additional lots are created within the precinct.	**AO67** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.
PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.	**AO68** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development and the land is not located in the Precinct.

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

Inconsistent uses		
• Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house	• Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation	• Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

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

Inconsistent uses		
• Adult store • Agricultural supplies store • Air services	• Hardware and trade supplies • Health care services • Home based business	• Permanent plantation • Place of worship • Relocatable home park

• Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre	• Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation	• Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:

(a) Land at or below the 5m AHD sub-category;

(b) Land above the 5m AHD and below the 20m AHD sub-category.

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

8.2.1.2 Purpose

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

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.

(ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

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

(3) 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.

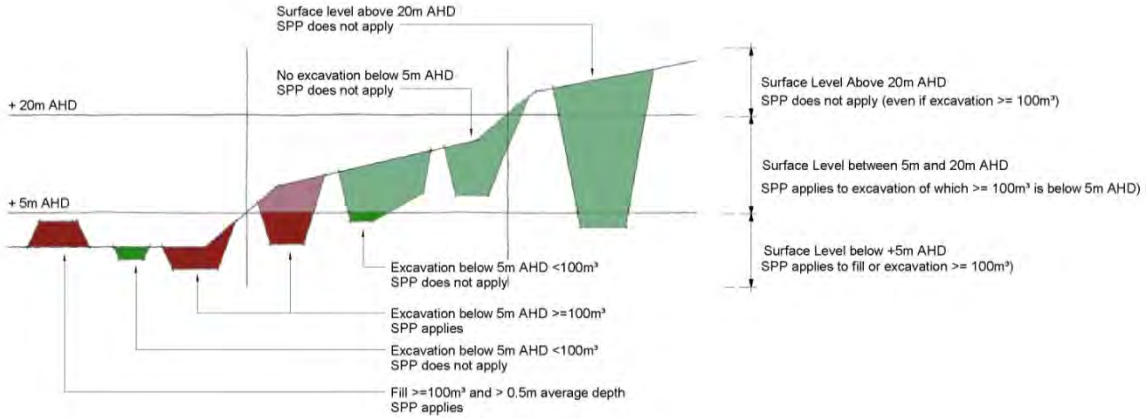
Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	**AO1.1** No excavation or filling occurs on the site. or **AO1.2** 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.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable
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: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils	**Not applicable** The Development of a Dwelling House is identified as Self Assessable

Performance outcomes	Acceptable outcomes	Applicant response
	being aerated. Or **AO2.2** 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: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable

Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



8.2.2 Bushfire hazard overlay code

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:

(a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:

(a) Medium bushfire risk sub-category;

(b) High bushfire risk sub-category;

(c) Very high bushfire risk sub-category;

(d) Potential impact buffer sub-category.

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

8.2.2.2 Purpose

(1) The purpose of the Bushfire 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 Bushfire risk overlay sub-categories.

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

(a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;

(b) development is designed and located to minimise risks to people and property from bushfires;

(c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;

(d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;

(e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.

Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	**AO1** Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	**Complies with AO1** The proposed development is not associated with a vulnerable use.
PO2 Emergency services and uses providing community support services are able to function effectively	**AO2** Emergency Services and uses providing community support services are not located in a bushfire hazard	**Not applicable** The proposed development is not associated with emergency services or uses providing community support services.

Performance outcomes	Acceptable outcomes	Applicant response
during and immediately after a bushfire hazard event.	sub-category and have direct access to low hazard evacuation routes.	
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	**AO3** The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	**Not applicable** The proposed development is not associated with development involving hazardous materials.
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m^2 at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the *Sustainable Planning Regulations 2009*. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m^2 and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m2 or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	**AO4.1** No new lots are created within a bushfire hazard sub-category. or **AO4.2** Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m^2 at all boundaries; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme	**Not applicable** The application does not involve reconfiguring a lot
PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable		

Performance outcomes	Acceptable outcomes	Applicant response
dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m^2 at any point.	require protection of certain ecological, slope, visual or character features or functions.	
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	**AO5.1** Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing.	**Not applicable** The application does not involve reconfiguring a lot
	AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	**Not applicable** The application does not involve reconfiguring a lot

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	**AO6** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and	**Not applicable** The application does not involve reconfiguring a lot

Performance outcomes	Acceptable outcomes	Applicant response
	(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	**AO7** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage;	**Not applicable** The application does not involve reconfiguring a lot

Performance outcomes	Acceptable outcomes	Applicant response
	(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	**AO8** The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled “Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	**Not applicable** The application does not involve reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Critical infrastructure does not increase the potential bushfire hazard.	**AO9** Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	**Not applicable** The application does not involve reconfiguring a lot
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m^2 where involving a vulnerable use; or (b) 29kW/m^2 otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	**AO10** Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m^2 for a vulnerable use or 29kW/m^2 otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	**Complies with PO10** It is understood that the radiant heat flux level to be achieved by the development is in respect of the heat radiated by hazardous vegetation. In this instance, the hazardous vegetation is considered to be located on the opposite side of Murphy Street, on the upper slopes of Flagstaff Hill. The subject land and adjoining land generally comprise of tropical landscaping, vegetation which would not be considered hazardous should a bushfire occur on the upper slopes of Flagstaff Hill and hazardous vegetation does not exist and is not likely to exist downslope of the site which comprises of commercial land fronting Macrossan Street. On the basis that the hazardous vegetation is located on the upper slopes of Flagstaff Hill, opposite the subject land, the development would comply with PO10.

Performance outcomes	Acceptable outcomes	Applicant response
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	**AO11** Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage;	**Complies with PO11** As indicated in response to PO10 above, the hazardous vegetation is considered to exist on the opposite side of Murphy Street on the upper slopes of Flagstaff Hill. On that basis, Murphy Street separates the proposed development from the hazardous vegetation.

Performance outcomes	Acceptable outcomes	Applicant response
	(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	**AO12** Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	**Complies with PO12** The proposed dwelling is provided with a vehicular access that enables safe evacuation for occupants and easy access by firefighting appliances.
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	**AO13** A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction;	**Not applicable** The development is located within a reticulated water supply area.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	
PO14 Landscaping does not increase the potential bushfire risk.	**AO14** Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	**Complies with AO14** Landscaping to be incorporated into the development are intended to be tropical and rainforest varieties that are not likely to exacerbate bushfire risk.

Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	**AO15** Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	**Not applicable** Given the proposed development's direct access to Murphy Street and as indicated in response to PO10 above, the hazardous vegetation is considered to exist on the opposite side of Murphy Street on the upper slopes of Flagstaff Hill, no bushfire risk mitigation measures are to be implemented that are likely to impact on the character of the locality.

Note – 'Vulnerable activities' are those involving:

(1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or

(2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:

(a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:

(a) Coastal management district sub-category;

(b) Erosion prone area sub-category.

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

8.2.3.2 Purpose

(1) 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.

(2) 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.

Criteria for assessment

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.	**Not applicable** The subject site is not located seaward of the coastal building line.
	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.	**Not applicable** No coastal protection works are proposed.
	AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.	**Not applicable** No coastal protection works are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.4 Coastal protection work mitigates any increase in the coastal hazard.	**Not applicable** No coastal protection works are proposed.
PO2 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.	**AO2** 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.	**Not applicable** The subject site does not adjoin the coast or a reserve adjoining the coast.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	**AO3** No acceptable outcomes are prescribed.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development
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	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development

Performance outcomes	Acceptable outcomes	Applicant response
	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)	
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development
Coastal management districts		
PO5 Natural processes and protective functions of landforms and vegetation are maintained.	**PO5.1** Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District

Performance outcomes	Acceptable outcomes	Applicant response
	sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.	
	PO5.2 Where development proposes the construction of an erosion control structure: (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	PO5.3 Development involving reclamation: (a) does not alter, or otherwise minimises impacts	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal

Performance outcomes	Acceptable outcomes	Applicant response
	on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.	Management District
PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	**AO6.1** Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site. and	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO6.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure; and	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. and	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. and	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
PO7 Development is to maintain access to and along the foreshore for general public access.	**AO7.1** Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.2 Development provides for regular access points for vehicles including approved roads and tracks. or	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
PO8 Public access to the coast is appropriately located, designed and operated.	**AO8.1** Development maintains or enhances public access to the coast. or	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO8.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO8.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal

Performance outcomes	Acceptable outcomes	Applicant response
		Management District
PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	**AO9.1** Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for: (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO9.2 Development adjacent to state coastal land or tidal water: (a) is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore,	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District

Performance outcomes	Acceptable outcomes	Applicant response
	for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. or (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access the area near the development.	
AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	**AO10.1** Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
	AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District

Performance outcomes	Acceptable outcomes	Applicant response
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	**AO11** Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in a Coastal Management District
PO12 Development in connection with an artificial waterway enhances public access to coastal waters.	**AO12** The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the land is not located in 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.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development
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.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development

Performance outcomes	Acceptable outcomes	Applicant response
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	**AO15** Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the *Land Act 1994*.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and is not Private Marine Development.
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	**AO16** Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and is not Private Marine Development.
PO17 Private marine development is of a height and scale and size compatible with the character and amenity of the location.	**AO17** Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality; (c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size. Note – The prescribed tidal works code in the *Coastal Protection*	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and is not Private Marine Development.

Performance outcomes	Acceptable outcomes	Applicant response
	and Management Regulation 2003 outlines design and construction requirements that must be complied with.	
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	**AO18** Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and is not Private Marine Development.
For dry land marinas and artificial waterways		
PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES; (e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. (f) does not involve reclamation of tidal land other than for the purpose of: (i) coastal dependent development, public marine development; or (i) community infrastructure, where there is no feasible alternative; or	**AO19** No acceptable solutions are prescribed.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable Development and the development is not a Dry Land Marina or Artificial Waterway.

Performance outcomes	Acceptable outcomes	Applicant response
(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.		

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Potential landslip hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:

Places of potential landslide hazard sub-category.

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

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.

8.2.9.2 Purpose

(1) The purpose of the Potential landslide hazard overlay code is:

(a) implement the policy direction of the Strategic Framework, in particular:

(i). Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.

(b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.

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

(a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;

(b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;

(c) ensures that community infrastructure is protected from the effects of potential landslides;

(d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;

(e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

Criteria for assessment

Table 8.2.9.3.a – Potential landslide hazard overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas.	**AO1.1** Development is located on that part of the site not affected by the Potential landslide hazard overlay. or **AO1.2** Development is on an existing stable, benched site and requires no further earthworks or **AO1.3** A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land;	**Complies with AO1.3** A Geotechnical Investigation assessing the stability of the site and the proposed development on the subject land and including engineering advice relating to site preparation and earthworks procedures, excavation conditions, foundation options, slope stabilisation comments and retaining walls has been prepared by Geo Design Pty Ltd and is provided for reference in **Appendix E**. The Geotechnical Investigation adequately addresses AO1.3 (a) – (f).

Performance outcomes	Acceptable outcomes	Applicant response
	(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given	
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	**AO2** Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.	**Complies with PO2** Due to the slope present on the site, excavation and retaining structures are required to facilitate development on the site. These structures would not be visible from the road or external to the site to any extent that would be considered to cause an adverse visual impact on landscape character or scenic amenity quality of the area.
Additional requirements for Community infrastructure		

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	**AO3** Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	**Not applicable** No community infrastructure is proposed.

8.2.10 Transport network overlay code

8.2.10.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:

(a) Transport network (Road Hierarchy) overlay sub-categories:

(i) State controlled road sub-category;

(ii) Sub-arterial road sub-category;

(iii) Collector road sub-category;

(iv) Access road sub-category;

(v) Industrial road sub-category;

(vi) Major rural road sub-category;

(vii) Minor rural road sub-category;

(viii) Unformed road sub-category;

(ix) Major transport corridor buffer area sub-category.

(b) Transport network (Pedestrian and Cycle) overlay sub-categories:

(i) Principal route;

(ii) Future principal route;

(iii) District route;

(iv) Neighbourhood route;

(v) Strategic investigation route.

8.2.10.2 Purpose

(1) 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.

(2) 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.

8.2.10.3 Criteria for assessment

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.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	**Not applicable** A Dwelling House is identified as Self-assessable Development.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
PO2 Transport infrastructure is provided in an integrated and timely manner. 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.	**AO2** Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
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.	**AO3** No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.	**AO4.1** Development is compatible with the role and function (including the future role and function) of major transport corridors.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	AO4.2	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	A Dwelling House is identified as Self-assessable Development.
	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.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
	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.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
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.	**AO5** No acceptable outcomes are prescribed.	**Not applicable** A Dwelling House is identified as Self-assessable Development.
Pedestrian and cycle network		
PO6	**AO6.1**	**Not applicable** A Dwelling House is identified as Self-

Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	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.	assessable Development.
	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.	**Not applicable** A Dwelling House is identified as Self-assessable Development.

9.3.8 Dwelling house code

9.3.8.1 Application

(1) This code applies to assessing development for a dwelling house if:

(a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment; or

(b) impact assessable development.

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

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where is does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

(1) The purpose of the Dwelling house 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) The dwelling house, including all habitable buildings on site, is occupied by a single household;

(b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;

(c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;

(d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties..	**AO1** The secondary dwelling: (a) has a total gross floor area of not more than 80m^2, excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	**Not applicable** No secondary dwelling is proposed as a part of this application.
PO2 Resident's vehicles are accommodated on site.	**AO2** Development provides a minimum number of onsite car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	**Complies with AO2** The proposed car parking arrangements feature a total of four spaces, two covered car parking spaces and two car spaces in tandem behind the covered car parking spaces. A car lift is also proposed, to allow a car to be stored on site on a longer term basis out of the weather and out of sight.
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks	**AO3** Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	**Complies with PO3** As detailed in response to PO1 of the Low-Medium Density Residential Code, while the dwelling's building height exceeds 8.5 metres, the dwelling's building height is comparable to

Performance outcomes	Acceptable outcomes	Applicant response
prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.		the building height of the multiple dwelling development that has been established on the adjoining land, 23 Murphy Street, as is evident from the East, North and West Elevation Plans. Although, in contrast to the multiple dwelling development, as is evident from the Section A-A Plan, the dwelling's main building bulk is setback 6.0 metres from Murphy Street and as a result of the sloping site, the dwelling height from the Murphy Street pavement appears to be a height of 6.67 metres. Furthermore, the dwellings design, variable building setbacks from the side property boundaries and limited building footprint allows for the retention of existing established trees, established trees to be relocated and additional landscaping to be provided allowing the dwelling to be partially screened and blend into and be a good fit for the subject land. In terms of privacy considerations, the building design incorporates privacy screens in appropriate locations and the variable building setbacks proposed along the side property boundaries and landscaping proposed will ensure adequate privacy of residents in the adjoining residential development. The open covered car parking area is considered a significant benefit to the design avoiding and hard finish that results from a

Performance outcomes	Acceptable outcomes	Applicant response
		solid garage door fronting the street.

9.4.1 Access, parking and servicing code

9.4.1.1 Application

(1) This code applies to assessing:

(a) operational work which requires a compliance assessment as a condition of a development permit; or

(b) a material change of use or reconfiguring a lot if:

(i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

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

9.4.1.2 Purpose

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

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

(a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;

(b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;

(c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;

(d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;

(e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;

(f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	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: (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.	**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 not a whole number, the number of spaces provided is the next highest whole number.	**Complies with AO1.1** The proposal would provide the required two (2) car spaces per dwelling. In accordance with the requirements of Table 9.4.1.3.b
	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 AO1.2** The car parking spaces would be retained for the parking of motor vehicles.
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	**Not applicable** The proposal does not include motorcycle parking.
	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** The proposal does not require 50 car parking spaces or more.

Performance outcomes	Acceptable outcomes	Applicant response
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 AO2** The proposed spaces provided are designed to comply with the Australian Standards.
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (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;	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	**Complies with AO3.1** The site is to be provided with one access cross over to Murphy Street and has been designed in accordance with the applicable Australian Standard and FNQROC Development Manual provisions.
	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;	**Complies with AO3.2** The proposed driveway is not proposed over infrastructure pits, kerb inlets or similar and would provide a sight distance in accordance with AS2980.1.

Performance outcomes	Acceptable outcomes	Applicant response
(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).	(c) adhere to minimum sight distance requirements in accordance with AS2980.1.	
	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 of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (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; (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; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.	**Complies with PO3** The site is to be provided with one access cross over to Murphy Street and has been designed in accordance with the applicable Australian Standard and FNQROC Development Manual provisions.
	AO3.4 Surface construction materials are consistent with the	**Complies with AO3.4** Driveways are to be constructed of concrete

Performance outcomes	Acceptable outcomes	Applicant response
	current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	or exposed aggregate, consistent with driveways in the locality.
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**Not applicable** No wheelchair accessible spaces are required for the proposed development.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	**AO5** Access for people with disabilities is provided in accordance with the relevant Australian Standard.	**Not applicable** Access for people with disabilities is not applicable to this development.
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	**Not applicable** The proposed development is not subject to Bicycle parking requirements.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between 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);	**Not applicable** The proposed development is not subject to Bicycle parking requirements.
	AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	**Not applicable** The proposed development is not subject to Bicycle parking requirements.

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	**Not applicable** The proposed development is not subject to Bicycle parking requirements.
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Not applicable** Walking or cycle routes are not required as a part of this development.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.1** Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	**Not applicable** No service and loading areas are required as a part of this application.
	AO9.2 Service and loading areas are contained fully within the site.	**Not applicable** No service and loading areas are required as a part of this application.
	AO9.3	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	No service and loading areas are required as a part of this application.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**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 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 drive through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	**Not applicable** Proposed development does not require on site vehicle queuing.
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**Not applicable** Proposed development does not require queuing and set-down areas.

9.4.4 Filling and excavation code

9.4.4.1 Application

(1) This code applies to assessing:

(a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or

(ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

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

9.4.4.2 Purpose

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

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

(a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;

(b) filling and excavation does not adversely impact on the environment;

(c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;

(d) filling and excavation is designed to be fit for purpose and does not create land stability issues;

(e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	**AO1.1** The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	**Complies with PO1** A Geotechnical Investigation, prepared by Geo Design Pty Ltd, assesses the stability of the site and the proposed development on the subject land and includes engineering advice relating to site preparation and earthworks procedures, excavation conditions, foundation options, slope stabilisation comments and retaining walls and is provided for reference in **Appendix E**. The subject land and proposed development is indicated to be a low risk in terms of land stability and erosion potential provided the geotechnical engineering advice is adopted. Much of the earthworks to be undertaken on site would be for the dwellings foundations which would be covered by the building development once constructed. In addition, the established trees to be retained, established trees to be re-located and landscaping to be provided will ensure that the proposed development blends into the lower Flagstaff Hill location.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	**Complies with AO1.2** The proposed excavation would be appropriately retained and landscaped.
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	**Complies with AO1.3** Much of the earthworks to be undertaken on site would be for the dwellings foundations which would be covered by the building development once constructed.
	AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.	**Complies with AO1.4** Where possible, topsoil from the site would be able to be retained from cuttings and reused on benches/terraces.
	AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	**Complies with PO1** A Geotechnical Investigation, prepared by Geo Design Pty Ltd, assesses the stability of the site and the proposed development on the subject land and includes engineering advice relating to site preparation and earthworks procedures, excavation conditions, foundation options, slope stabilisation comments and retaining walls and is provided for reference in **Appendix E**. The subject land and proposed development is indicated to be a low risk in terms of land stability and erosion potential provided the geotechnical

Performance outcomes	Acceptable outcomes	Applicant response
		engineering advice is adopted.
	AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures	**Complies with AO1.6** Where required, non-retained cut and/or fill on slopes will be stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures where this is consistent with the above reference geotechnical advice.
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	**AO2.1** The extent of filling and excavation does not exceed 40% of the site area, or 500m2 whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	**Complies with PO2** A Geotechnical Investigation, prepared by Geo Design Pty Ltd, assesses the stability of the site and the proposed development on the subject land and includes engineering advice relating to site preparation and earthworks procedures, excavation conditions, foundation options, slope stabilisation comments and retaining walls and is provided for reference in **Appendix E**. The subject land and proposed development is indicated to be a low risk in terms of land stability and erosion potential provided the geotechnical engineering advice is adopted. Much of the earthworks to be undertaken on site would be for the dwellings foundations which would be covered by the building

Performance outcomes	Acceptable outcomes	Applicant response
		development once constructed. In addition, the established trees to be retained, established trees to be re-located and landscaping to be provided and building design will ensure that the proposed development blends into the lower Flagstaff Hill location and provided adequate privacy for adjoining properties.
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	**Complies with PO2** As above.
Flood and Drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	**AO3.1** Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	**Complies with AO3.1** Rodgers Consulting Engineers have prepared a Stormwater Management Plan which is to be incorporated into the proposed development and is included in **Appendix F** for reference. The intent of the Stormwater Management Plan is to adequately manage stormwater generated by the development so that it does not have a detrimental impact on the site or nearby land or adjacent road reserves.
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or	**Complies with AO3.2** Rodgers Consulting Engineers have prepared a Stormwater Management Plan which is to

Performance outcomes	Acceptable outcomes	Applicant response
	road reserves.	be incorporated into the proposed development and is included in **Appendix F** for reference. The intent of the Stormwater Management Plan is to adequately manage stormwater generated by the development so that it does not have a detrimental impact on the site or nearby land or adjacent road reserves. The stormwater management proposal utilises available piped stormwater drainage to reduce the natural overland flows into adjoining land.
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	**Complies with AO3.3** Rodgers Consulting Engineers have prepared a Stormwater Management Plan which is to be incorporated into the proposed development and is included in **Appendix F** for reference. The intent of the Stormwater Management Plan is to adequately manage stormwater generated by the development so that it does not have a detrimental impact on the site or nearby land or adjacent road reserves. The stormwater management proposal utilises available piped stormwater drainage to reduce the natural overland flows into adjoining land.

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	**Complies with AO3.4** It is expected that all filling and excavation will be undertaken in accordance with the requirements of the FNQROC Development Manual.
Water Quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	**AO4** Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	**Complies with AO4** It is expected that water quality will be maintained in accordance with the requirements of the FNQROC Development Manual.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	**AO5** Excavation and filling is clear of the zone of influence of public utilities.	**Complies with PO5** It is expected that construction will be undertaken in a manner to ensure that excavation and filling does not impact on Public Utilities.

9.4.5 Infrastructure works code

9.4.5.1 Application

(1) This code applies to assessing:

(a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

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

9.4.5.2 Purpose

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

(2) 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.

9.4.5.3 Criteria for assessment

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 PO1** Access works, to provide access from the development into Murphy Street, are not expected to adversely impact on existing infrastructure within the road verge and are expected to maintain the flow, safety and efficiency of pedestrian, cyclist and vehicle access within Murphy Street.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	**Complies with PO1** Access works, to provide access from the development into Murphy Street, are not expected to adversely impact on existing infrastructure within the road verge and are expected to maintain the flow, safety and efficiency of pedestrian, cyclist and vehicle access within Murphy Street.
	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	**Not applicable** No new infrastructure is required across an existing footpath.

Performance outcomes	Acceptable outcomes	Applicant Response
	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.	
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (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. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	**Not applicable** No new infrastructure is required across an existing footpath and no damage to an existing footpath is likely.
	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.	**Not applicable** Apart from the provision of access to the development, no other works or structures are proposed in the road verge.
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features	**AO2.1** Accessibility structures are not located within the road reserve.	**Not applicable** It is not proposed to install any accessibility structures within the road reserve.

Performance outcomes	Acceptable outcomes	Applicant Response
do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	**AO2.2** Accessibility structures are designed in accordance with AS1428.3.	**Complies with AO2.2** It is expected that accessibility structures have been designed in accordance with AS1428.3.
	AO2.3 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.	**Not applicable** The proposed development is new building development.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	**AO3.1** 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 **AO3.2** 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 sited	**Complies with AO3.1** The proposed development will be connected to Council's reticulated water supply system in accordance with the FNQROC Development Manual

Performance outcomes	Acceptable outcomes	Applicant Response
	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 *Environmental Protection Policy (Water) 1997* and the proposed on site effluent disposal system is designed in accordance with the *Plumbing and Drainage Act (2002).*	**Complies with AO4.1** The proposed development will be connected to Council's sewerage system in accordance with the FNQROC Development Manual
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values;	**AO5.1** A connection is provided from the premises to Council's drainage system; or **AO5.2** An underground drainage system is constructed to convey stormwater from the premises to Council's	**Complies with AO5.1** Rodgers Consulting Engineers have prepared a Stormwater Management Plan which is to be incorporated into the proposed development and is included in **Appendix F** for reference. The stormwater management proposal utilises available piped stormwater drainage located in a Council Drainage Easement to reduce the natural

Performance outcomes	Acceptable outcomes	Applicant Response
(c) maintaining waterway hydrology.	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.	overland flows into adjoining land.
	AO5.3 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: (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.	**Complies with AO5.3** If required, a stormwater quality management plan could be required in accordance with a condition of approval.
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	**Complies with AO5.3** If required, an erosion and sediment control plan could be required in accordance with a condition of approval.
	AO5.5 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. Note – Planning scheme policy SC5 – FNQROC Regional	**Complies with AO5.3** If required, stormwater flow control measures could be required in accordance with a condition of approval.

Performance outcomes	Acceptable outcomes	Applicant Response
	Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994.* 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.	
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	**AO6.1** Development involving non-tidal artificial waterways ensures: (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.	**Not applicable** No artificial waterways are proposed.
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	**Not applicable** No artificial waterways are proposed.

Performance outcomes	Acceptable outcomes	Applicant Response
	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: (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** No artificial waterways are proposed.
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (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 integrated water cycle management plan; or (d) aquatic habitat.	**Not applicable** No artificial waterways are proposed.
	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** No artificial waterways are proposed.

Performance outcomes	Acceptable outcomes	Applicant Response
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	**Not applicable** No artificial waterways are proposed.
	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** No artificial waterways are proposed.
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; (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.	**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** No waste water is proposed to be discharged from the site except through the sewerage system.
	AO7.2 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	**Not applicable** No waste water is proposed to be discharged from the site except through the sewerage system.

Performance outcomes	Acceptable outcomes	Applicant Response
	waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	
	AO7.3 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** No waste water is proposed to be discharged from the site except through the sewerage system.
	AO7.4 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 other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site	**Not applicable** No waste water is proposed to be discharged from the site except through the sewerage system.

Performance outcomes	Acceptable outcomes	Applicant Response
	are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	**AO8.1** A connection is provided from the premises to the electricity distribution network; or **AO8.2** 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. Note - Areas north of the Daintree River have a different standard.	**Complies with AO8.1** The proposed development will be connected to the electricity distribution network.
	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** No pad-mount electricity infrastructure is expected to be required as a part of this development.
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on	**AO9.2** Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable	**Not applicable** No pad-mount electricity infrastructure is expected

Performance outcomes	Acceptable outcomes	Applicant Response
amenity.	an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	to be required as a part of this development.
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 AO10** The proposed development will be connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
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.	**Complies with PO11** The proposed development will be connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site;	**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 PO12** The existing standard of Murphy Street is understood to be of an adequate standard to provide for pedestrian and cyclist, vehicle and emergency vehicle access to the site and passage past the site.

Performance outcomes	Acceptable outcomes	Applicant Response
(d) vehicles to and from the site; (e) emergency vehicles.	**AO12.2** There is existing road, kerb and channel for the full road frontage of the site.	**Complies with PO12** The existing standard of Murphy Street is understood to be of an adequate standard to provide for pedestrian and cyclist, vehicle and emergency vehicle access to the site and passage past 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 PO12** The existing standard of Murphy Street is understood to be of an adequate standard to provide for pedestrian and cyclist, vehicle and emergency vehicle access to the site and passage past the site.
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.	**Complies with AO13** The development will allow for efficient connection to existing infrastructure networks.
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; or **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	**Complies with AO14.1** Except for providing the point of connection, no public utility mains, services and installations are required to be altered to facilitate the development.

Performance outcomes	Acceptable outcomes	Applicant Response
	Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained**.**	**AO15** Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	**Complies with AO15** Where possible, works will comply with construction management measures indicated in AO15.
PO16 Existing infrastructure is not damaged by construction activities**.**	**AO16** Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	**Complies with AO16** Should any infrastructure be damaged as a result of the proposed development, it will be repaired in accordance with FNQROC Development Manual requirements.
For assessable development **High speed telecommunication infrastructure**		

Performance outcomes	Acceptable outcomes	Applicant Response
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	**AO17** No acceptable outcomes are prescribed.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	**AO18** No acceptable outcomes are prescribed.	**Not applicable** The Development of a Dwelling House is identified as Self Assessable.
Fire services in developments accessed by common private title		
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** The Development of a Dwelling House is identified as Self Assessable.
	AO19.2 Commercial and industrial streets and access ways	**Not applicable** The Development of a Dwelling House is identified

Performance outcomes	Acceptable outcomes	Applicant Response
	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.	as Self Assessable.
PO20 Hydrants are suitable 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** The Development of a Dwelling House is identified as Self Assessable.

9.4.6 Landscaping code

9.4.6.1 Application

(1) This code applies to assessing:

(a) operational work which requires a compliance assessment as a condition of a development permit; or

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

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

9.4.6.2 Purpose

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

(2) 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.

9.4.6.3 Criteria for assessment

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: (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	**AO1** Development provides landscaping: (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 AO1** Landscaping will be implemented in accordance with; a) the Proposed Conceptual Landscape Plan, prepared by Architecture By Us and provided for reference in **Appendix D;** and b) if required, a Landscape Plan that addresses Council's Planning Scheme Policy in further detail.

Performance outcomes	Acceptable outcomes	Applicant response
absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
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.	**Not applicable** A dwelling house is identified as Self-assessable 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.	**Not applicable** A dwelling house is identified as Self-assessable development.
PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological,	**AO3.1** Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of	**Not applicable** A dwelling house is identified as Self-assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
recreational, aesthetic and cultural value.	Trees on Development Sites.	
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	**Not applicable** A dwelling house is identified as Self-assessable development.
	AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	**Not applicable** A dwelling house is identified as Self-assessable development.
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	**Not applicable** A dwelling house is identified as Self-assessable development.
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	**AO4** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Not applicable** A dwelling house is identified as Self-assessable development.
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	**AO5** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Not applicable** A dwelling house is identified as Self-assessable development.
PO6 Landscaped areas are designed in order to allow	**AO6.1** A maintenance program is undertaken in	**Not applicable** A dwelling house is identified as Self-assessable

Performance outcomes	Acceptable outcomes	Applicant response
for efficient maintenance.	accordance with Planning scheme policy SC6.7 – Landscaping.	development.
	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 withyounger healthy species.	**Not applicable** A dwelling house is identified as Self-assessable development.
PO7 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** A dwelling house is identified as Self-assessable development.
	AO7.2 Species of plants are selected for long term performance designed to suit the degree ofaccess to podiums and roof tops for maintenance.	**Not applicable** A dwelling house is identified as Self-assessable development.
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	**AO8** Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	**Not applicable** A dwelling house is identified as Self-assessable development.
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.	**Not applicable** A dwelling house is identified as Self-assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
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.	**Not applicable** A dwelling house is identified as Self-assessable development.