

17 May 2024

Our ref: 72402

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

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

Attn: Jenny Elphinstone

Dear Jenny,

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

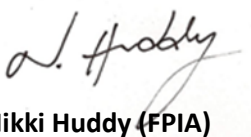
I am pleased to lodge this application for Material Change of Use (Short term accommodation) at 9-13 Port Street, Port Douglas described as Lot 4 on RP738564.

The relevant information for the application is:

<b>Applicant/Landowner:</b>	Perfect Finish Services Pty Ltd C/- Planz Town Planning	
<b>Mailing address:</b>	PO Box 181 Edge Hill, 4870, QLD	
<b>Application Fee:</b>	Base fee for 2 unit/room	\$1,529
	Plus additional fee, per unit above 2 units, up to 50 units (30 rooms x \$162)	\$4,860
	<b>TOTAL</b>	<b>\$6,389</b>

If you require any further information please call me.

Yours sincerely,



**Nikki Huddy (FPIA)**  
**Registered Planner**

**Att:**

1. DA Form 1
2. Planning report

# DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)	PERFECT FINISH SERVICES PTY LTD (TTE)
Contact name (only applicable for companies)	c-/ Planz Town Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 181
Suburb	Edge Hill
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4041 0445
Email address (non-mandatory)	<a href="mailto:info@planztp.com">info@planztp.com</a>
Mobile number (non-mandatory)	0447 323 384
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	72402

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

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

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

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

**5) Are there any existing easements over the premises?**

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Short-term worker accommodation defined as Short-term accommodation

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

#### 6.3) Additional aspects of development

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

- ☒ Not required

## Section 2 – Further development details

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

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Short-term accommodation	Short-term accommodation		350
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

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

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

## PART 6 – INFORMATION REQUEST

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

## PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUC 2022_4916/1	30/08/2022	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

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

### 23) Further legislative requirements

#### **Environmentally relevant activities**

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

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

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

#### **Hazardous chemical facilities**

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

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

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

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

☒ No

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

### **Environmental offsets**

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

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

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

### **Water resources**

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

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

### **Marine activities**

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

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Brothels**

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

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

### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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

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

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

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

☒ No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

☒ Yes

**Note:** See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

### 25) Applicant declaration

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

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

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

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

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

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

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

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

Date received:  Reference number(s):

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

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



## APPLICATION FOR DEVELOPMENT PERMIT

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

17 MAY 2024

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

PERFRECT FINISH SERVICES PTY LTD (TTE)

CREATING GREAT PLACES FOR PEOPLE

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## APPLICATION SUMMARY

Application details	
<b>Proposal</b>	Material Change of Use for Short-term accommodation
<b>Approval sought</b>	Development Permit
<b>Applicant and Property Owner</b>	Perfect Finishes Services Pty Ltd (TTE)
<b>Address</b>	9-13 Port Street, Port Douglas
<b>Real Property Description</b>	Lot 4 RP738564
<b>Lot Size</b>	4,575m <sup>2</sup>
<b>Zone</b>	Tourist Accommodation
<b>Current Use</b>	Short term accommodation
<b>Level of Assessment</b>	Code assessable
<b>Applicable Codes</b>	Tourist accommodation zone code Port Douglas / Craiglie local plan code Acid sulphate soils overlay code Coastal environment overlay code Flood and storm tide hazard overlay code Transport network overlay code Multiple dwelling, short term accommodation and retirement facility code Access, parking and servicing code Environmental performance code Infrastructure works code Landscaping code
<b>Referral Triggers</b>	None

## 1.0 PROPOSED DEVELOPMENT

### 1.1 Nature of the Proposal

This application seeks a Development Permit for a Material Change of Use to establish a Short-term accommodation development at land 9-13 Port Douglas Road, Port Douglas described as Lot 4 on RP738564. The site is located in the Tourist accommodation zone and the proposed use is identified as being Code assessable per Table 5.6.n – Tourist accommodation zone of the Douglas Shire Council planning scheme.

The proposed uses are defined as:

***short-term accommodation –***

- (a) means the use of premises for—*
  - (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or*
  - (ii) a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but*
- (b) does not include a hotel, nature-based tourism, resort complex or tourist park.*

*Note: In accordance with s1.3.1 of the Douglas Shire Planning Scheme (the Planning Scheme) the defined land use contained in Schedule 24 of the Planning Regulation 2017 prevails over the definition contained in the Planning Scheme.*

## 2.0 THE SITE

### 2.1 Context and Location

The proposed development is located at the corner of Port Street and Craven Close, Port Douglas (refer Figure 1). The site is comprised of a single parcel with an area of 4,575m<sup>2</sup>. The site is improved by buildings and infrastructure associated with the existing Short term accommodation.

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

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

The site is located in the Tourist Accommodation zone and is affected by the following overlays:

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

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



**Figure 2: Development from Craven Close (Source: TPG Architects)**



**Figure 2: Locality Map (Source: Qld Globe)**

## 2.2 Prior Approvals

The subject site has undergone several changes since it originally opened as a 28 room motel that then changed to a backpacker hostel with 84 beds. Development in 2000 resulted in the current 119-bed hostel with the reception relocated from the Craven Close frontage to the Port Street frontage. Additional guest facilities were also provided during this stage of development. Council's reference for the current use is TPC998.

The most recent approval was issued by Council in August 2022 for Short-term accommodation (Council reference MCUC 2022\_4916/1). This development permit has not been acted upon and remains a current approval.

### 3.0 THE PROPOSAL

The existing Short term accommodation including reception and recreation areas will remain and will be enhanced as part of the proposed development. It is proposed to retain the existing Short term accommodation rooms for Short term accommodation. The existing building adjacent to the southern boundary will be demolished and new single-storey buildings constructed. The new buildings will comprise of 30 rooms with a mix of single and double occupancy rooms provided. The proposal does not seek to alter the current maximum of 119 guests that are to be accommodated at any one time.

The main planning consideration is the provision of on-site parking spaces. This aspect is addressed in Section 4.9 of this report. The planning assessment against the relevant performance outcomes has identified that the development will contain sufficient spaces to accommodate the number of vehicles likely to be parked at any one time. The number of vehicle parking spaces and guests to be accommodated is consistent with the development permit issued by Council in 2022 (Council reference: MCUC 2022\_4916/1).

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

## **4.0 PLANNING CONSIDERATIONS**

### **4.1 State Planning Policy**

In accordance with section 2.1 – State Planning Policy of the Douglas Shire Council planning scheme, the Minister has identified that all relevant aspects of the State planning policy have been integrated into the planning scheme.

### **4.2 State Planning Policy**

In accordance with section 2.1 – State Planning Policy of the Douglas Shire Council planning scheme, the Minister has identified that all relevant aspects of the State planning policy have been integrated into the planning scheme.

### **4.3 Far North Queensland Regional Plan**

The Douglas Shire Council planning scheme advances the Far North Queensland Regional Plan. The proposed development advances the Far North Queensland Regional Plan by ensuring that local character and identity are reinforced.

### **4.4 Statement Assessment and Referral**

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

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

Referral is not required for this application, as the site is not located in a coastal management district (coastal protection), and is a lot less than 5ha (native vegetation clearing), and does not require the clearing of Category B area that is a least concern regional ecosystem which adjoins the site.

#### 4.5 Prohibited Development

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

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

#### 4.6 Assessable Development

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

#### 4.7 Assessment Manager

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

#### 4.8 Douglas Shire Planning Scheme

The proposed development is defined as Short-term accommodation:

***short-term accommodation –***

- (a) *means the use of premises for—*
  - (i) *providing accommodation of less than 3 consecutive months to tourists or travellers; or*
  - (ii) *a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but*
- (b) *does not include a hotel, nature-based tourism, resort complex or tourist park.*

In accordance with Table 5.6.n – Tourist accommodation zone of the Douglas Shire Council Planning Scheme, the proposed development is assessable development requiring Code assessment.

The site is affected by several Overlay codes. When assessing the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

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

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The relevant assessment benchmarks for this development application are:

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

## 4.9 Key Assessment Considerations

### 4.9.1 Built form

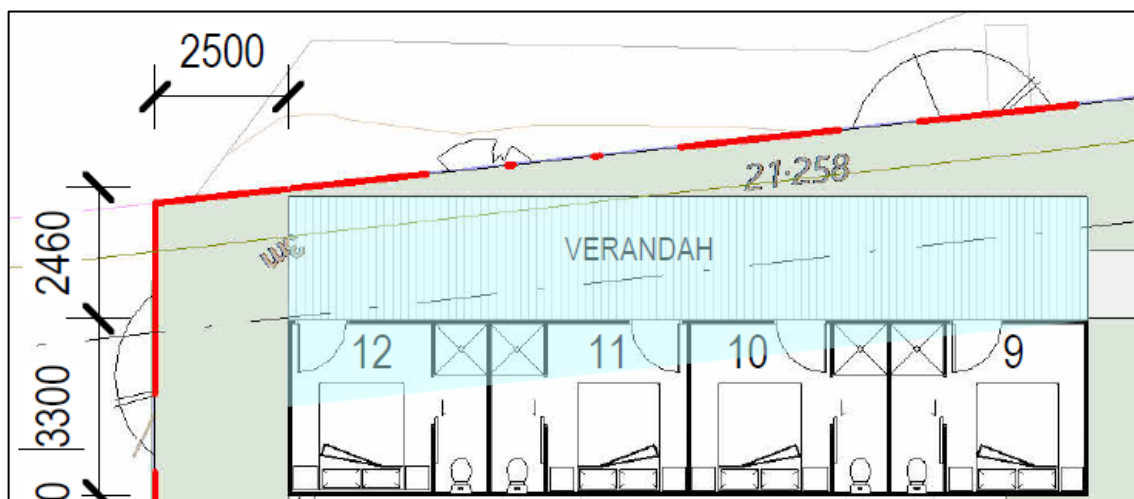
As an in-fill development site near the Port Douglas town centre, the proposed development seeks to efficiently utilise the site. This has resulted in a minor reduction in the setback to the secondary street frontage.

The proposed new building has setbacks of:

- Craven Close – 4m
- Southern boundary – 2.5m
- Unnamed street – 2.4m to 4m to the wall

The proposed setbacks to the secondary street (Craven Close) and side boundary comply with the acceptable outcome. The setback to the secondary street boundary (unnamed street) achieves the performance outcome as the reduced setback does not impact on daylight access and privacy for adjoining properties. This is achieved as:

1. The secondary road frontage is a road that provides access to the waste treatment plant with dense vegetation between the property boundary and the carriageway.
2. The extent of the building that encroaches the 4m setback is shown in Figure 3 below:



**Figure 3: Encroachment of building into secondary street setback (blue shading).**

The area subject of the proposed development will contain extensive tropical landscape planting to enhance the amenity of guests and the streetscape and the amenity of the area. Plans detailing the proposed landscaping are provided as **Attachment 2**.

#### **4.9.2 On-site parking**

The existing development that comprises 119 beds has provided the opportunity to gain an understanding of the modes of transport used by guests. The assessment previously undertaken by Council for the same scale of development resulted in the requirement for 12 vehicle parking spaces, including one space as a disability driver space. It is considered that this assessment remains relevant to the proposed development as it is for the same use and scale of development.

Due to the nature of the proposed development, the availability of micro transport options for guests to the proximity to local places of employment, the provision of 12 vehicle parking spaces is sufficient to cater for the amount and type of vehicle traffic expected to be generated by the development, as required by the Access, Parking and Servicing Code.

Although the Access, Parking and Servicing Code identifies the requirement for 20 bicycle parking spaces, 65 bicycle parking spaces are proposed at multiple locations throughout the site. The increased bicycle parking spaces are provided to accommodate the anticipated demand generated by the development.

## 5.0 INFRASTRUCTURE

### 5.1 Effluent Disposal

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

### 5.2 Water Supply

The site has an existing water supply that will be maintained.

### 5.3 Telecommunication and Electricity

The site is connected to electrical and telecommunication services.

### 5.4 Excavation and Fill

Excavation or fill is not required for the proposed development.

### 5.5 Infrastructure charges resolution

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

## 6.0 CONCLUSION

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

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

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

## APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

### 6.2.14 Tourist accommodation zone code

#### **Purpose**

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

The local government purpose of the code is to:

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

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

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

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of all buildings and structures must be in keeping with the residential character of the area.	<b>AO1</b> Buildings and structures are not more than 13.5 metres and 3 storeys in height.  Note – Height is inclusive of roof height	<b>Complies with the acceptable outcome.</b> The proposed development is single storey and approximately 3.2m in height.  See Appendix 2 – Proposal Plans.
<b>Setbacks (other than for a dwelling house)</b>		
<b>PO1</b> Buildings are setback to: (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages.	<b>AO1</b> Buildings are setback: (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.	<b>Complies with the performance outcome</b> Please refer to section 4.9 in the Planning Report.
<b>Site coverage (other than for a dwelling house)</b>		
<b>PO2</b> The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	<b>AO2</b> The site coverage of any building is limited to 50%	<b>Complies with the performance outcome.</b> <b>The proposed development has a site cover of 57%, inclusive of the covered recreational areas, gazebo lounges and veranda adjacent to the swimming pool. The single storey form results in buildings that are not bulky or visually obtrusive.</b>
<b>Building proportions and scale (other than for a dwelling house)</b>		
<b>PO3</b> The proportions and scale of any development are in character with the area and local streetscape.	<b>AO3.1</b> The overall length of a building does not exceed 30 metres and the overall length of any continuous wall	<b>Complies with the acceptable outcomes.</b> The new building has a maximum wall length of 15m.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>does not exceed 15 metres.</p> <p><b>A03.2</b> Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p><b>A03.3</b> Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p> <p><b>A03.4</b> Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including:            (a) the roofs of buildings are light coloured and non-reflecting;            (b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC 6.2 – Building design and architectural elements.</p>	<p>The verandas are not enclosed.</p> <p>The verandas are not enclosed.</p> <p>The buildings and roof will be light coloured and non-reflecting.</p>
<b>Landscaping (other than for a dwelling house)</b>		
<p><b>PO4</b> Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.</p>	<p><b>AO4.1</b> A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total; area provided for landscape planting.</p>	<p><b>Complies with the acceptable outcomes.</b> More than 1,795m<sup>2</sup> (39%) of the site is provided as landscape and recreational area. Of this area, 665m<sup>2</sup> is provided as communal recreation area (15%). Landscape plans provided as Attachment 2</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO4.2</b> Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p><b>AO4.3</b> Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p>detail the extent of landscaping proposed.</p> <p>The existing 6.5m wide landscape setback area along Craven Close will remain.</p> <p>A minimum 1.5m wide landscape area can be provided along the side and rear boundaries.</p>
<b>For assessable development</b>		
<p><b>PO5</b> The establishment of uses is consistent with the outcomes sought for the Tourist accommodation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>AO5</b> Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.</p>	<p><b>Complies with the acceptable outcome.</b> The proposed development is not a use identified in Table 6.2.14.3.b.</p>
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6</b> No acceptable outcomes are prescribed.</p>	<p><b>Complies with the performance outcome.</b> The proposed development has been located and designed to respond to the characteristics, constraints and site surrounds.</p>
<p><b>PO7</b> Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO7</b> No acceptable outcomes are prescribed.</p>	<p><b>Complies with the performance outcome.</b> The proposed development will not adversely affect the tropical, tourist and residential character and amenity of the area.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>PO8</b> Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.	<b>A08</b> Outdoor loading/unloading, servicing and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for sensitive uses.	<b>Complies with the acceptable outcome.</b> Loading from vehicles will occur on site.
<b>PO9</b> Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.	<b>A09.1</b> Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities: (a) swimming pools; (b) tennis courts; (c) barbecue areas; (d) outdoor lounging / recreation areas; (e) restaurants / bars; (f) tourist-focussed shopping; (g) tour booking office; (h) spa / health clubs.  <b>A09.2</b> Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.  <b>A09.3</b> Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides onsite car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code	<b>Complies with the acceptable outcome.</b> The proposed development includes a range of recreational facilities which include: <ul style="list-style-type: none"> <li>• swimming pool;</li> <li>• hammocks;</li> <li>• barbecue areas;</li> <li>• lounge areas;</li> <li>• games room;</li> <li>• tour booking office;</li> <li>• outdoor lounging and recreation areas.</li> </ul> The existing reception and tour office will remain unchanged.  Not applicable to the proposed development.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>PO10</b> New lots contain a minimum area of 1000m <sup>2</sup>	<b>AO10</b> No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.
<b>PO11</b> New lots have a minimum road frontage of 20 metres.	<b>AO11</b> No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.
<b>PO12</b> New lots contain a 25 metre x 20 metre rectangle.	<b>AO12</b> No acceptable outcomes are prescribed.	Not applicable as the development does not include reconfiguring a lot.

## 7.2.4 Port Douglas/Craigie Local Plan Code

### Purpose

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

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

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

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

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

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>Development in the Port Douglas / Craigie local plan area generally</b>		
<b>PO1</b> Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craigie local plan maps contained in Schedule 2.	<b>AO1</b> A pedestrian and cycle movement network is integrated and delivered through development	<b>Complies with the acceptable outcome.</b> The existing pedestrian access points along Port Road and Craven close will continue to service the proposed development.
<b>PO2</b> Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craigie (as identified on the Port Douglas/ Craigie Townscape Plan map contained in Schedule 2).	<b>AO2.1</b> Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	<b>Complies with the acceptable outcome.</b> The proposed development does not impact on key landscape elements.
	<b>AO2.2</b> Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2,	<b>Complies with the acceptable outcome.</b> The proposed development does not impact on important views or vistas.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	
	<b>AO2.3</b> Important landmarks, memorials and monuments are retained.	<b>Complies with the acceptable outcome.</b> The proposed development does not impact on important landmarks, memorials or monuments.
<b>PO3</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	<b>AO3</b> Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not applicable as the development is not adjacent to the gateways and nodes.
<b>PO4</b> Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	<b>AO4.1</b> Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic	<b>Complies with the acceptable outcome.</b> The landscaping around the existing development will be maintained and new planting will enhance the tropical character of Port Douglas.
<b>PO5</b> Development does not compromise the safety and efficiency of the State-Controlled Road network.	<b>AO5</b> Direct access is not provided to a State-Controlled Road where legal and practical access from another road is available.	<b>Complies with the acceptable outcome.</b> The development is not accessed from a State controlled road.
<b>For assessable development</b>		
<b>PO6 – PO68 are not applicable to this development as the site is not part of any Precincts or Sub-Precincts</b>		

## 8.2.1 Acid sulfate soils overlay code

### Purpose

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>PO1</b> The extent and location of potential or actual acid sulfate soils is accurately identified.	<b>AO1.1</b> No excavation or filling occurs on the site.  Or  <b>AO1.2</b> 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.	<b>Complies with the acceptable outcome.</b> The proposed development is of post-and-beam construction and no excavation or filling is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO2</b> 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.	<b>AO2.1</b> The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: <ul style="list-style-type: none"> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in:</li> <li>(d) actual acid sulfate soils being moved below the water table;</li> <li>(e) previously saturated acid sulfate soils being aerated.</li> </ul> Or  <b>AO2.2</b> 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: <ul style="list-style-type: none"> <li>(f) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(h) preventing the in situ oxidation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(i) appropriately treating acid sulfate soils before</li> </ul>	<b>Complies with the acceptable outcome.</b> No excavation or filling is proposed.

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

### 8.2.3 Coastal Environment Overlay Code

#### **Purpose**

The purpose of the Coastal environment overlay code is to:

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> No works other than coastal protection works extend seaward of the coastal building line.	<b>AO1.1</b> 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.  <b>AO1.2</b> 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.  <b>AO1.3</b> Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.  <b>AO1.4</b> Coastal protection work mitigates any increase in the coastal hazard.	<b>Complies with the acceptable outcomes.</b> The development is not seaward of a coastal building line.
<b>PO2</b> 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.	<b>AO2</b> 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	<b>Complies with the acceptable outcomes.</b> The development is not seaward of a coastal building line.

Performance outcomes	Acceptable outcomes	Applicant response
	back not less than 6 metres from the seaward boundary of the lot.	
<b>For assessable development</b>		
<b>Erosion prone areas</b>		
<b>PO3</b> Development identifies erosion prone areas (coastal hazards).	<b>AO3</b> No acceptable outcomes are prescribed.	<b>Complies with the performance outcome.</b> The site is within an erosion prone area.
<b>PO4</b> Erosion prone areas are free from development to allow for natural coastal processes.	<b>AO4.1</b> Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	<b>Complies with the acceptable outcome.</b> The development reflects the preferred development outcomes for the zoning of the site in accordance with (b).
	<b>AO4.2</b> Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	<b>Complies with the performance outcome.</b> The existing buildings on the site will be retained and used for the proposed development. Although located more than 200m from the Dixen Inlet, the continued use of the existing buildings and additional building is an efficient and effective use of land zoned for the purpose of the proposed development.
<b>PO5 – PO12 is not applicable as the site is not located within a coastal management district</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>Coastal landscapes, views and vistas</b>		
<b>PO13</b> Development maintains and / or enhances natural coastal landscapes, views and vistas.	<b>AO13</b> No acceptable outcomes are prescribed.	<b>Complies with the performance outcome.</b> The proposed development does not impact on natural coastal landscapes, views and vistas.
<b>PO14</b> Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	<b>AO14</b> No acceptable outcomes are prescribed.	<b>Complies with the performance outcome.</b> The proposed development achieves consolidation by being an infill site which will conserve the natural state of the coastal area outside existing urban areas.
<b>PO15 – PO19 is not applicable as the proposed development is not for a Private marine development, dry land marinas or artificial waterways.</b>		

## 8.2.4 Flood and storm tide hazard overlay code

### Purpose

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

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

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

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

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents,	<b>AO1.1</b> Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; Or	<b>Complies with the performance outcome.</b> The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>For dwelling houses,</p> <p><b>AO1.2</b> Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p> <p><b>AO1.3</b> New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p><b>AO1.4</b> In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	
<b>For assessable development</b>		
<p><b>PO2</b> The development is compatible with the level of risk associated with the natural hazard.</p>	<p><b>AO2</b> The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.</p>	<p><b>Not applicable as does not involve the stated uses.</b></p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>P03</b> Development siting and layout responds to flooding potential and maintains personal safety	<p>For Material change of use</p> <p><b>A03.1</b>            New buildings are:            (d) not located within the overlay area;            (e) located on the highest part of the site to minimise entrance of flood waters;            (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site.            or</p> <p><b>A03.2</b>            The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.            Or</p> <p><b>A03.3</b>            Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m<sup>2</sup> gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p><b>A03.4</b>            Additional lots:            (a) are not located in the hazard overlay area;</p>	<p><b>Complies with acceptable outcome A03.1.</b>            The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>or</p> <p>(b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975.</p> <p><b>A03.5</b> Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p> <p>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p> <p><b>A03.6</b> Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>Or</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>A03.7</b> There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p> <hr/> <p><b>For Material change of use (Residential uses)</b> <b>A03.1</b> The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, nonhabitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	The finished floor of the new building is located above the defined inundation event.
<p><b>PO4</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>For Material change of use (Non-residential uses)</b> <b>A04.2</b> Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p>	Not applicable.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO4.3</b> Materials are stored on-site:</p> <ul style="list-style-type: none"> <li>(a) are those that are readily able to be moved in a flood event;</li> <li>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</li> </ul> <p>Notes –</p> <ul style="list-style-type: none"> <li>(a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</li> <li>(b) Queensland Government Fact Sheet ‘Repairing your House after a Flood’ provides information about water resilient products and building techniques.</li> </ul>	
<p><b>PO5</b> Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p><b>AO5.1</b> Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> <li>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(b) a net increase in filling (including berms and mounds).</li> </ul> <p><b>AO5.2</b> Works (including buildings and earthworks) in non urban areas either:</p> <ul style="list-style-type: none"> <li>(a) do not involve a net increase in filling greater</li> </ul>	<p><b>Complies with acceptable outcome AO5.3.</b> The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD. All stormwater from the site will be discharged to a lawful point of discharge to ensure development does not increase the potential for flood damage on adjacent properties.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>than 50m<sup>3</sup> ; or</p> <p>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</li> </ul> <p>For Material change of use</p> <p><b>A05.3</b></p> <p>Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p><b>A05.4</b></p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
<p><b>PO6</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p><b>AO6.1</b> Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; Or</p> <p><b>AO6.2</b> If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p><b>AO6.3</b> Infrastructure is designed and constructed to resist</p> <p><b>For Material change of use (Residential uses)</b></p> <p><b>AO3.1</b> The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, nonhabitable uses at ground level;</p>	<p><b>Complies with acceptable outcome AO6.2.</b> The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only nonhabitable rooms (e.g. garages, laundries) are located on the ground floor, past hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p><b>A06.4</b> If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.</p>	
<p><b>PO7</b> The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p><b>A07</b> Development does not:</p> <ul style="list-style-type: none"> <li>(a) increase the number of people calculated to be at risk of flooding;</li> <li>(b) increase the number of people likely to need evacuation;</li> <li>(c) shorten flood warning times; and</li> <li>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</li> </ul>	<p><b>Complies with the acceptable outcome.</b> The finished floor levels of the proposed development will be located above the Y2100 Storm Tide Inundation Mapping level of 3.467 m AHD.</p>
<p><b>PO8</b> Development involving community infrastructure: (a) remains functional to serve community need</p>	<p><b>A08.1</b> The following uses are not located on land inundated during a DFE/Storm tide:</p>	<p><b>Complies with the acceptable outcome.</b> The proposed development does not involve any of the identified uses.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>during and immediately after a flood event;</p> <p>(b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes;</p> <p>(c) retains essential site access during a flood event;</p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>(a) community residence; and</p> <p>(b) emergency services; and</p> <p>(c) residential care facility; and</p> <p>(d) utility installations involving water and sewerage treatment plants; and</p> <p>(e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</p> <p>Or</p> <p><b>AO8.2</b></p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <p>(a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted,</p> <p>(b) community centres;</p> <p>(c) meeting halls;</p> <p>(d) galleries;</p> <p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <p>(a) emergency shelters;</p> <p>(b) police facilities;</p> <p>(c) sub stations;</p> <p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>(a) correctional facilities;  (b) emergency services;  (c) power stations;  (d) major switch yards.  and/or</p> <p><b>A08.3</b>  The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <p>(a) community residence; and  (b) emergency services; and  (c) hospitals; and  (d) residential care facility; and  (e) sub stations; and  (f) utility installations involving water and sewerage treatment plants.</p> <p><b>A08.4</b>  Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) located above DFE/Storm tide or the highest known flood level for the site;  (b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p><b>A08.5</b>  Infrastructure is designed and constructed to resist</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Response
	hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

## 8.2.10 Transport network overlay code

### Purpose

The purpose of the Transport network overlay code is to:

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

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

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

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
<b>For assessable development</b>		
<b>PO1</b> Development supports the road hierarchy for the region.  Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.  <b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.  <b>AO1.3</b>	<b>Complies with the acceptable outcomes.</b> The proposed development will utilise the existing access in Craven Close which is the lower order road of the roads.  The development does not compromise the safety and efficiency of the transport network.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	The proposed development will utilise the existing access in Craven Close which is the lower order road of the roads.
<b>PO2</b> 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.	<b>AO2</b> 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.	<b>Complies with the acceptable outcome.</b> The proposed development does not trigger any additional infrastructure.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	<b>AO3</b> 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.	<b>Complies with the acceptable outcome.</b> The proposed development does not result in development within a major transport corridor buffer area.
<b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.  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.	<b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.  <b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	<b>Complies with the acceptable outcomes.</b> The proposed access is compatible with the role and function of the road hierarchy.  The proposed development is not to a major transport corridor.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with:</p> <ul style="list-style-type: none"> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> </ul> <p><b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>No new access point is proposed.</p> <p>The existing access point will be retained.</p>
<p><b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	<p><b>Complies with the performance outcome.</b> The development is not adjacent a major transport corridor.</p>
<b>Pedestrian and cycle network</b>		
<p><b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p><b>AO6.2</b> The element of the pedestrian and cycle network is</p>	<p><b>Complies with the acceptable outcome.</b> Pedestrian and cycle access between the subject site and the centre of Port Douglas is readily available.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	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	

### 9.3.13 Multiple dwelling, short term accommodation and retirement facility code

#### Application

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

#### Purpose

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

#### Criteria for assessment

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

Performance outcomes	Acceptable outcomes	
For assessable development		
<b>PO1</b> The site has sufficient area and frontage to: <ol style="list-style-type: none"> <li>(a) accommodate the scale and form of buildings considering site features;</li> <li>(b) achieve communal open space areas and</li> </ol>	<b>AO1.1</b> The site has a minimum area of 1000m <sup>2</sup> .  <b>AO1.2</b> The site has a minimum frontage of 25 metres.	<b>Complies with the acceptable outcome.</b> The site has an area of 4,575m <sup>2</sup> .  The site has a frontage of 55m to Port Street and 90m to Craven Close.

Performance outcomes	Acceptable outcomes											
<p>private outdoor spaces;</p> <p>(c) deliver viable areas of deep planting and landscaping to retain vegetation and protector establish tropical planting;</p> <p>(d) achieve safe and convenient vehicle and pedestrian access;</p> <p>(e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers.</p>												
<p><b>PO2</b></p> <p>Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <p>(a) the establishment and extension of public streets and pathways;</p> <p>(b) the provision of parks and other public spaces as appropriate to the scale of the development;</p> <p>(c) inclusion of a mix of dwelling types and tenures and forms;</p> <p>(d) buildings that address the street;</p> <p>(e) building height and setback transitions to adjoining development of a lower density or scale.</p>	<p><b>AO2</b></p> <p>Development on a site 5,000m<sup>2</sup> or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>	<p><b>Not applicable as the site area is 4,575m<sup>2</sup>.</b></p>										
<p><b>PO3</b></p> <p>Development ensures that the proportion of buildings to open space is:</p> <p>(a) in keeping with the intended form and character of the local area and immediate streetscape;</p> <p>(b) contributes to the modulation of built form;</p> <p>(c) supports residential amenity including accessto breezes, natural light and sunlight;</p>	<p><b>AO3.1</b></p> <p>The site cover is not more than 40%.</p> <p><b>AO3.2</b></p> <p>The development has a gross floor area of not more than:</p> <table><tr><th>Zone</th><th>Maximum GFA</th></tr><tr><td>Low-medium density residential</td><td>0.8 x site area</td></tr><tr><td>Medium density residential</td><td>1.2 x site area</td></tr><tr><td>Tourist accommodation</td><td>1.2 x site area</td></tr><tr><td>All other zones</td><td>No acceptable outcome specified</td></tr></table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified	<p><b>Complies with the acceptable outcomes.</b></p> <p>As detailed on plan DA005, the proposed development has a site cover of 2,600m<sup>2</sup> and a GFA of 0.35.</p>
Zone	Maximum GFA											
Low-medium density residential	0.8 x site area											
Medium density residential	1.2 x site area											
Tourist accommodation	1.2 x site area											
All other zones	No acceptable outcome specified											

Performance outcomes	Acceptable outcomes	
(d) supports outdoor tropical living; (e) provides areas for deep tropical planting and /or for the retention of mature vegetation.		
<b>PO4</b> Development is sited so that the setback from boundaries: (a) provides for natural light, sunlight and breezes; (b) minimises the impact of the development on the amenity and privacy of neighbouring residents; (c) provides for adequate landscaping.	<b>AO4.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.  <b>AO4.2</b> Buildings and structures are setback not less than 4 metres to the rear boundary.  <b>AO4.3</b> The side boundary setback for buildings and structures is: (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.	<b>Complies with the performance outcome.</b> Refer section 4.9 of the Planning Report.
<b>PO5</b> Building depth and form must be articulated to (a) ensure that the bulk of the development is in keeping with the form and character intent of the area; (b) provide adequate amenity for residents in terms of natural light and ventilation.  Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.	<b>AO5.1</b> (a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres. (b) The minimum distance between buildings on a site is not less than 6 metres;  <b>AO5.2</b> The length of any continuous eave line does not exceed 18 metres.	<b>Complies with the acceptable outcomes.</b> The roof length of the new buildings does not exceed 15m.  The design of the roof does not alter the amount of light or ventilation available.
<b>PO6</b> Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.	<b>AO6.1</b> Development incorporates a number of the following design elements: (a) balconies; (b) verandahs; (c) terraces;	<b>Complies with the acceptable outcomes.</b> The development incorporates balconies, a ground-floor terrace and recesses in the horizontal plane.

Performance outcomes	Acceptable outcomes	
	<p>(d) recesses.</p> <p><b>A06.2</b> Development reduces building bulk by:</p> <ul style="list-style-type: none"> <li>(a) variation in building colours, materials and textures;</li> <li>(b) the use of curves, recesses, projections or variations in plan and elevation;</li> <li>(c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch;</li> <li>(d) use of sun-shading devices and other façade features;</li> <li>(e) use of elements at a finer scale than the main structural framing of the building.</li> </ul>	<p>Whilst colours are not yet finalised, they will include a variety of colours and material finishes.</p> <p>The building incorporates a recess in the horizontal plane.</p> <p>The building has a skillion roof.</p> <p>Sun shading will be provided to windows.</p>
<p><b>PO7</b> Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through:</p> <ul style="list-style-type: none"> <li>(a) orientation to the street;</li> <li>(b) front boundary setback;</li> <li>(c) balconies and windows to provide overlooking and casual surveillance;</li> <li>(d) building entrances.</li> </ul>	<p><b>A07.1</b> Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p><b>A07.2</b> Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p><b>Complies with the Performance Outcome</b> The building is setback more than 2m than the minimum front boundary setback however this area will be used for communal recreation as it provides greater passive surveillance to the property entrance. The ground floor features a large communal area (lobby) that will enable people to overlook the street.</p>
<p><b>PO8</b> Buildings exhibit tropical design elements to support Douglas Shire's tropical climate, character and lifestyle.</p>	<p><b>A08.1</b> Development has floor to ceiling heights of 2.7 metres;</p> <p><b>A08.2</b> Buildings include weather protection and sun shading to all windows to all external doors and</p>	<p><b>Complies with the acceptable or performance outcome.</b> The bunk-house buildings have a floor to ceiling height of 2.4m. The proposed buildings are to be surrounded by tropical landscaping to build on the character and tropical design elements of the site and surrounding area.</p> <p>Window shading will be provided.</p>

Performance outcomes	Acceptable outcomes	
	<p>windows of habitable rooms.</p> <p><b>AO8.3</b> Development incorporates deep recesses, eaves and sun-shading devices</p> <p><b>AO8.4</b> Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p> <p><b>AO8.5</b> Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p>Window shading will be provided.</p> <p>Dense planting is located beyond the western boundary of the site.</p> <p>The development is not for dwelling units as defined.</p>
<p><b>PO9</b> Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p><b>AO9.1</b> Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> <li>(a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</li> <li>(b) sill heights a minimum of 1.5m above floor level; or</li> <li>(c) fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>(d) fixed external screens; or</li> <li>(e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.</li> </ul> <p><b>AO9.2</b> Development where a direct view is available from</p>	<p><b>Complies with the acceptable outcomes.</b> The single level development is setback 2.5m to the southern boundary providing a separation distance to the adjacent development that is greater than 2m.</p>

Performance outcomes	Acceptable outcomes	
	<p>balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p><b>AO9.3</b> Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	
<p><b>PO10</b> Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p><b>AO10</b> A minimum of 35% of the site is allocated as landscaping and recreation area.</p>	<p><b>Complies with the acceptable outcome.</b> More than 39m<sup>2</sup> is provided as landscape open space.</p>
<p><b>PO11</b> Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p><b>AO11</b> Development provides landscaping as follows:</p> <ul style="list-style-type: none"> <li>(a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages;</li> <li>(b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</li> </ul>	<p><b>Complies with the acceptable outcome.</b> Landscaping is provided along the Port Street and Craven Closes frontages that is not less than 2m in width.</p>
<p><b>PO12</b> The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.</p>	<p><b>AO12.1</b> Communal open space is provided at:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 5% of site area of 50m<sup>2</sup> whichever is the greater; and</li> <li>(b) a minimum dimension of 5 metres.</li> </ul>	<p><b>Complies with the acceptable outcome.</b> The communal open space has an area of 665m<sup>2</sup> of landscape recreation area, representing more than 15% of the site. Additional areas are provided in the</p>

Performance outcomes	Acceptable outcomes	
	<p><b>AO12.2</b> Development provides communal open space that:</p> <ul style="list-style-type: none"> <li>(a) is consolidated into one useable space;</li> <li>(b) where communal open space exceeds 100m<sup>2</sup>, the communal open space may be split into two, and so forth incrementally.</li> </ul> <p><b>AO12.3</b> Communal open space:</p> <ul style="list-style-type: none"> <li>(a) is a minimum of 50% open to the sky;</li> <li>(b) achieves 25% shading by trees in 5 years;</li> <li>(c) does not include vehicle driveways and manoeuvring;</li> <li>(d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</li> </ul> <p><b>AO12.4</b> Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:</p> <ul style="list-style-type: none"> <li>(a) seating;</li> <li>(b) barbecue;</li> <li>(c) play equipment;</li> <li>(d) swimming pool;</li> <li>(e) communal clothes drying;</li> <li>(f) vegetable garden.</li> </ul> <p><b>AO12.5</b> Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>	<p>form of a tv room, lobby and games rooms totaling more than 300m<sup>2</sup>.</p> <p>The communal open space is open to the sky. Is established with mature landscaping.</p> <p>Does not include driveways. Does not contain stated infrastructure.</p> <p>Communal kitchens are provided as are recreational facilities including a swimming pool and games room.</p> <p>NA</p>

Performance outcomes	Acceptable outcomes	
<b>PO13</b> Development must provide attractive and functional private open space for residents and guests.	<b>AO13.1</b> Development provides private open space which: <ul style="list-style-type: none"> <li>(a) for ground storey dwellings, comprises of a minimum area of 35m<sup>2</sup> with a minimum dimension of 3 metres;</li> <li>(b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m<sup>2</sup> and a minimum dimension of 3 metres.</li> </ul> <b>AO13.2</b> Development provides private open space areas that are: <ul style="list-style-type: none"> <li>(a) directly accessible from internal primary living area of the dwelling (not bedrooms);</li> <li>(b) provided with a screened area of 2m<sup>2</sup> minimum dimension capable of screening air conditioning plant, private clothes drying etc...</li> <li>(c) provided with adjustable, moveable or operable privacy screening where appropriate.</li> </ul> <b>AO13.3</b> Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.  <b>AO13.4</b> Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.	<b>Complies with performance outcome.</b> The proposed communal open space areas are attractive and appropriate for the nature of the use.

Performance outcomes	Acceptable outcomes	
	<b>AO13.5</b> Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.	
<b>PO14</b> Development provides front fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape.	<b>AO14.1</b> Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road.  <b>AO14.2</b> Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact  <b>AO14.3</b> Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge	<b>Complies</b> The existing fencing along the street frontages will remain unchanged.
<b>PO15</b> Development minimises light nuisances.	<b>AO15</b> Outdoor lighting is in accordance with AS 4282-1997	<b>Complies with the acceptable outcome</b> Outdoor lighting will be in accordance with AS 4282-

Performance outcomes	Acceptable outcomes	
	Control of the obtrusive effects of outdoorlighting.	1997.
<b>PO16</b> Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.	<b>AO16</b> Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage; (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.  Note - The Environmental performance code contains requirements for waste and recyclable material storage.	<b>Complies with the acceptable outcome</b> The central refuse storage area provides sufficient area for the storage of waste and recycling receptacles. The location is located to mitigate adverse impacts on adjoining properties whilst being suitably located for the development.
<b>PO17</b> Development provides a secure storage area for each dwelling.	<b>AO17</b> A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m <sup>2</sup> per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event.  Note – A cupboard within a unit will not satisfy this requirement.	<b>Complies with performance outcome.</b> The nature of the use does not require secure storage as required for a typical unit development.
<b>Additional requirements for a Retirement facility</b>		
<b>PO18</b> Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in	<b>AO18</b> Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.	<b>Not applicable as not for a Retirement facility use.</b>

Performance outcomes	Acceptable outcomes	
which they are located.		
<b>PO19</b> Retirement facilities are designed to provide for the amenity and security of residents.	<b>AO19.1</b> The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex.  <b>AO19.2</b> Internal pathways have firm, well drained and non-slip surfaces.  <b>AO19.2</b> Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.  <b>AO19.3</b> An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.	
<b>PO20</b> The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently access the site.	<b>AO20.1</b> The design of the Retirement facility ensures that external circulation and access and egress points on the site facilitate the evacuation of the site in an efficient manner.  <b>AO20.2</b> The site of a Retirement facility is not prone to inundation.  <b>AO20.3</b> The location of the Retirement facility is readily accessible to emergency vehicles.	
<b>PO21</b>	<b>AO21.1</b>	

Performance outcomes	Acceptable outcomes	
The development is designed for the needs of the age group, and to allow 'aging in place' to occur.	Development applies adaptable housing principles.	
	<b>AO21.2</b> A range of housing designs and sizes are provided in the development to cater for different individual and household needs.	

### 9.4.1 Access, Parking and Servicing code

#### Purpose

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely</li> </ul>	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.  Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	<b>Complies with the performance outcome.</b> Refer to section 4.9 of the Planning Report.
	<b>AO1.2</b>	<b>Complies with the acceptable outcome.</b>

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

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

Performance outcomes	Acceptable outcomes	Applicant response
	drainage that intercepts and directs storm water runoff to the storm water drainage system.	
	<b>A03.4</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	<b>Complies with the acceptable outcome.</b> The existing access crossover will remain.
<b>P04</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>A04</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>Complies with the acceptable outcome.</b> The development is provided with the required rate specified in AS2890.
<b>P05</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>A05</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>Complies with the acceptable outcome.</b> The proposed development will ensure that vehicle parking areas are designed and constructed in accordance with relevant standards.
<b>P06</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>A06</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>Complies with the acceptable outcome.</b> The demand as per Table 9.4.1.3.b for Short term accommodation is 1 space per 10 rooms (20 spaces). The proposed development provides 65 bicycle parking spaces at multiple locations on site to accommodate the anticipated demand generated by the development.
<b>P07</b> Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance;	<b>A07.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	<b>Complies with the acceptable outcome.</b> The proposed development provides 65 bicycle parking spaces at multiple locations on site.

Performance outcomes	Acceptable outcomes	Applicant response
(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.	<b>A07.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.  <b>A07.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	The bicycle parking is for residents and guests at the site and will be discernible within the site.  The bicycle parking does not impede pedestrian movement internal or external to the site.
<b>P08</b> Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	<b>A08</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	<b>Complies with the acceptable outcome.</b> A footpath is located at the Port Street frontage of the site.
<b>P09</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<b>A09.1</b> Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	<b>Complies with the acceptable outcome.</b> The existing access crossover will remain.
	<b>A09.2</b> Service and loading areas are contained fully within the site.	<b>Complies with the acceptable outcome.</b> Loading from vehicles that will service the site will occur on site.
	<b>A09.3</b> The movement of service vehicles and service	<b>Complies with the acceptable outcome.</b> Loading from vehicles will not impede access to

Performance outcomes	Acceptable outcomes	Applicant response
	operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	parking spaces.
<b>PO10</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	<b>AO10.1</b> Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	Not applicable.
	<b>AO10.2</b> Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	<b>Complies with the acceptable outcome.</b> No queuing or set-down areas are provided within the site. A set-down area is located within the road reserve at the Port Street frontage.

### 9.4.3 Environmental performance code

#### Purpose

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	<b>Complies with the acceptable outcome.</b> Parking spaces are internal to the site and are not located adjacent the property boundary.
<b>Noise</b>		
<b>PO2</b> Potential noise generated from the development is avoided through design, location and operation of the activity.  Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	<b>AO2.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance.  <b>Or</b>  <b>AO2.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	<b>Complies with acceptable outcome AO2.1.</b> The development does not involve activities that would cause noise related environmental harm or nuisance.
	<b>AO2.3</b> The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining	<b>Complies with the acceptable outcome.</b> Parking spaces are internal to the site and are not located adjacent the property boundary.

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

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

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

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

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

### 9.4.5 Infrastructure works code

#### **Purpose**

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

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

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

Table 9.4.5.3.a – Infrastructure works code –assessable development

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO3</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	<b>A03.1</b> 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  <b>A03.2</b> 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 to be visually unobtrusive.	<b>Complies with acceptable outcome A03.1.</b> The premises is connected to Council's reticulated water supply system.
<b>Treatment and disposal of effluent</b>		
<b>PO4</b> 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.	<b>A04.1</b> 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;	<b>Complies with acceptable outcome A04.1.</b> The premises is connected to Council's reticulated wastewater system.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p><b>A04.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	
<b>Stormwater quality</b>		
<p><b>PO5</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<p><b>A05.1</b> A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p><b>A05.2</b> An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p><b>Complies with acceptable outcome A05.1.</b> The premises is connected to Council's drainage system.</p>
	<p><b>A05.3</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p>	<p><b>Complies with the performance outcome.</b> The proposed development will ensure that all stormwater is managed and taken to a lawful point of discharge.</p>

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

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

Performance outcomes	Acceptable outcomes	Applicant response
	(b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	
	<b>AO6.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
	<b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	<b>Not applicable</b> The proposed development does not involve a non-tidal artificial waterway.
<b>Wastewater discharge</b>		
<b>PO7</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem	<b>AO7.1</b> A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	<b>Not applicable</b> The site is connected to Council's reticulated sewerage system.
	<b>AO7.2</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
<p>health or waterway health;</p> <p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p> <p>(iv) offset impacts on high ecological value waters.</p>	<p>The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p>	<p>The site is connected to Council's reticulated sewerage system.</p>
	<p><b>A07.3</b></p> <p>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.</p>	<p><b>Not applicable</b></p> <p>The site is connected to Council's reticulated sewerage system.</p>
	<p><b>A07.4</b></p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(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;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
<b>Electricity supply</b>		
<p><b>PO8</b></p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO8.1</b></p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p><b>AO8.2</b></p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	<p><b>Complies with acceptable outcome AO8.1.</b></p> <p><b>Not applicable.</b></p>
<p><b>PO9</b></p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p><b>AO9.1</b></p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p>	<p><b>Not applicable.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO9.2</b> Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.  Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	<b>Not applicable.</b>
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Complies with the acceptable outcome.</b> The site is connected to telecommunications infrastructure.
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable.</b>
<b>Road construction</b>		
<b>PO12</b> The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site;	<b>AO12.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	<b>Complies with the acceptable outcome.</b> No works are proposed within the road reserve.

Performance outcomes	Acceptable outcomes	Applicant response
(d) vehicles to and from the site; (e) emergency vehicles.	<b>AO12.2</b> There is existing road, kerb and channel for the full road frontage of the site.	<b>Complies with the acceptable outcome.</b> There is existing road, kerb and channel for the full road frontage of the site.
	<b>AO12.3</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	<b>Complies with the acceptable outcome.</b> Access for emergency vehicles is provided for.
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b> Infrastructure is integrated with, and efficiently extends, existing networks.	<b>AO13</b> Development is designed to allow for efficient connection to existing infrastructure networks.	<b>Not applicable.</b> Services are already existing.
<b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development;  or  <b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with acceptable outcome AO14.1.</b> No alteration to utility mins is proposed.
<b>Construction management</b>		
<b>PO15</b>	<b>AO15</b>	<b>Complies with the acceptable outcome.</b>

Performance outcomes	Acceptable outcomes	Applicant response
Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	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.	Vegetation to be retained will be delineated during construction, with relevant signage provided as required.
<b>PO16</b> Existing infrastructure is not damaged by construction activities.	<b>AO16</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.  Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> .	<b>Complies with the acceptable outcome.</b> No works are proposed within the road reserve.
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Complies with performance outcome</b> Telecommunication Infrastructure already existing.
<b>Trade waste</b>		
<b>PO18</b>	<b>AO18</b>	<b>Complies with performance outcome</b>

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

Performance outcomes	Acceptable outcomes	Applicant response
street hydrants for fire fighting purposes' available under 'Publications'.		

## 9.4.6 Landscaping code

### **Purpose**

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

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

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

Table 9.4.6.3.a – Landscaping code –assessable development

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

Performance outcomes	Acceptable outcomes	Applicant response
(i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
<b>For assessable development</b>		
<b>PO2</b> Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	<b>AO2.1</b> No acceptable outcomes are specified.  Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	<b>Complies with the performance outcome.</b> The existing mature tropical landscaping will be retained for the enjoyment of residents and guests of the proposed development.
	<b>AO2.2</b> Tropical urbanism is incorporated into building design.  Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	<b>Complies with the performance outcome.</b> The development is of a scale and nature that does not facilitate tropical urbanism into the building design.
<b>PO3</b> Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	<b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	<b>Complies with the acceptable outcome.</b> The existing vegetation located within the communal recreation area will be maintained.
	<b>AO3.2</b> Mature vegetation on the site that is removed or damaged during development is replaced with	<b>Complies with the acceptable outcome.</b> The existing vegetation located within the communal recreation area will be maintained.

Performance outcomes	Acceptable outcomes	Applicant response
	advanced species.	
	<b>A03.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	<b>Complies with the acceptable outcome.</b> The existing vegetation located within the communal recreation area will be maintained.
	<b>A03.4</b> Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	<b>Complies with the acceptable outcome.</b> The existing street trees will be retained.
<b>PO4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>A04</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with the acceptable outcome.</b> Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
<b>PO5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	<b>A05</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with the acceptable outcome.</b> Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
<b>PO6</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>A06.1</b> A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with the acceptable outcome.</b> Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.
	<b>A06.2</b> Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).	<b>Complies with the acceptable outcome.</b> Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 –

Performance outcomes	Acceptable outcomes	Applicant response
	Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	Landscaping.
<b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	<b>A07.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	<b>Not applicable.</b>
	<b>A07.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	
<b>PO8</b> Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	<b>A08</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	<b>Complies with the acceptable outcome.</b> The site does not contain weed and invasive species.
<b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>A09</b> No acceptable outcomes are specified.  Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	<b>Complies with the performance outcome.</b> New landscaping will be designed to reduce the potential for crime and vandalism.
<b>PO10</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<b>A010</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies with the acceptable outcome.</b> Any new landscaping will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.

## APPENDIX 2: PROPOSAL PLANS

Drawing or Document	Prepared by	Reference	Date
COVER SHEET & SITE PLAN	TPG Architects	DA000 Rev C	15/05/2024
EXISTING SITE PLAN	TPG Architects	DA001 Rev C	15/05/2024
PROPOSED SITE PLAN	TPG Architects	DA002 Rev B	15/05/2024
SITE PLAN AREAS	TPG Architects	DA003 Rev C	15/05/2024
DETAIL PLAN	TPG Architects	DA004 Rev C	15/05/2024
SETBACK & SITE COVER PLANS	TPG Architects	DA005 Rev B	15/05/2024
ELEVATIONS & SECTIONS	TPG Architects	DA006 Rev D	15/05/2024
PROPOSED BUNK HOUSES ELEVATIONS	TPG Architects	DA007 Rev B	15/05/2024
ENTRY VIEW FROM CRAVEN CLOSE	TPG Architects	DA008 Rev B	15/05/2024
LANDSCAPE CONCEPT PLAN 1 OF 2	LANDPLAN	L1.01	08/05/2024
LANDSCAPE CONCEPT PLAN 2 OF 2	LANDPLAN	L1.02	08/05/2024

# CORAL BEACH LODGE



Existing light pole

Existing street parking

8 Spaces

Reception Entry

PORT STREET

EXISTING BUILDING

EXISTING RECEPTION

EXISTING BUILDING

BUNK HOUSE 1

Site Entry

CRAVEN CLOSE

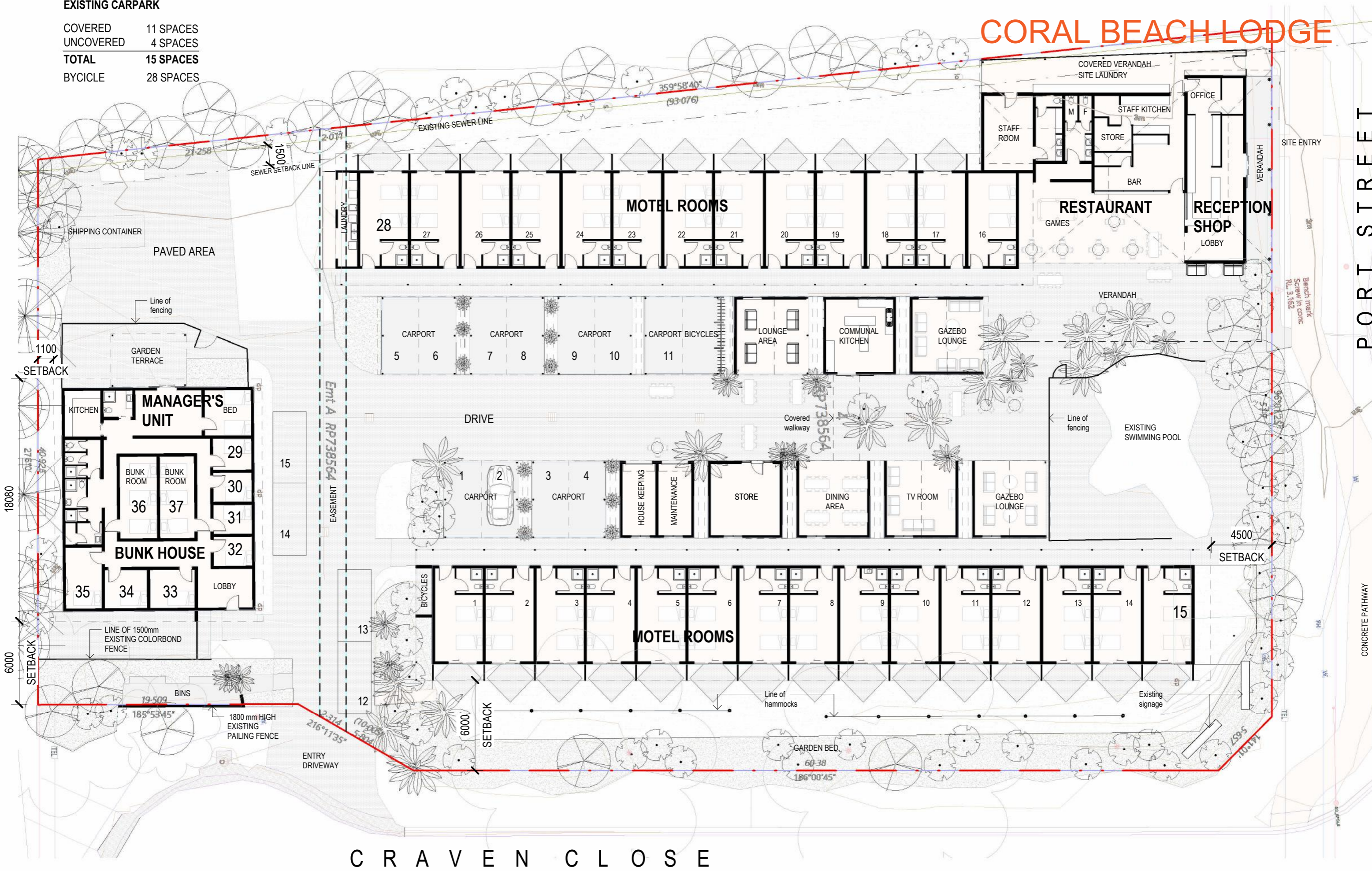
## DRAWING LIST

DA000	COVER SHEET & SITE PLAN
DA001	EXISTING SITE PLAN
DA002	PROPOSED SITE PLAN
DA003	SITE PLAN AREAS
DA004	DETAIL PLAN
DA005	SETBACK & SITE COVER PLANS
DA006	ELEVATIONS & SECTIONS
DA007	PROPOSED BUNK HOUSES ELEVATION
DA008	ENTRY VIEW FROM CRAVEN CLOSE

EXISTING CARPARK

COVERED	11 SPACES
UNCOVERED	4 SPACES
<b>TOTAL</b>	<b>15 SPACES</b>
BYCICLE	28 SPACES

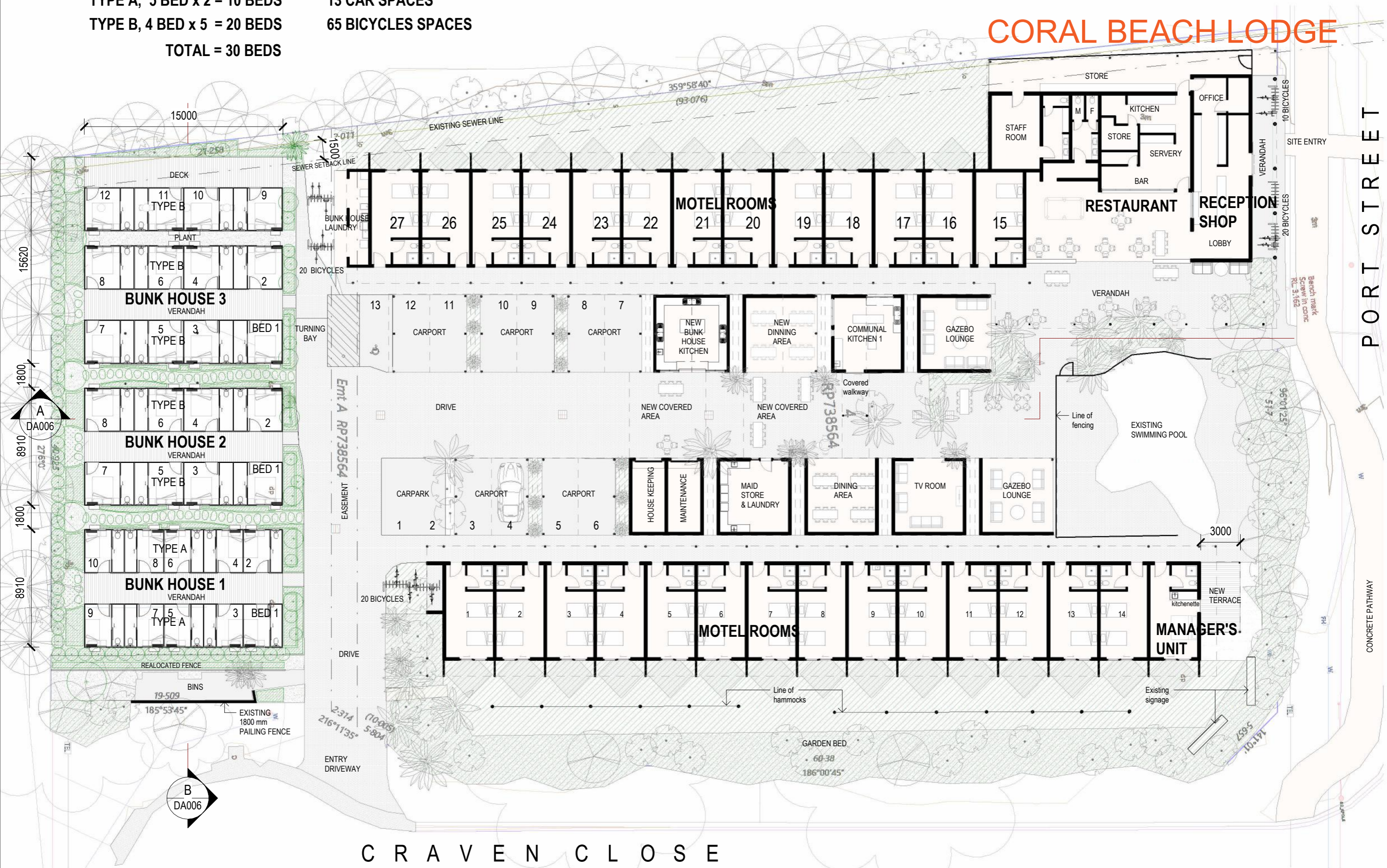
CORAL BEACH LODGE



TYPE A, 5 BED x 2 = 10 BEDS  
TYPE B, 4 BED x 5 = 20 BEDS  
TOTAL = 30 BEDS

13 CAR SPACES  
65 BICYCLES SPACES

# CORAL BEACH LODGE



CORAL BEACH LODGE

LANDSCAPE & RECREATIONAL 1795 m<sup>2</sup> = 39% min.35% required  
COMMUNIAL RECREATIONAL 665 m<sup>2</sup> = 15% min 5% required

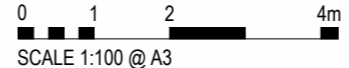


C R A V E N C L O S E



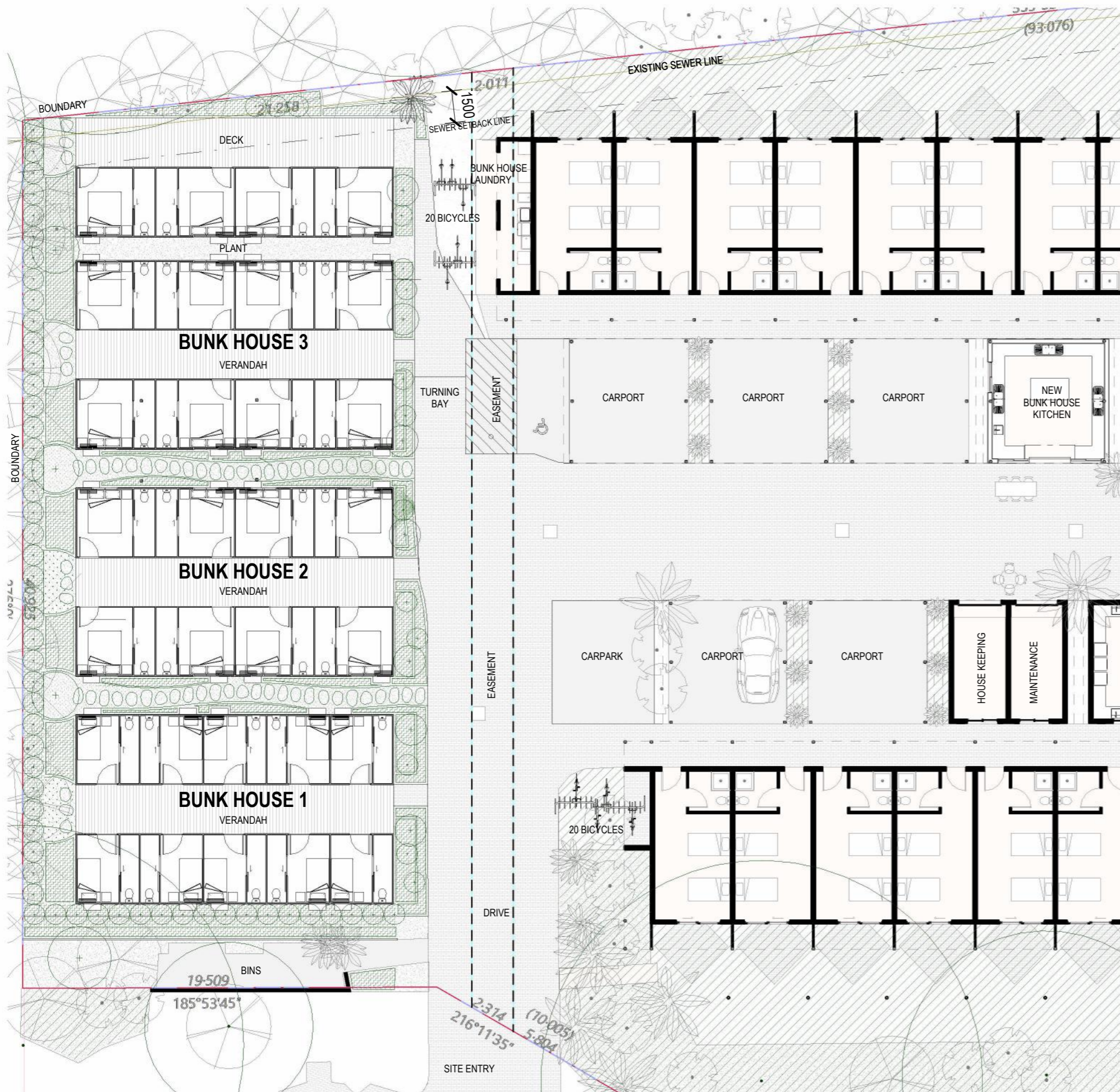
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PO Box 560 Manunda 4870 ABN 61 063 799 333  
cairns@tpgarchitects.com.au t. +617 4032 1944



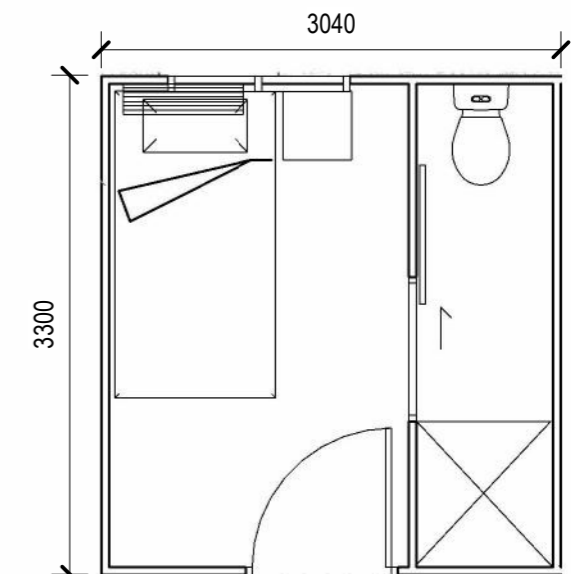
SITE PLAN  
AREAS

CBL-02 DA ISSUE  
DA003 (C) 15/05/2024

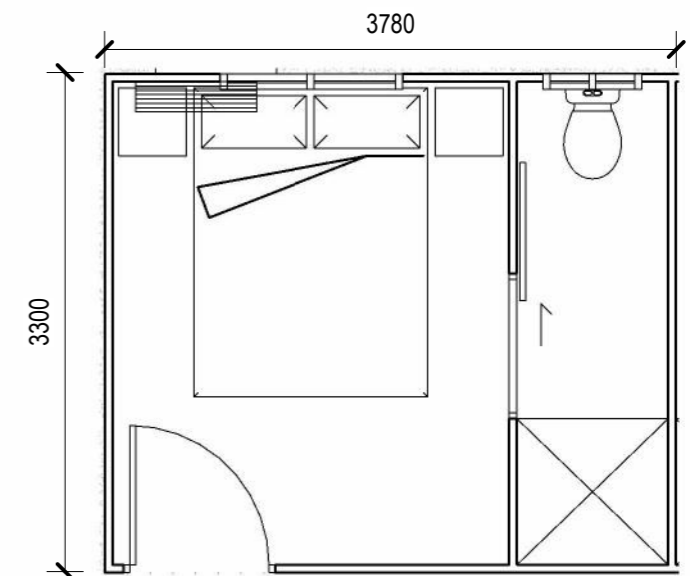


GROUND FLOOR PLAN

# CORAL BEACH LODGE



BUNK HOUSE ROOM - TYPE A  
1:50



BUNK HOUSE ROOM - TYPE B  
1:50

## PROPOSED NEW BUILDING PLANNING GFA

BUNK HOUSE 1	100 m <sup>2</sup>
BUNK HOUSE 2	100 m <sup>2</sup>
BUNK HOUSE 3	150 m <sup>2</sup>

**TOTAL: 350m<sup>2</sup>**

## DETAIL PLAN

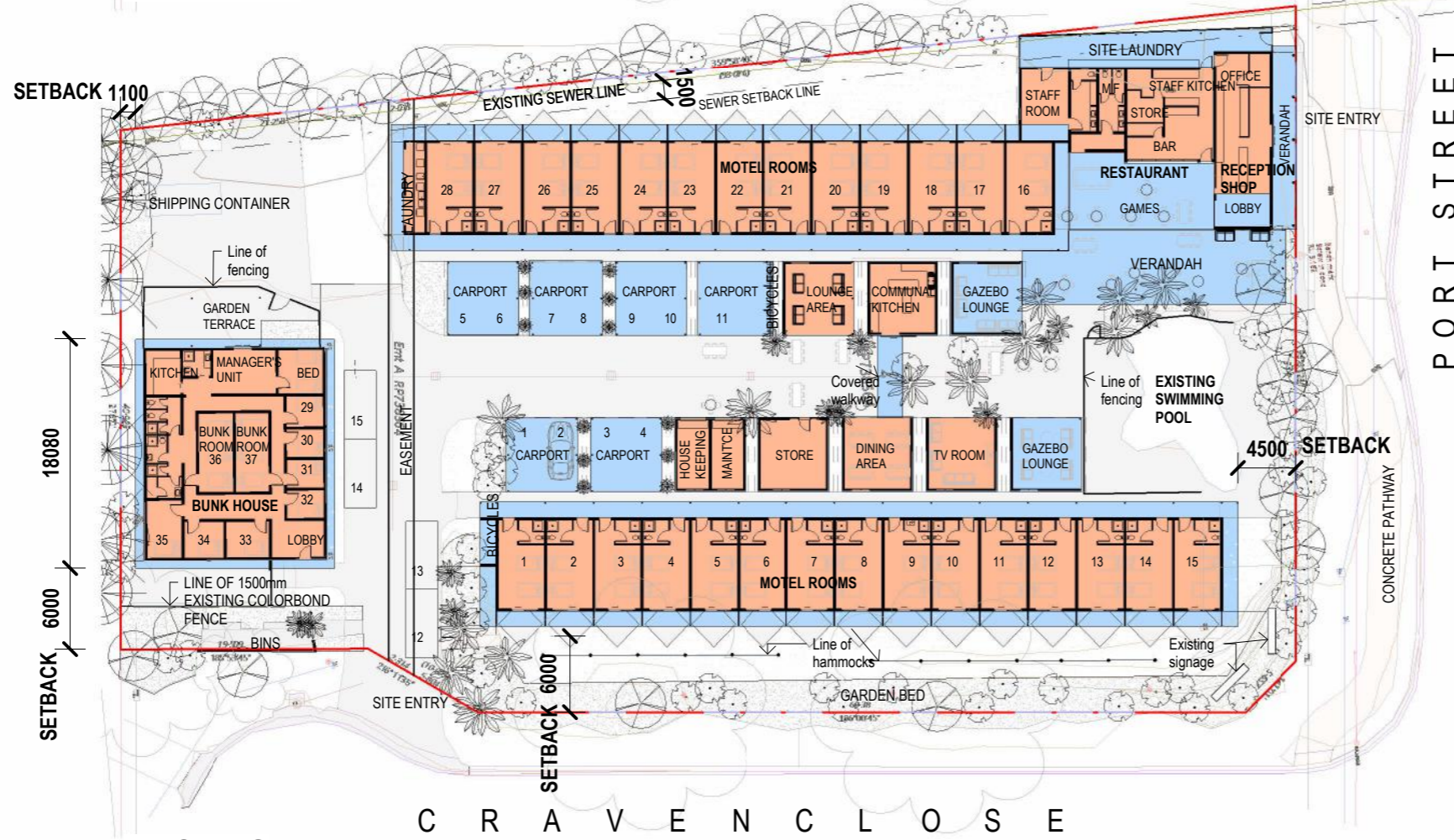
# CORAL BEACH LODGE



COVERED AREA  
TO OUTER MOST ROOF  
PROJECTION

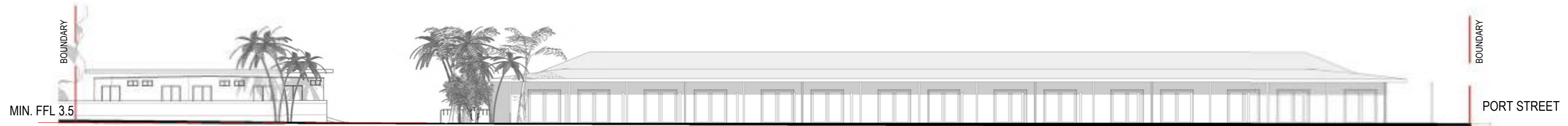
GFA

SITE AREA : 4578 m <sup>2</sup>	SITE COVER	GFA
MAIN BUILDING	1971 m <sup>2</sup>	1106 m <sup>2</sup>
BUNK HOUSE 1, 2 & 3	490 m <sup>2</sup>	350 m <sup>2</sup>
BUNK HOUSE KITCHEN	34 m <sup>2</sup>	34 m <sup>2</sup>
NEW COVERED AREA	93 m <sup>2</sup>	-
NEW TERRACE	12 m <sup>2</sup>	-
<b>TOTAL</b>	<b>2600 m<sup>2</sup> = 57%</b>	<b>1490 m<sup>2</sup> = 0.35 PLOT RATIO</b>



SITE AREA : 4578 m <sup>2</sup>	SITE COVER	GFA
MAIN BUILDING	2005 m <sup>2</sup>	1140 m <sup>2</sup>
BUNK HOUSE	285 m <sup>2</sup>	240 m <sup>2</sup>
<b>TOTAL</b>	<b>2290 m<sup>2</sup> = 50%</b>	<b>1380 m<sup>2</sup> = 0.3 PLOT RATIO</b>

# CORAL BEACH LODGE



EAST ELEVATION

EXISTING ACCOMMODATION



WEST ELEVATION

EXISTING ACCOMMODATION

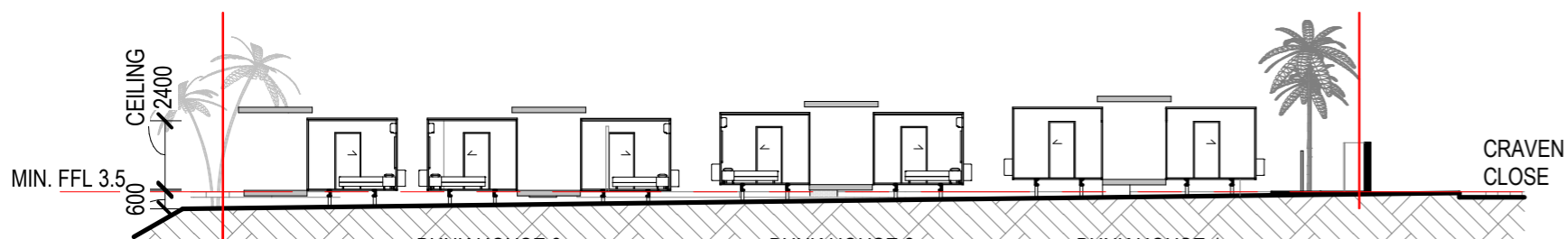


SECTION A

EXISTING CARPORT

AMENITIES

RESTAURANT / POOL AREA

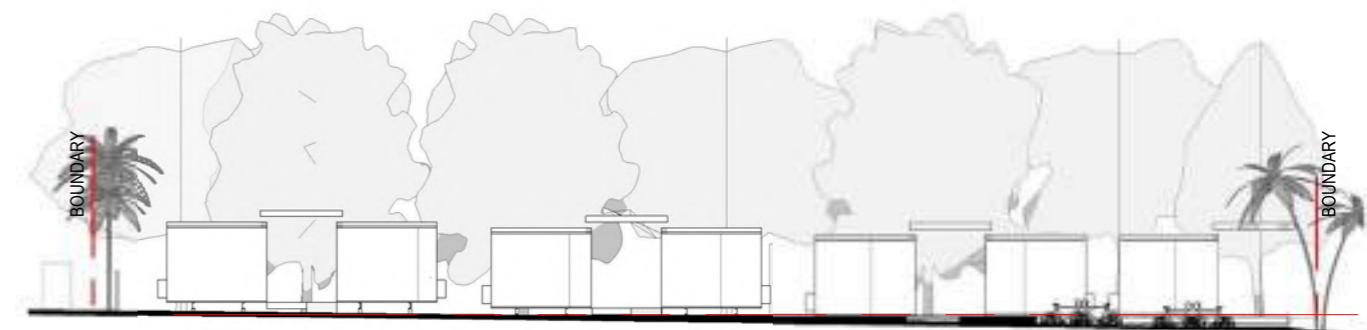


SECTION B

BUNK HOUSE 3

BUNK HOUSE 2

BUNK HOUSE 1



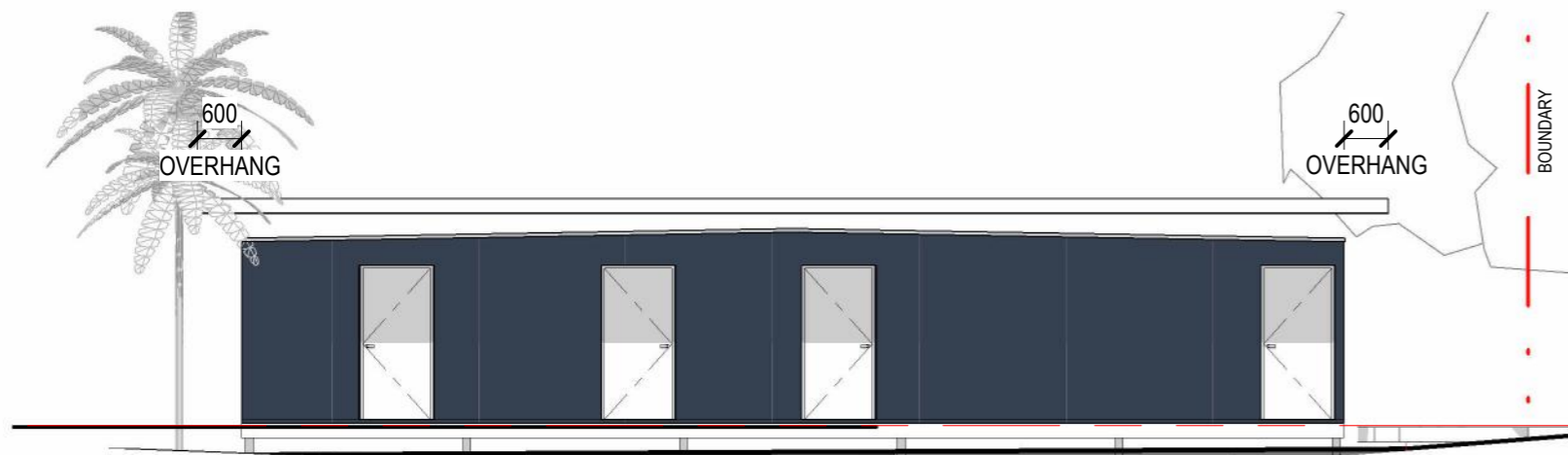
NORTH ELEVATION

BUNK HOUSE 1

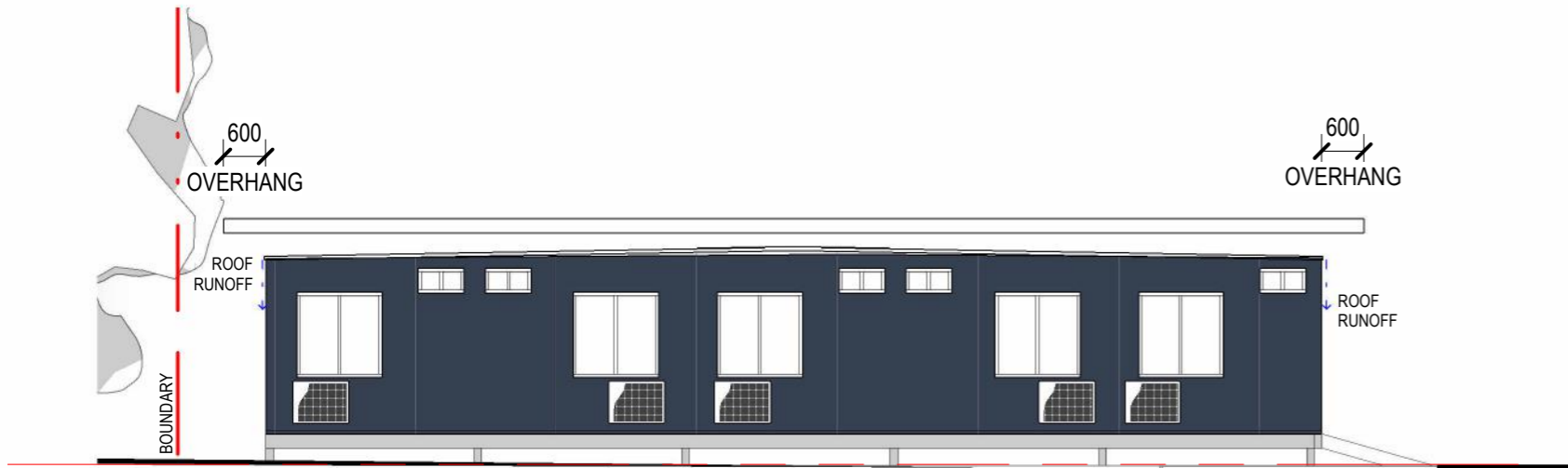
BUNK HOUSE 2

BUNK HOUSE 3

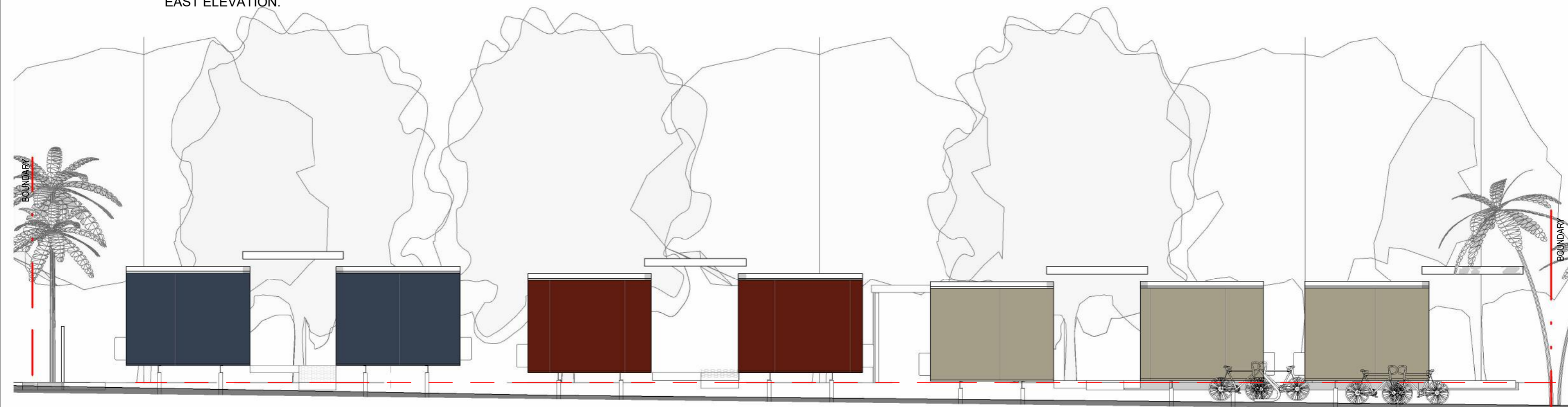
# CORAL BEACH LODGE



WEST ELEVATION.



EAST ELEVATION.



BUNK HOUSE 1

BUNK HOUSE 2

BUNK HOUSE 3

NORTH ELEVATION.

# CORAL BEACH LODGE



EXISTING



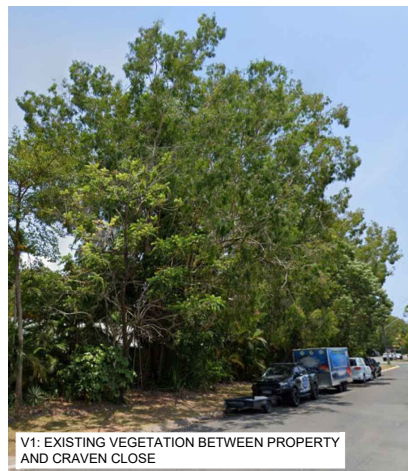
ARTIST'S ILLUSTRATION

LEGEND

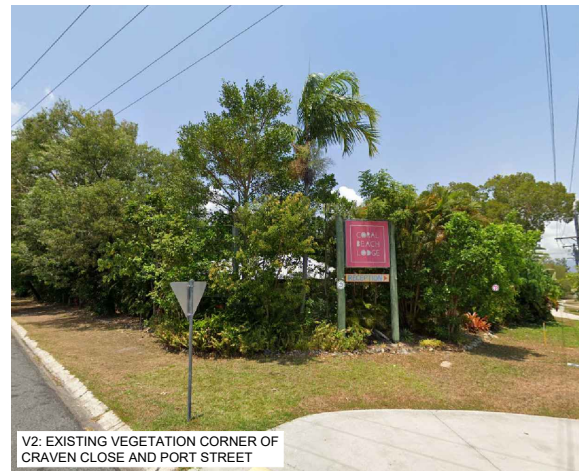
- EXISTING TREE / PALM.  
TO BE RETAINED
- EXISTING VEGETATION / TURF.  
TO BE RETAINED AND MAINTAINED
- ON STREET VIEWPOINTS

REFER SHEET L1.02

SITE EXISTING VEGETATION VIEWPOINTS



V1: EXISTING VEGETATION BETWEEN PROPERTY AND CRAVEN CLOSE



V2: EXISTING VEGETATION CORNER OF CRAVEN CLOSE AND PORT STREET



V3: EXISTING VEGETATION BETWEEN PROPERTY AND CREEK ADJACENT PORT STREET

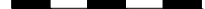
CRAVEN CLOSE

PORT STREET

rev. no	description	date	drawn
01	PRELIMINARY	29/04/2024	C.M.
02	FOR APPROVAL	08/05/2024	C.M.

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drawn	approved	date
C.M.	S.M.	08/05/2024
scale		
1:250		
(AT A3 SIZE SHEET)		
		

client	CORAL BEACH LODGE
project	CORAL BEACH LODGE, PORT DOUGLAS
title	LANDSCAPE CONCEPT PLAN 1 OF 2

project number	2404-022-SD	
drawing number	L1.01	
rev	02	

LEGEND

- FEATURE PALM / TREE.  
REFER PLANTING SCHEDULE
- GROUND COVER PLANTINGS & MULCH.  
REFER PLANTING SCHEDULE
- TURFED AREA.  
ZOYSIA TENUIFOLIA 'NO MOW GRASS'
- 90 x 40mm  
COMPOSITE GARDEN EDGING

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING	STAKE	TOTAL
FEATURE TREES & PALMS						
DEL REG	DELONIX REGIA	POINCIANA	100L	AS SHOWN	YES	1
LOP LAC	LOPANTHERA LACTESCENS	GOLDEN CHAIN TREE	100L	AS SHOWN	YES	3
CYR REN	CYRTOSTACHYS RENDA	LIPSTICK PALM	100L	AS SHOWN	YES	2
CYR REN	CYRTOSTACHYS RENDA	LIPSTICK PALM	300mm	AS SHOWN	YES	3
LIC RAM	LICUALA RAMSAYI	NQ FAN PALM	100L	AS SHOWN	YES	3
LIC RAM	LICUALA RAMSAYI	NQ FAN PALM	300mm	AS SHOWN	YES	5
HIB TIL	HIBISCUS TILIACEUS	BEACH HIBISCUS	100L	AS SHOWN	YES	2
SCREENING SHRUBS						
XAN VER	XANTHOSTEMON VERTICILLATUS	BLOOMFIELD PENDA	140MM	AS SHOWN	NO	3
SYZ CAS	SYZYGIVM CV. 'CASCADE'	CASCADING LILLY PILLY	140MM	1000mm	NO	21
GAR SCA	GARDENIA SCABRELLA	STAR FLOWER	140MM	1000mm	NO	18
BRE IRO	BREYNIA CV. 'IRONSTONE RANGE'	COFFEE BUSH	140MM	1000mm	NO	19
GROUNDCOVERS						
LOM HYS	LOMANDRA HYSTRIX	MAT RUSH	140MM	3/M²	NO	20
LOM CON	LOMANDRA CV. 'LITTLE CON'	DWARF MAT RUSH	140MM	3/M²	NO	100
LIR MUS	LIRIOPE MUSCARI	LILY TURF	140MM	3/M²	NO	95
GAR PSI	GARDENIA PSIDIODES	PROSTRATE GARDENIA	140MM	3/M²	NO	25
CUP HYS	CUPHEA HYSSOPIFOLIA	PURPLE HEATHER	140MM	3/M²	NO	30
CUR REC	CURCULIGO RECURVATA	PALM GRASS	140MM	3/M²	NO	30
COS PRO	COSTUS PRODUCTUS	DWARF COSTUS	140MM	3/M²	NO	30
ALP NUT	ALPINIA NUTANS	DWARF GINGER	140MM	3/M²	NO	30
ALP PUR	ALPINIA PURPUREA	RED SHELL GINGER	140MM	3/M²	NO	20
HEL JAM	HELICONIA CV. 'JAMAICAN DWARF'	DWARF HELICONIA	140MM	3/M²	NO	25
MIC DIV	MICROSORUM DIVERSIFOLIUM	KANGAROO FERN	140MM	3/M²	NO	20

GENERAL:  
The contractor shall review the plant schedule to ensure that the drawings and schedules concur. Where insufficient detail or discrepancies may exist on either the plans or the schedule, it is the contractors responsibility to resolve immediately with the Landscape Architect and do so prior to providing tender pricing, signing work contracts or commencement of works.

rev. no	description	date	drawn
01	PRELIMINARY	29/04/2024	C.M.
02	FOR APPROVAL	08/05/2024	C.M.

DO NOT SCALE DRAWINGS.  
USE FIGURED DIMENSIONS ONLY.  
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drawn	approved	date
C.M.	S.M.	08/05/2024
scale		
1:100	(AT A3 SIZE SHEET)	

client	CORAL BEACH LODGE
project	CORAL BEACH LODGE, PORT DOUGLAS
title	LANDSCAPE CONCEPT PLAN 2 OF 2

project number	2404-022-SD	
drawing number	L1.02	
rev	02	