

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) <i>(individual or company full name)</i>	William Anthony Steward & Young-ae Steward
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5150
Email address <i>(non-mandatory)</i>	Patrick.C@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20192138

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
	36	24-70	NautilusStreet	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	36	SP144717	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. Only one set of coordinates is required for this part.

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 their details have been attached in a schedule to this application

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use from Multiple Dwelling (Tourist) to Multiple Dwelling Unit for permanent occupation.

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Multiple Dwelling Unit for permanent residential occupation	Multiple Dwelling Unit	1	N/A

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

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|---|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | <input style="width: 100%;" type="text"/> | |

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 style="width: 100%;" type="text"/>
<input type="checkbox"/> No	

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

\$ <input style="width: 100%;" type="text"/>
--

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

- Yes – a copy of the decision notice is attached to this development application
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

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

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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

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

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

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

No

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

Environmental offsets

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

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

No

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

Koala conservation

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

Yes

No

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

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

PART 9 – FOR 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	

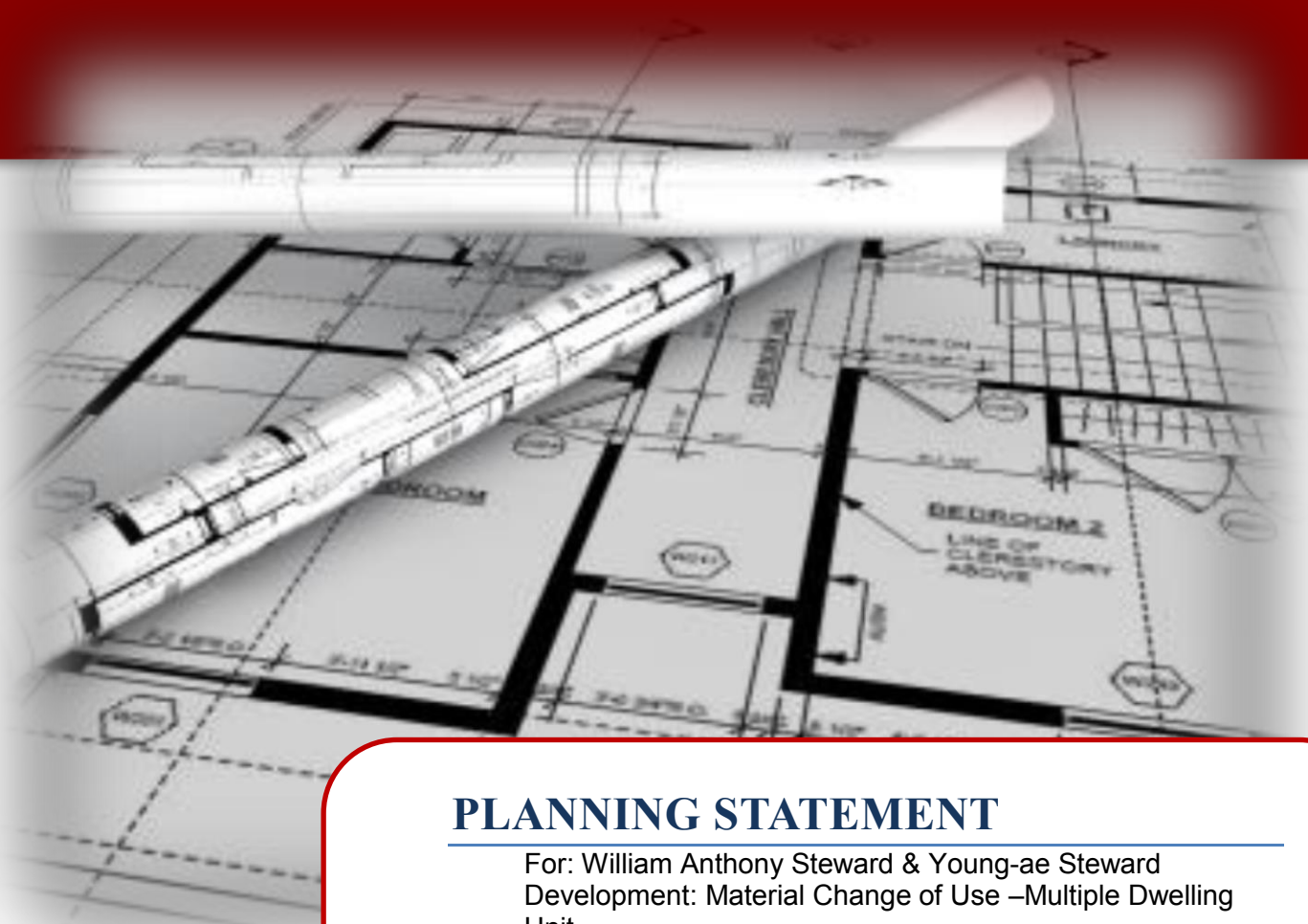
Relevant licence number(s) of chosen assessment manager	
---	--

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	
Date received form sighted by assessment manager	
Name of officer who sighted the form	



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: William Anthony Steward & Young-ae Steward
Development: Material Change of Use –Multiple Dwelling
Unit
At: 36/24-70 Nautilus Street, Craiglie (Lot 36 SP144717)
Prepared by: GMA Certification Group
File Ref: 20192138
Revision: A

Table of Contents

1.0	Introduction.....	3
2.0	Development Summary	4
3.0	Site and Locality	5
4.0	Proposal	6
5.0	Statutory Planning Considerations.....	7
5.1	Planning Act 2016	7
5.1.1	Categorisation of Development	7
5.1.2	Assessment Manager	7
5.1.3	Level of Assessment	7
5.1.4	Statutory Considerations for Assessable Development.....	7
5.1.5	State Planning Policy	7
5.1.6	Regional Plan.....	8
5.1.7	Referral Agencies	8
5.1.8	State Development Assessment Provisions	8
6.0	Local Planning Considerations	9
6.1	Douglas Council Planning Scheme	9
7.0	Summary and Conclusion.....	10
	Appendix 1.....	11
	Appendix 2.....	12

1.0 Introduction

This report has been prepared in behalf of William Anthony Steward and Young-ae

Steward (the owners and applicants) in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use of premises located at 36/24-70 Nautilus Street, Craiglie, and described as Lot 36 on SP144717, from Multiple Dwelling (Tourist) Unit to Multiple Dwelling to provide for permanent residential accommodation.

The application premises is an existing self-contained two storey villa that was developed as part of a tourist accommodation development comprising 38 villas and 28 Dual Key units.

Associated with the premises is an integrated private garage accommodating a single car parking space.

The site is located in an area characterised by a mix of permanent and tourist accommodation uses and recreational facilities. To the south the site adjoins the links Golf Course whilst to the north east and west are residential developments.

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

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

2.0 Development Summary

Address:	36/24-70 Nautilus Street, Craiglie
Real Property Description:	Lot 36 SP144717
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 208m ² Frontage: N/A
Registered Owner:	William Anthony Steward & Young-ae Steward
Proposal:	Material Change of use from Multiple Dwelling (Tourist) to Multiple Dwelling Unit.
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none">• Safety and Resilience to Hazards – Flood Hazard Area – Level 1 – Queensland floodplain assessment overlay.
State Interests – SARA Mapping:	<ul style="list-style-type: none">• Native Vegetation Clearing – Category x on the regulated vegetation management map.
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Medium Density Residential Zone
Local Plan Designation:	Port Douglas/Craiglie Local Plan
Overlays:	Acid Sulfate Soils Overlay;

3.0 Site and Locality

The application premises is an existing two storey villa within an existing multiple dwelling development. The application site has an area of 208m² and is accessed by common property from Nautilus Street.

The premises comprises the following:

Ground Floor

- Single garage, with secure storage;
- Private Entry;
- Lounge Kitchen and Dining Area;
- Utility Rooms; and,
- Patio

First Floor

- Two bedrooms, with ensuites; and
- Balconies.

The current planning approval for the site only provides for the use of the premises for short -term tourist accommodation and does not provide for permanent occupation.

The site is located in an area characterised by a mix of permanent and tourist accommodation uses and recreational facilities. To the south the site adjoins the links Golf Course whilst to the north east and west are residential developments.

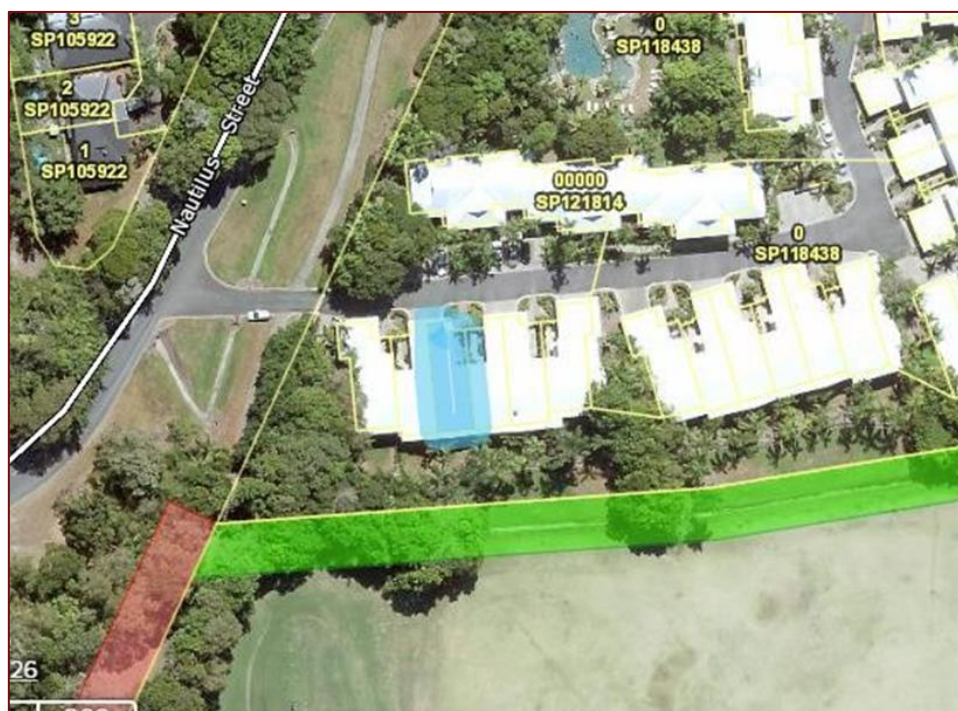


Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

The application proposes a Material Change of Use of Multiple Dwelling (Tourist) to Multiple Dwelling Unit. There would be no physical change to the premises and it would simply provide for the lawful occupation of the premises on a permanent basis.

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

Development Feature	Proposal
Area:	208m ²
Car Parking Spaces:	1 garage space
Existing Use	Multiple Dwelling (Tourist)
Proposed Use	Multiple Dwelling Unit for permanent Occupation.

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

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

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

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

Development	Categorising Section	Level of Assessment
Multiple Dwelling Unit	Table 5.6.h Medium Density Residential Zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

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

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at [Appendix 2](#).

5.1.5 State Planning Policy

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

- Safety and Resilience to Hazards – Flood Hazard Area – Level 1 – Queensland floodplain assessment overlay.

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

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (Version 1.0), the site is identified within the Medium Density Residential Zone and within the Port Douglas/Craigie Local Plan and is affected by the Acid Sulfate Soils Overlay.

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

Assessment Benchmark	Applicability	Compliance
Medium Density Zone Code	Applies	Complies with applicable Acceptable Outcomes
Port Douglas/Craigie Local Plan Code	Not Applicable	No applicable Assessment Benchmarks
Acid Sulfate Soils Overlay Code	Applies	Complies with applicable Acceptable Outcomes
Multiple Dwelling and Short Term Accommodation Code	Applies	Complies with all Acceptable Outcomes.
Access Parking and Servicing Code	Applies	Complies with all Acceptable Outcomes..
Filling and Excavation Code	Not Applicable	No applicable Assessment benchmarks
Infrastructure Works Code	Not Applicable	The application premises is an existing residential use with all services connected. There are no applicable assessment benchmarks of the assessment of this application.
Landscaping Code	Not Applicable	No applicable Assessment Benchmarks

Refer to [Appendix 2](#) for a detailed assessment of the proposed development against the applicable Assessment Benchmarks.

7.0 Summary and Conclusion

This report has been prepared in behalf of William Anthony Steward and Young-ae Steward in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use of premises located at 36/24-70 Nautilus Street, Craiglie, and described as Lot 36 on SP144717, from Multiple Dwelling (Tourist) Unit to Multiple Dwelling to provide for permanent residential accommodation.

The application premises is an existing self-contained two storey villa that was developed as part of a tourist accommodation development comprising 38 villas and 28 Dual Key units.

Associated with the premises is an integrated private garage accommodating a single car parking space.

The site is located in an area characterised by a mix of permanent and tourist accommodation uses and recreational facilities. To the south the site adjoins the links Golf Course whilst to the north east and west are residential developments.

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

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31488274

Search Date: 20/06/2019 13:43

Title Reference: 50388158

Date Created: 04/04/2002

Previous Title: 50364426

REGISTERED OWNER

Dealing No: 706286318 20/01/2003

WILLIAM ANTHONY STEWARD

YOUNG-AE STEWARD

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 36

SURVEY PLAN 144717

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 26894

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21069096 (POR 20)
2. MORTGAGE No 706481781 28/03/2003 at 14:49
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]

Requested By: D-ENQ GLOBALX TERRAIN

Area of Base Parcel

7660 m²

REFERENCE MARKS

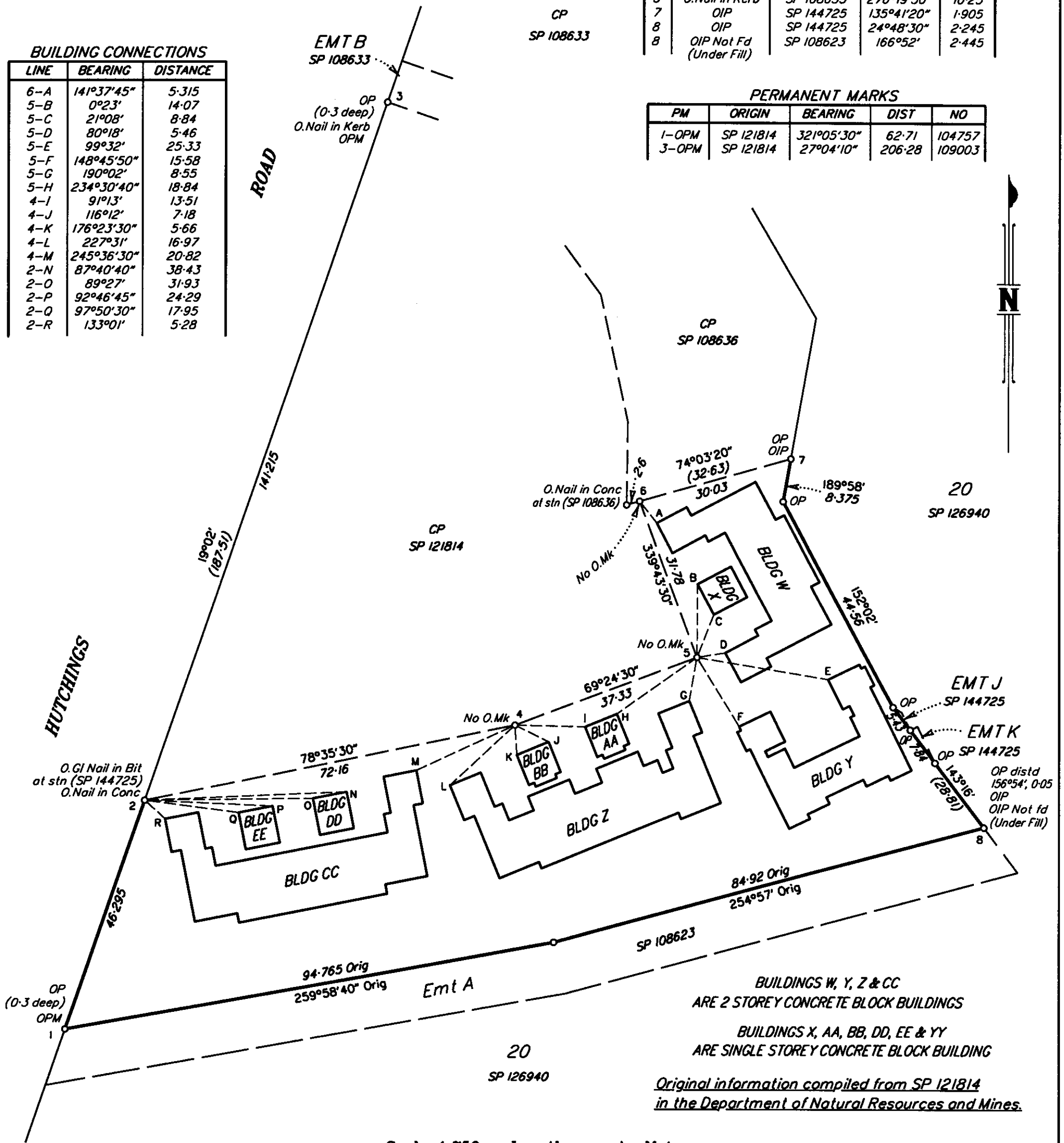
STN	TO	ORIGIN	BEARING	DIST
2	O.Nail in Conc	SP 121814	234°05'10"	7.48
3	O.Nail in Kerb	SP 108633	276°19'30"	10.25
7	OIP	SP 144725	135°41'20"	1.905
8	OIP	SP 144725	24°48'30"	2.245
8	OIP Not Fd (Under Fill)	SP 108623	166°52'	2.445

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SP 121814	321°05'30"	62.71	104757
3-OPM	SP 121814	27°04'10"	206.28	109003

BUILDING CONNECTIONS

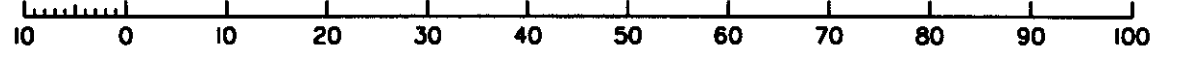
LINE	BEARING	DISTANCE
6-A	141°37'45"	5.315
5-B	0°23'	14.07
5-C	21°08'	8.84
5-D	80°18'	5.46
5-E	99°32'	25.33
5-F	148°45'50"	15.58
5-G	190°02'	8.55
5-H	234°30'40"	18.84
4-I	91°13'	13.51
4-J	116°12'	7.18
4-K	176°23'30"	5.66
4-L	227°31'	16.97
4-M	245°36'30"	20.82
2-N	87°40'40"	38.43
2-O	89°27'	31.93
2-P	92°46'45"	24.29
2-Q	97°50'30"	17.95
2-R	133°01'	5.28



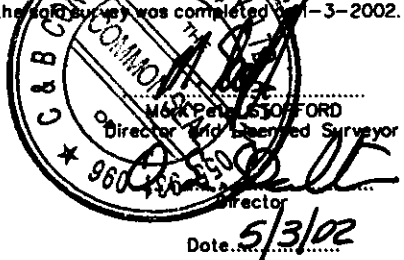
BUILDINGS W, Y, Z & CC
ARE 2 STOREY CONCRETE BLOCK BUILDINGS
BUILDINGS X, AA, BB, DD, EE & YY
ARE SINGLE STOREY CONCRETE BLOCK BUILDING

Original information compiled from SP 121814
in the Department of Natural Resources and Mines.

Scale 1:750 - Lengths are in Metres.



C & B CONSULTANTS PTY LTD ACN 055 931 096
hereby certify that the Company has surveyed the land
comprised in this plan by MARK PETER STOFFORD,
Licensed Surveyor and Mark Gregory FERRERO,
Surveying Associate, for whose work the company
accepts responsibility, that the plan is accurate, that
the said survey was performed in accordance with the
Surveyors Act 1933 and the Surveyors Regulation 1992
and that the said survey was completed on 1-3-2002.



Plan of
Lots 21 - 38 & Common Property
Cancelling Lot 253 on SP 121814

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

Meridian: **SP 108636** ADD 5°26'40" FOR AMG Zone 55 F/N's: **No**

Scale: **1:750**
Format: **BUILDING**

SP144717

Plan Status:

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

705489025

CS 400 NT

\$1223.80
21/03/2002 08:46

Registered

s. Lodged by

PORT DOUGLAS REEF RESORTS LTD
PO BOX 98
PORT DOUGLAS Q 4871
PH 4099 3677
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

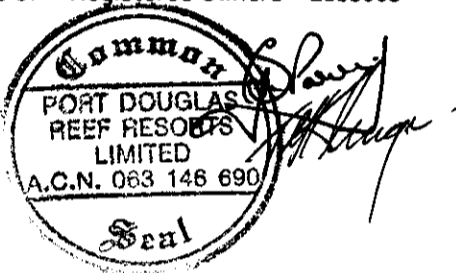
+/We PORT DOUGLAS REEF RESORTS LIMITED A.C.N. 063 146 690

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees-



**PORT DOUGLAS REEF RESORTS LIMITED
A.C.N. 063 146 690**

* Rule out whichever is inapplicable

2. Local Government Approval.

* DOUGLAS SHIRE COUNCIL

hereby approves this plan in accordance with the :

% Integrated Planning Act 1997

Dated this Twentieth day of March 2002.

[Signature] #
A/MAYOR
[Signature] #
CHIEF EXECUTIVE OFFICER

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

3. Plans with Community Management Statement :

CMS Number : 26894
Name : THE LINKS-NORTH

4. References :

Dept File :
Local Govt :
Surveyor : 60980

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
50364426	253	SP 121814	21-38 & CP		

Created

POR 20 21-38 & CP
Orig Lots

7. Portion Allocation :

8. Map Reference :
7964-11113, 7964-11142

9. Locality :
CRAIGLIE

10. Local Government :
DOUGLAS S.C.

11. Passed & Endorsed :

By: C & B CONSULTANTS PTY LTD
Date: 5/3/02
Signed: [Signature]
Designation: Licensed Surveyor

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

~~* Part of the building shown on this plan encroaches onto adjoining lots and road~~

[Signature] * 5/3/02
Licensed Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

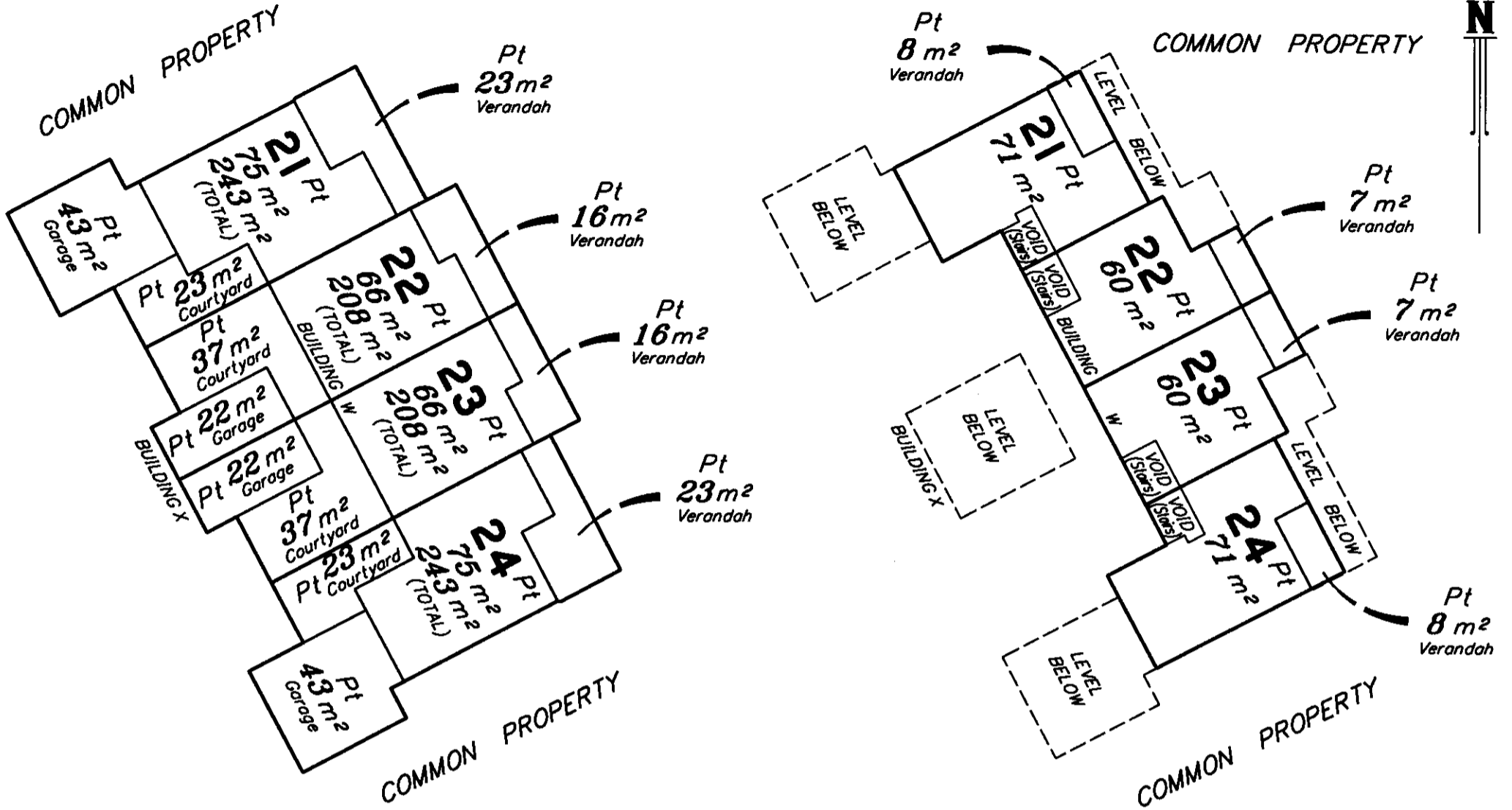
Survey Deposit \$
Lodgement \$
New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number **SP144717**

BUILDING W & X

LEVEL A

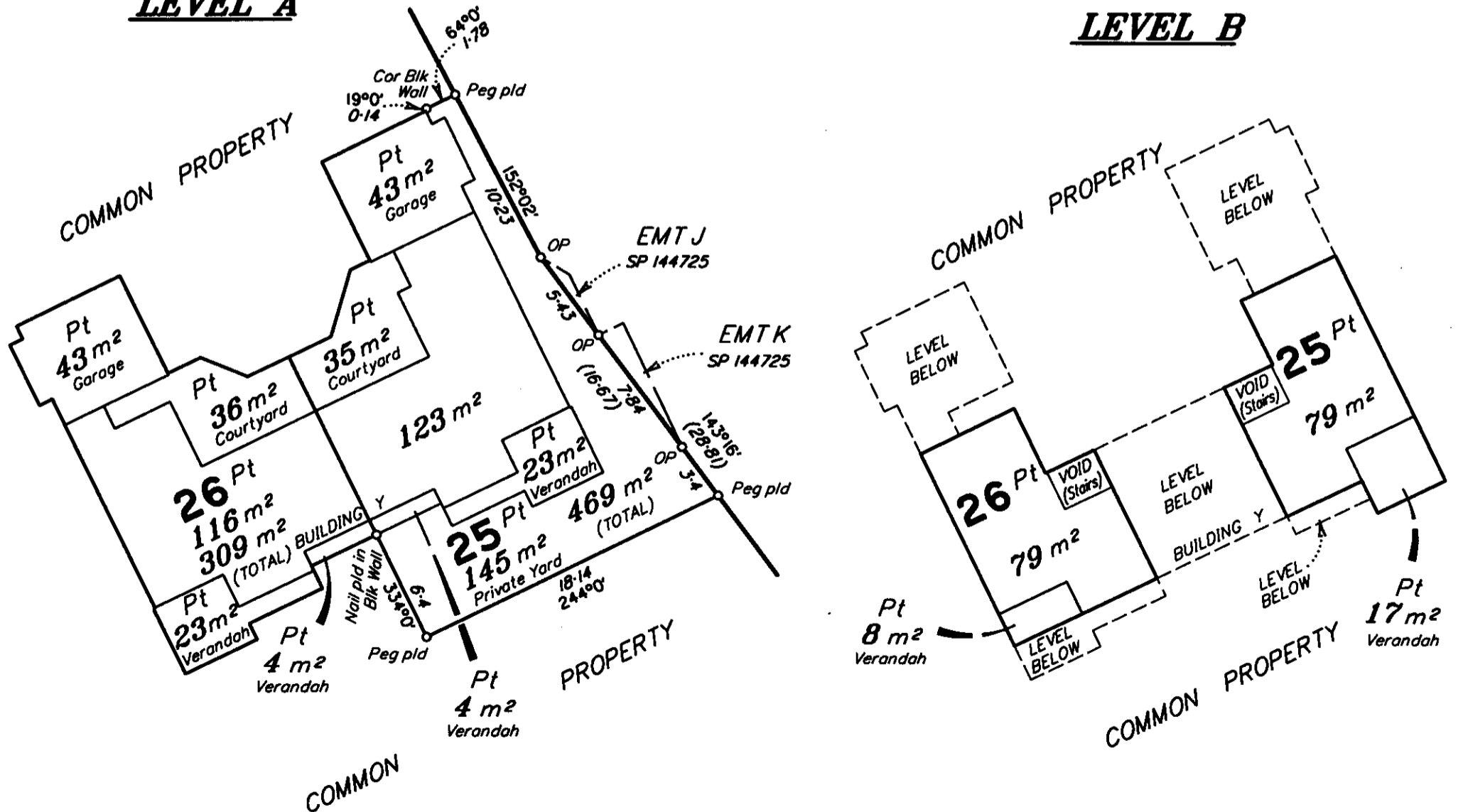
LEVEL B



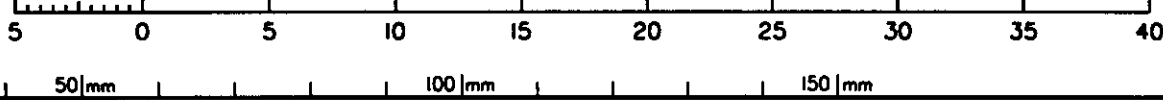
BUILDING Y

LEVEL A

LEVEL B



Scale 1:300 - Lengths are in Metres.

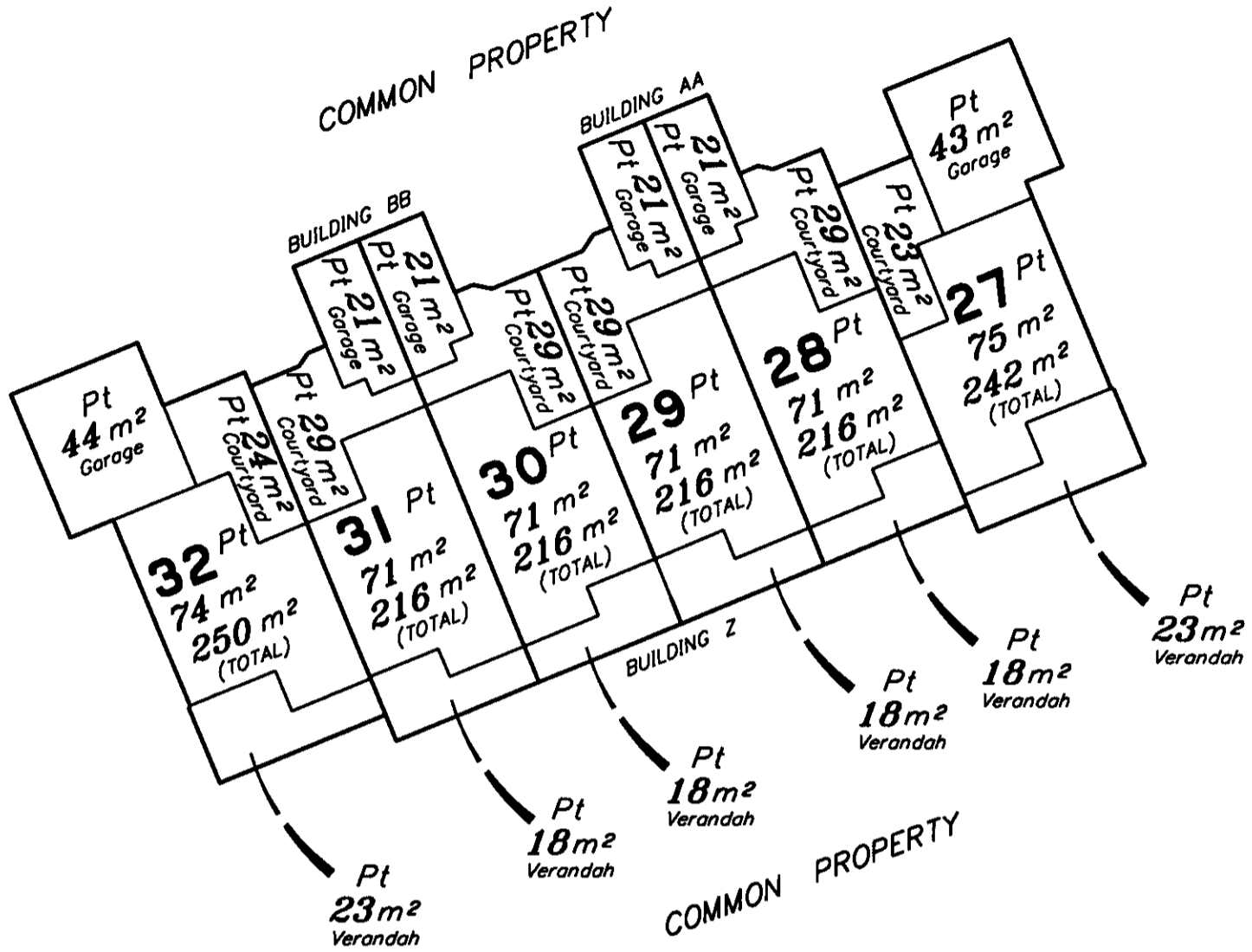


State copyright reserved.

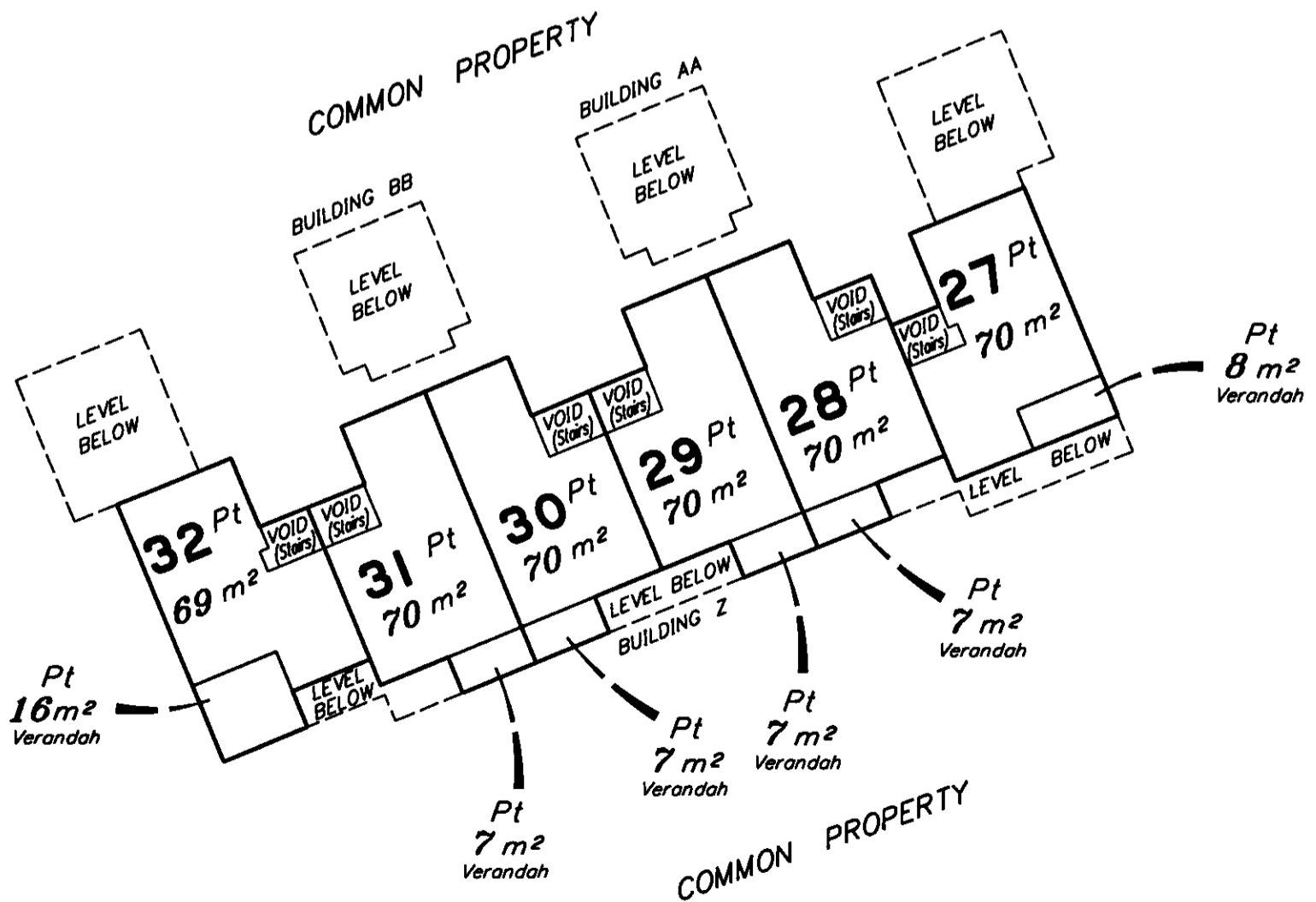
Insert Plan Number SP144717

BUILDING Z, AA & BB

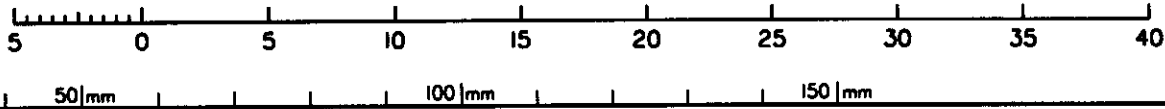
LEVEL A



LEVEL B



Scale 1:300 - Lengths are in Metres.

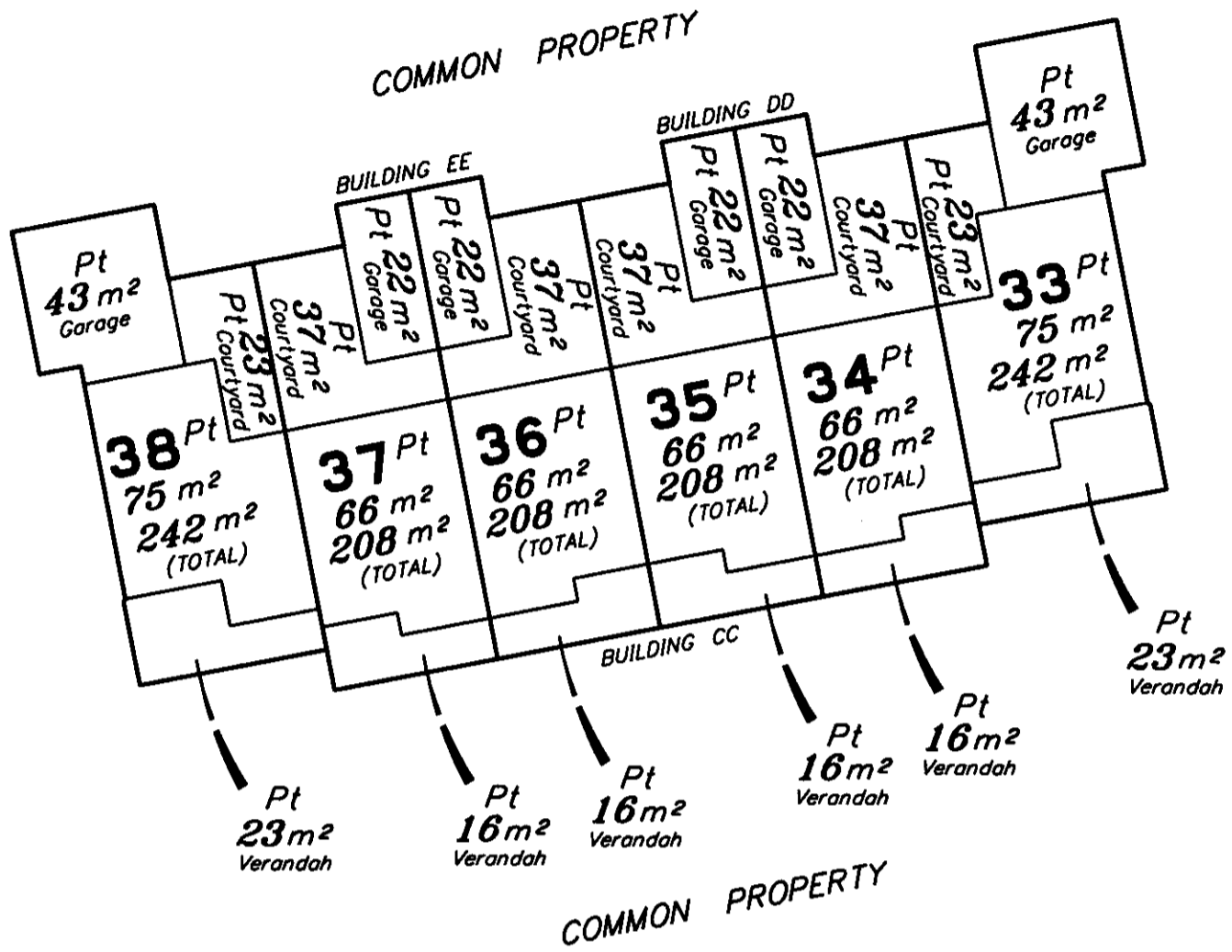


State copyright reserved.

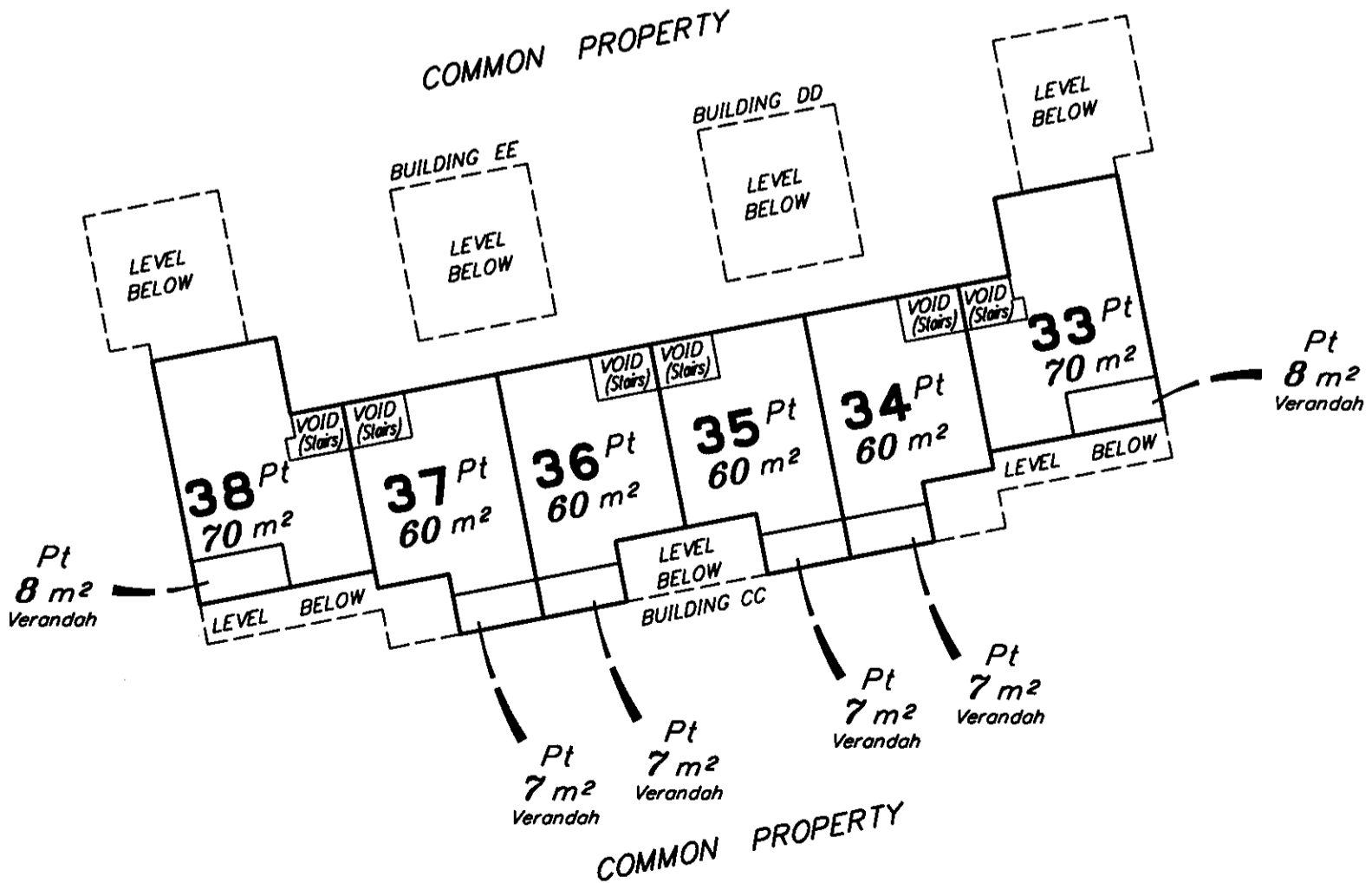
Insert Plan Number **SP144717**

BUILDING CC, DD & EE

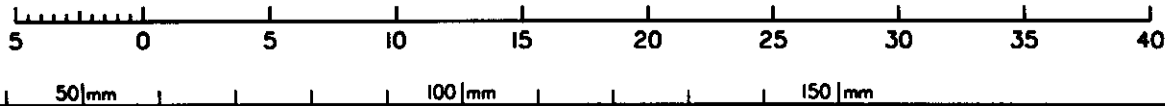
LEVEL A



LEVEL B



Scale 1:300 - Lengths are in Metres.



BENCHMARK ASSESSMENT



20192138 – Nautilus Street, Craiglie

6.2.8 Medium density residential zone code

6.2.8.1 Application

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

6.2.8.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.3 Element – Activity centres, Element 3.4.5 – Residential areas and activities.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.5 Housing choice and affordability.
 - (b) establish a medium density residential character consisting predominantly of low to medium-rise dwelling houses, dual occupancies and multiple dwellings (up to 3 storeys in height).
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides a wider choice of predominantly permanent-living housing in terms of form, size and affordability to meet the needs of



20192138 – Nautilus Street, Craiglie

residents.

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

6.2.8.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 13.5 metres and three storeys in height. Note – Height is inclusive of the roof height.	Not applicable No additional building work proposed.
Setbacks (other than for a dwelling house)		



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Buildings are setback to:</p> <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	<p>AO2</p> <p>Buildings are setback:</p> <ul style="list-style-type: none"> (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 	<p>Not applicable</p> <p>No additional building work proposed.</p>
<p>Site Coverage</p>		
<p>PO3</p> <p>The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.</p>	<p>AO3</p> <p>The site coverage of any building is limited to 50%.</p>	<p>Not applicable</p> <p>No additional building work proposed.</p>
<p>Building proportions and scale (other than for a dwelling house)</p>		
<p>PO4</p>	<p>AO4.1</p>	<p>Not applicable</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>The proportions and scale of any development are in character with the area and local streetscape.</p>	<p>The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.</p>	<p>No additional building work proposed.</p>
	<p>AO4.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p>	<p>Not applicable No additional building work proposed.</p>
	<p>AO4.3 Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.</p>	<p>Not applicable No additional building work proposed.</p>
	<p>AO4.4 Roof forms, materials and colours of buildings enhance the amenity of the street and locality, including:</p>	<p>Not applicable No additional building work proposed.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) the roof of buildings are light coloured and non-reflecting;</p> <p>(b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p> <p>Note – The building incorporates building design features and architectural elements detailed in Planning scheme policy SC6.2 – Building design and architectural elements</p>	
Landscaping (other than for a dwelling house)		
<p>PO5</p> <p>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>AO5.1</p> <p>A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total area provided for landscape planting.</p>	<p>Not applicable</p> <p>No additional dwelling units or building work proposed.</p>
	<p>AO5.2</p> <p>Within the frontage setback area, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p>	<p>Not applicable</p> <p>It is not proposed to undertake any physical change to the existing built form.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO5.3</p> <p>Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.</p>	<p>Not applicable</p> <p>It is not proposed to undertake any physical change to the existing built form.</p>
For assessable development		
<p>PO6</p> <p>The establishment of uses is consistent with the outcomes sought for the Medium density residential zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO6</p> <p>Uses identified in Table 6.2.8.3.b are not established in the Medium density residential zone.</p>	<p>Complies with AO6</p> <p>The use of the premises as a dwelling unit for permanent occupation is not identified in Table 6.2.8.3.b.</p>
<p>PO7</p> <p>PO7 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>	<p>AO7</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>It is not proposed to undertake any physical change to the existing built form.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO8 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>A08 No acceptable outcomes are prescribed.</p>	<p>Complies with PO8 There would be no change in impact on the amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical impacts as a result of the change of use from tourist use to permanent accommodation.</p>
<p>PO9 New lots contain a minimum area of 1000m².</p>	<p>A09 No acceptable outcomes are prescribed.</p>	<p>Not Applicable No new lots would be created.</p>
<p>PO10 New lots have a minimum road frontage of 20 metres.</p>	<p>A10 No acceptable outcomes are prescribed.</p>	<p>Not Applicable No new lots would be created.</p>
<p>PO11 New lots contain a 20 metre x 25 metre rectangle.</p>	<p>A11 No acceptable outcomes are prescribed.</p>	<p>Not Applicable No new lots would be created.</p>

Table 6.2.8.3.b — Inconsistent uses within the Low-medium density residential zone

Inconsistent uses



20192138 – Nautilus Street, Craiglie

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
---	--	--

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



20192138 – Nautilus Street, Craiglie

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Land at or below the 5m AHD sub-category;
 - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

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



20192138 – Nautilus Street, Craiglie

(2) 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 sulphate 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.

8.2.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Acid sulphate soils overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
<p>PO1</p> <p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1</p> <p>No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2</p> <p>An acid sulfate soils investigation is undertaken.</p>	<p>Complies with AO1.1</p> <p>No excavation or filling would occur as a result of this application.</p>



20192138 – Nautilus Street, Craiglie

	<p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	
<p>PO2</p> <p>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.</p>	<p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p>	<p>Complies with AO2.1</p> <p>No excavation or filling would occur as a result of this application.</p>



20192138 – Nautilus Street, Craiglie

AO2.2

The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:

- (a) neutralising existing acidity and preventing the generation of acid and metal contaminants;
- (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;
- (d) appropriately treating acid sulfate soils before disposal occurs on or off site;
- (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.

Note - Planning scheme policy SC 6.12 – Acid sulfate



20192138 – Nautilus Street, Craiglie

	soils provides guidance on preparing an acid sulfate soils management plan.	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with AO3</p> <p>No excavation or filling would occur as a result of this application.</p>



20192138 – Nautilus Street, Craiglie

9.3.13 Multiple Dwelling, short term accommodation and retirement facility code

9.3.13.1 Application

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

9.3.13.2 Purpose

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



20192138 – Nautilus Street, Craiglie
9.3.13.3 Criteria for assessment

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

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



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ul style="list-style-type: none"> (a) the establishment and extension of public streets and pathways; (b) the provision of parks and other public spaces as appropriate to the scale of the development; (c) inclusion of a mix of dwelling types and tenures and forms; (d) buildings that address the street; (e) building height and setback transitions to adjoining development of a lower density or scale 	<p>AO2</p> <p>Development on a site 5,000m² or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO3</p> <p>Development ensures that the proportion of</p>	<p>AO3.1</p> <p>The site cover is not more than 40%</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance										
<p>buildings to open space is:</p> <ul style="list-style-type: none"> (a) in keeping with the intended form and character of the local area and immediate streetscape; (b) contributes to the modulation of built form; (c) supports residential amenity including access to breezes, natural light and sunlight; (d) supports outdoor tropical living; (e) provides areas for deep tropical planting and / or for the retention of mature vegetation. 	<p>AO3.2</p> <p>The development has a gross floor area of not more than:</p> <table border="1" data-bbox="786 715 1453 1201"> <thead> <tr> <th>Zone</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Low-medium density residential</td> <td>0.8 x site area</td> </tr> <tr> <td>Medium density residential</td> <td>1.2 x site area</td> </tr> <tr> <td>Tourist accommodation</td> <td>1.2 x site area</td> </tr> <tr> <td>All other zones</td> <td>No acceptable outcome specified.</td> </tr> </tbody> </table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified.	<p>building.</p> <p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
Zone	Maximum GFA											
Low-medium density residential	0.8 x site area											
Medium density residential	1.2 x site area											
Tourist accommodation	1.2 x site area											
All other zones	No acceptable outcome specified.											
<p>PO4</p> <p>Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> (a) provides for natural light, sunlight and 	<p>AO4.1</p> <p>Buildings and structures are set back not less than 6 metres from a road frontage.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>										



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>breezes;</p> <p>(b) minimises the impact of the development on the amenity and privacy of neighbouring residents;</p> <p>(c) provides for adequate landscaping.</p>	<p>AO4.2</p> <p>Buildings and structures are setback not less than 4 metres to the rear boundary</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO4.3</p> <p>The side boundary setback for buildings and structures is:</p> <p>(a) for buildings up to 2 storeys not less than 2.5 metres for the entire building;</p> <p>(b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO5</p> <p>Building depth and form must be articulated to</p> <p>(a) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p> <p>(b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and</p>	<p>AO5.1</p> <p>(a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres.</p> <p>(b) The minimum distance between buildings on a site is not less than 6 metres;</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO5.2</p>	<p>Not Applicable</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
architectural elements provides guidance on reducing building bulk.	The length of any continuous eave line does not exceed 18 metres.	The proposed development would be wholly contained within an existing lawfully established building.
<p>PO6</p> <p>Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.</p>	<p>AO6.1</p> <p>Development incorporates a number of the following design elements:</p> <ul style="list-style-type: none"> (a) balconies; (b) verandahs; (c) terraces; (d) recesses 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO6.2</p> <p>Development reduces building bulk by:</p> <ul style="list-style-type: none"> (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>as cascading roof levels, gables, skillions or variations in pitch;</p> <p>(d) use of sun-shading devices and other façade features;</p> <p>(e) use of elements at a finer scale than the main structural framing of the building.</p>	
<p>PO7</p> <p>Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through:</p> <p>(a) orientation to the street;</p> <p>(b) front boundary setback;</p> <p>(c) balconies and windows to provide overlooking and casual surveillance;</p> <p>(d) building entrances.</p>	<p>AO7.1</p> <p>Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO7.2</p> <p>Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>Not Applicable</p> <p>The application related to a single unit within an overall complex. The subject unit does not have frontage to the public realm.</p>
<p>PO8</p> <p>Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.</p>	<p>AO8.1</p> <p>Development has floor to ceiling heights of 2.7 metres;</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO8.2</p> <p>Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO8.3</p> <p>Development incorporates deep recesses, eaves and sun-shading devices.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO8.4</p> <p>Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO8.5</p> <p>Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO9</p> <p>Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO9.1</p> <p>Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level. 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO9.2</p>	<p>Not Applicable</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p>	<p>The proposed development would be wholly contained within an existing lawfully established building.</p>
	<p>AO9.3</p> <p>Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO10</p> <p>Development provides accessible and functional landscaping and recreation area for the benefit of</p>	<p>AO10</p> <p>A minimum of 35% of the site is allocated as landscaping and recreation area</p>	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
residents/guests		building.
<p>PO11</p> <p>Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11</p> <p>Development provides landscaping as follows:</p> <ul style="list-style-type: none"> (a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages; (b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries 	<p>Not Applicable</p> <p>The proposed development would be wholly contained within an existing lawfully established building.</p>
<p>PO12</p> <p>The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site</p>	<p>AO12.1</p> <p>Communal open space is provided at:</p> <ul style="list-style-type: none"> (a) a minimum of 5% of site area or 50m² whichever is the greater; and (b) a minimum dimension of 5 metres. 	<p>Complies with AO12.1</p> <p>The existing development is provided with an area of communal open space that satisfies the requirements of the code and is available for use by the residents of the application site.</p>
	<p>AO12.2</p> <p>Development provides communal open space that:</p>	<p>Complies with AO12.2</p> <p>The existing development is provided with an area</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (a) is consolidated into one useable space; (b) where communal open space exceeds 100m² , the communal open space may be split into two, and so forth incrementally. 	<p>of communal open space that satisfies the requirements of the code and is available for use by the residents of the application site.</p>
	<p>AO12.3</p> <p>Communal open space:</p> <ul style="list-style-type: none"> (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters. 	<p>Complies with AO12.3</p> <p>The existing development is provided with an area of communal open space that satisfies the requirements of the code and is available for use by the residents of the application site.</p>
	<p>AO12.4</p> <p>Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:</p> <ul style="list-style-type: none"> (a) seating; 	<p>Complies with AO12.4</p> <p>The existing development is provided with an area of communal open space, containing a swimming pool and other facilities and which satisfies the requirements of the code and is available for use by the residents of the application site.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden.. 	
	<p>12.5</p> <p>Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>	<p>Not Applicable</p> <p>The proposed development is a single unit in an established development containing greater than 5 dwellings.</p>
<p>PO13</p> <p>Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1</p> <p>Development provides private open space which:</p> <ul style="list-style-type: none"> (a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 	<p>Complies with AO13.1</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area requirements.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	metres	
	<p>AO13.2</p> <p>Development provides private open space areas that are:</p> <ul style="list-style-type: none"> (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m² minimum dimension capable of screening air conditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where appropriate 	<p>Complies with AO13.2</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational.</p>
	<p>AO13.3</p> <p>Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p>	<p>Complies with AO13.3</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO13.4</p> <p>Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p>	<p>Complies with AO13.4</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational requirements.</p>
	<p>AO13.5</p> <p>Private open space:</p> <ul style="list-style-type: none"> (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters 	<p>Complies with AO13.5</p> <p>The application premises is an existing lawfully constructed dwelling with access to private recreation space that meets the area and locational requirements.</p>
<p>PO14</p> <p>Development provides front fencing and retaining walls that must:</p> <ul style="list-style-type: none"> (a) facilitate casual surveillance of the street and public space; 	<p>AO14.1</p> <p>Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of:</p>	<p>Not Applicable</p> <p>No fencing is proposed adjacent a public space.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
(b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape.	(a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road.	
	AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact.	Not Applicable No fencing is proposed adjacent a public space
	AO14.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge	Not Applicable No retaining walls are proposed.



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO15</p> <p>Development minimises light nuisances.</p>	<p>AO15</p> <p>Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>Not Applicable</p> <p>No outdoor lighting is proposed.</p>
<p>PO16</p> <p>Waste and recyclable material storage areas are:</p> <ul style="list-style-type: none"> (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: <ul style="list-style-type: none"> (i) within the site; (ii) on adjoining properties; (iii) to the street. 	<p>AO16</p> <p>Waste and recyclable material storage areas:</p> <ul style="list-style-type: none"> (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 <p>Note - The Environmental performance code contains requirements for waste and recyclable material storage</p>	<p>Complies with AO16</p> <p>The existing premises is provided with waste a recyclable material storage that satisfies the requirements.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO17</p> <p>Development provides a secure storage area for each dwelling.</p>	<p>AO17</p> <p>A secure storage area for each dwelling:</p> <ul style="list-style-type: none"> (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event. <p>Note – A cupboard within a unit will not satisfy this requirement</p>	<p>Complies with PO17</p> <p>The application premises is an existing self-contained multiple dwelling unit that has adequate access to secure storage facilities.</p>
<p>Additional requirements for a Retirement facility</p>		
<p>PO18</p> <p>Retirement facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.</p>	<p>AO18</p> <p>Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.</p>	<p>Not Applicable</p> <p>The proposal is not for a retirement facility.</p>



20192138 – Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>PO19</p> <p>Retirement facilities are designed to provide for the amenity and security of residents.</p>	<p>AO19.1</p> <p>The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex.</p>	<p>Not Applicable</p> <p>The proposal is not for a retirement facility</p>
	<p>AO19.2</p> <p>Internal pathways have firm, well drained and non-slip surfaces.</p>	<p>Not Applicable</p> <p>The proposal is not for a retirement facility</p>
	<p>AO19.2</p> <p>Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.</p>	<p>Not Applicable</p> <p>The proposal is not for a retirement facility</p>
	<p>AO19.3</p> <p>An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.</p>	<p>Not Applicable</p> <p>The proposal is not for a retirement facility</p>
<p>PO20</p>	<p>AO20.1</p>	<p>Not Applicable</p>



20192138 – Nautilus Street, Craiglie

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



20192138 - Nautilus Street, Craiglie

Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



20192138 - Nautilus Street, Craiglie
not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies with AO1.1</p> <p>The overall complex of 38 villa units provide 58 car parking spaces with 20 units having double car parking spaces, or providing 40 car parking spaces, and 18 units having single car parking spaces.</p> <p>The total number of car parking paces provided exceeds the 57 car parking spaces required by the Acceptable Outcome.</p>
	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used</p>	<p>Complies with AO1.2</p>



20192138 - Nautilus Street, Craiglie

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



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	Not Applicable No change to the access arrangements is proposed.
(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Not Applicable No change to the access arrangements is proposed.



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a</p>	<p>Not Applicable</p> <p>No change to the access arrangements is proposed.</p>



20192138 - Nautilus Street, Craiglie

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



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	character of the area and contrast with the surface construction materials of any adjacent footpath.	
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>A04</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Complies with A04</p> <p>The existing car parking satisfies the relevant Australian Standards.</p>
<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>A05</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Complies with A05</p> <p>The existing development satisfies the relevant Australian Standard.</p>
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>A06</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found.</p>	<p>Not Applicable</p> <p>No bicycle parking is required.</p>
<p>PO7</p>	<p>A07.1</p>	<p>Not Applicable</p>



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>A07.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>A07.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>No bicycle parking is required.</p> <p>Not Applicable</p> <p>No bicycle parking is required.</p> <p>Not Applicable</p> <p>No bicycle parking is required.</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity</p>	<p>A08</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p>	<p>Not Applicable</p> <p>No cycle routes are required as a result of this application and proposed development.</p>



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
<p>centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The existing development satisfies the relevant Australian Standard.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Complies with AO9.2</p> <p>All loading and unloading is accommodated within the site.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p>	<p>Complies with AO9.3</p> <p>All vehicles can enter and leave the site in a forward gear.</p>



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	(a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; 	<p>Not Applicable</p> <p>No drive through facilities are proposed.</p>



20192138 - Nautilus Street, Craiglie

Performance outcomes	Acceptable outcomes	Compliance
	(f) hotel, where including a drive-through facility; (g) service station.	
	<p>AO10.2</p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>Not Applicable</p> <p>The proposed development does not generate a requirement for a set down area.</p>

Table Error! No text of specified style in document..b – Access, parking and servicing requirements

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

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



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee.	n/a	n/a	VAN



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.			
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	<p>Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students.</p> <p>Tertiary and further education:</p>	<p>Primary school or secondary schools: 1 space per 5 students over year 4.</p> <p>Tertiary and further education:</p>	Required for all educational establishments with a GFA greater than 2000m ² .	RCV



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	2 spaces per 50 full time students.		
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table Error! No text of specified style in document..d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV



20192138 - Nautilus Street, Craigie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or	n/a	n/a	n/a



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 space per 25m ² GFA for any other Home Based Business.			
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	<p>1 space per 10m² GFA and licensed outdoor area; plus</p> <p>For 1 space per 50m² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles.</p> <p>Note - Use standard for any Short Term Accommodation for hotel accommodation use.</p>	1 space per 100m ² of GFA.	n/a	LRV



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Multiple dwelling	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p>	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	<p>1 space per 25m² of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA</p>	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..e



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	<p>Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Football: 5 space per field.</p> <p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>	n/a	RCV



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component.	Use standard for relevant standard for each component.	n/a	RCV



20192138 - Nautilus Street, Craiglie

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



20192138 - Nautilus Street, Craiglie

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d



20192138 - Nautilus Street, Craiglie

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



20192138 - Nautilus Street, Craiglie

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



20192138 - Nautilus Street, Craiglie

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

Table Error! No text of specified style in document..c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
------------	--



20192138 - Nautilus Street, Craiglie

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

Table Error! No text of specified style in document..d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-



20192138 - Nautilus Street, Craiglie

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

Table Error! No text of specified style in document..e – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-



20192138 - Nautilus Street, Craigie

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



*Leaders in
Building Certification Services*

**GMA Certification
Group**



GOLD COAST

Suite 26, 39-47 Lawrence Drive
NERANG Qld 4211

PO Box 2760,
NERANG Qld 4211
E. admin@gmacert.com.au

T. 07 5578 1622 F. 07 5596 1294

TOWNSVILLE

Shop 1/1 Ingham Rd,
WEST END. QLD. 4812

PO Box 2760
NERANG Qld 4211
E. adminsv@gmacert.com.au

T. 07 4771 6532 F. 07 4771 2165

PORT DOUGLAS

Craiglie Business Park, Owen Street
CRAILIE Qld 4877

PO Box 831
PORT DOUGLAS Qld 4877
E. adminpd@gmacert.com.au

T. 07 4098 5150 F. 07 4098 5180

CHILDERS

4 Randall St
CHILDERS Qld 4660

PO Box 2760
NERANG Qld 4211
E. adminwb@gmacert.com.au

T. 07 4126 3069 F. 07 4126 3950

CABOOLTURE

Unit 3/5 Hasking Street,
CABOOLTURE Qld 4510

PO Box 2760
NERANG Q 4211
E. adminsc@gmacert.com.au

T. 07 5432 3222 F. 07 5432 3322

CAIRNS

310 Gatton Street,
MUNUNDA. Qld 4870

PO Box 2760
NERANG Qld 4211
E. admin@gmacert.com.au

T. 07 40410111 F. 07 40410188