



Town Planning and Project Services

23 September 2025

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attn: Daniel Lamond (Acting Team Leader – Planning)

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

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (CHILD CARE CENTRE AND COMMUNITY FACILITIES ACTIVITIES INCLUDING PLACE OF WORSHIP) OVER LAND AT 36 FRONT STREET, MOSSMAN, MORE FORMALLY DESCRIBED AS LOT 1 ON RP706244

Aspire Town Planning and Project Services act on behalf of The Uniting Church in Australia Property Trust (Q) (the 'Applicant' and 'Land Owner') in relation to the above described Development Application.

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for a Material Change of Use (Child Care Centre and Community Facilities Activities including Place of Worship).

Please find enclosed the following documentation associated with this Development Application:

- Duly Completed DA Form 1 (Attachment 1); and
- Town Planning Report (Attachment 2).

The applicable application fee under the Douglas Shire Council Fees & Charges Schedule 2025–2026 is \$3,989.00. This has been calculated as follows:

- Base fee for Child Care Centre and Place of Worship = \$1,949.00; plus
- \$408 per 100m² gross floor area = \$2,040.00 (based on 472m² additional GFA).
Total = \$3,989.00

As the applicant is a religious organisation not in possession of a liquor licence, and we respectfully requested consideration of a 50% fee reduction in accordance with the Fees & Charges Schedule via email on 22 September 2025. Council responded with acceptance of the discounted fee of **\$1,994.50**.

We respectfully request that Council confirm the applicable fee and provide the payment link and reference details so that the payment can be made directly by the Applicant.

PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
W. www.aspireqld.com
E. admin@aspireqld.com
ABN. 79 851 193 691

Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a series of horizontal strokes.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services

Attachment I

Duly Completed DA Form I

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	The Uniting Church in Australia Property Trust (Q)
Contact name (only applicable for companies)	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418826560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2024-08-32 - Uniting Church - 36 Front Street, Mossman

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

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

☐ Yes – the written consent of the owner(s) is attached to this development application

☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		36	Front Street	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	RP706244	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Child Care Centre and Community Facilities Activities (Place of Worship)

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Extension to existing Church	Place of Worship		
Outside of School Hours Care	Child Care Centre		

8.2) Does the proposed use involve the use of existing buildings on the premises?

☒ Yes

☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify: CTS Management Lots and Common Property
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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

<input type="checkbox"/> SEQ northern inter-urban break – tourist activity or sport and recreation activity <input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<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)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

☒ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☐ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable



**Queensland
Government**

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Attachment 2

Town Planning Report



23 September 2025

Authored by: Daniel Favier

This report is confidential and may not be disclosed, reproduced, or distributed to any third party without the prior written consent of Aspire Town Planning and Project Services. Unauthorised use or distribution of this report is strictly prohibited.

1.0 Executive Summary

Aspire Town Planning and Project Services has been engaged by The Uniting Church in Australia Property Trust (Q) (the Applicant and Landowner) to prepare and submit a Development Application over land located at 36 Front Street, Mossman. The site is formally described as Lot 1 on RP706244. This application seeks a Development Permit for a Material Change of Use to facilitate the extension of the existing Uniting Church (Place of Worship) and establishment of a new Outside School Hours Care facility (Child Care Centre). The proposed development represents a strategic upgrade of the site, retaining the existing church building while enhancing its functionality and broadening the range of community services offered.

Specifically, the proposal includes:

- Church Extension: modest additions to the existing Uniting Church building, providing a foyer, meeting rooms, kitchen, and support spaces to improve accessibility, flexibility, and functionality for worship and community use.
- New Community Hall: a multi-purpose hall designed for church and broader community gatherings, meetings, and events. The hall provides kitchen and storage facilities, meeting areas, and accessible amenities.
- Outside School Hours Care Facility (OSHC): a purpose-built 60-place OSHC facility accommodating children aged 6–12 years. The facility includes 197.3m² of indoor activity space, kitchen, office, storage, and amenities, supported by a 430.8m² secure outdoor play area.
- Site Works: new acoustic fencing, bin store, landscaping, formalised car parking areas, and circulation upgrades to support safe and efficient pedestrian and vehicle movement across the site.

The subject site is located within the Community Facilities Zone under the Douglas Shire Planning Scheme 2018 v1. Under this zoning, the proposal is identified as a Code Assessable Development, requiring formal assessment by Douglas Shire Council (the Council).

Front Street is a designated State Controlled Road, and accordingly, referral of the Development Application will be required to the State Assessment and Referral Agency (SARA).

This Town Planning Report provides a comprehensive assessment of the proposed development and demonstrates compliance with the applicable planning provisions and regulatory framework. The report is structured as follows:

- Section 2: Description of the site, including its physical characteristics, existing land use, and surrounding context.

- Section 3: Details of the proposed development, supported by architectural drawings in *Attachment 3*.
- Section 4: Summary of the statutory planning framework, including relevant provisions of the *Planning Act 2016* and the Douglas Shire Planning Scheme 2018 v1.
- Assessment of compliance, addressing the development's alignment with applicable codes, overlays, and assessment benchmarks, as outlined in the Statement of Code Compliance is included under *Attachments 4 and 5*.

In accordance with Section 51 of the *Planning Act 2016*, a completed DA Form 1 is provided with the Cover Letter (*Attachment 1*).

The proposed development represents a well-considered response to the zoning and planning framework, facilitating a sustainable, functional, and community-oriented land use outcome. This report substantiates the merits of the application and supports its approval by Council.

2.0 Site Details and Characteristics

2.1 Location & Context

The subject site is located at 36 Front Street, Mossman, formally described as Lot 1 on RP706244. The site has an area of approximately 2,054m² and is situated within the established township of Mossman in the Douglas Shire local government area, refer to Figure 1. The property is currently developed with the Mossman Uniting Church, a long-standing place of worship that has historically provided both spiritual and community support services.

Front Street forms part of the Mossman town centre and functions as the main north–south arterial route through the township, designated as a State-controlled road. The site is positioned close to the heart of the Mossman business and civic precinct, with a range of community, commercial, and residential uses in the immediate locality. The location provides excellent connectivity and visibility, reinforcing its role as a focal point for community activities.

Surrounding Land Uses

- To the north and east, the site adjoins established Mossman State Primary School.
- To the south, the site adjoins an existing residential property and Mossman State Primary School grounds.
- To the west, the site adjoins Front Street which accommodates a mix of commercial, civic, and community uses along with residential development.

Vehicle access to the site is currently provided via an existing crossover to Front Street, with pedestrian connectivity reinforced by the footpath network along the road frontage. A public bus stop is located adjacent the site. The property is connected to all essential urban infrastructure, including water, sewer, stormwater, electricity, and telecommunications, consistent with its location within the Mossman township.

The proposed OSHC building is positioned over existing private stormwater infrastructure which conveys flows to the exiting swale drain located along the boundary between Lot 93 on SR284 and Lot 11 on SP252360. The design has been carefully prepared to retain and maintain the function of this existing stormwater system, ensuring that the point of discharge is preserved and that there is no adverse impact on site drainage or adjoining properties.

The site's location within the established township ensures it is well placed to accommodate an expanded community role. Its proximity to residential neighbourhoods, schools, and civic facilities makes it highly accessible for families and community members. The development responds positively to this context by enhancing the existing place of worship and introducing an Outside School Hours

Care facility and new community hall, reinforcing the site as a key hub for social and community interaction in Mossman.

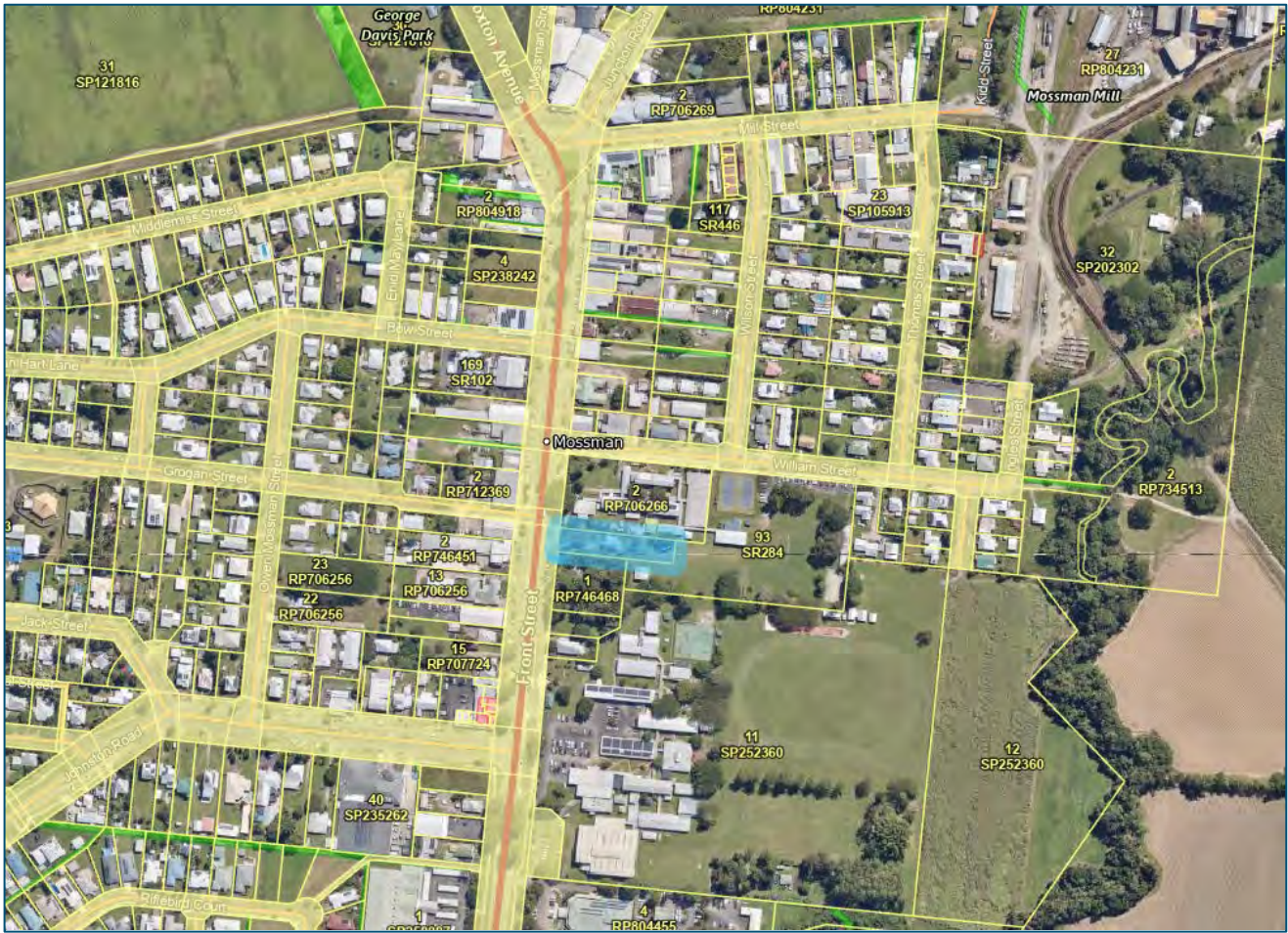


Figure 1: Site locality (Source: Queensland Globe, September 2025)

3.0 Proposal

This Development Application seeks approval for a Material Change of Use to facilitate the extension of the existing Mossman Uniting Church (Place of Worship) and the establishment of a new Outside School Hours Care (OSHC) facility (Child Care Centre) at 36 Front Street, Mossman. The proposal provides for an integrated community hub that expands on the long-standing role of the Uniting Church in serving Mossman's residents.

3.1 Overall Development Intent

The proposed development represents a coordinated investment in community infrastructure, designed to respond to local needs while retaining the existing church as the central element of the site. The redevelopment will provide modern, flexible spaces for worship, community meetings, and family services, while also delivering a dedicated OSHC facility to address demand for childcare support. The layout and design ensure safe access, amenity, and compatibility with the surrounding residential and community context.

3.2 Key Development Components

Demolition / Relocation of Existing Hall

The existing timber hall located to the rear of the Church is proposed to be demolished as part of this development. However, if there is interest the building may alternatively be repurposed off site should a suitable buyer be identified. This approach ensures that, where practical, the structure can be reused and continue to provide value in another location, while also allowing the site to be redeveloped in accordance with the proposed plans.

Church Extension

The existing church building will be extended to incorporate additional support facilities. The extension includes:

- A new foyer and entry area to improve accessibility and functionality.
 - Meeting rooms to accommodate small group activities and church-related gatherings.
 - A new kitchen and storage facilities to support events and church services.
- These improvements will allow the church to continue operating as the spiritual and community focus of the site while enhancing its usability for members and the wider community.

Community Hall associated with the Church

A new multi-purpose community hall will be constructed adjacent to the church. The hall has been designed as a flexible, functional space that can be used for church activities, community gatherings, events, and broader cultural or educational purposes. The hall incorporates:

- A large central space suitable for events and meetings.

- Ancillary facilities including a kitchen, storage areas, and amenities.
- Universal accessibility features, including ramps and compliant facilities, ensuring inclusive use by all members of the community.

Outside School Hours Care (OSHC) Facility

The proposal introduces a purpose-built 60-place OSHC facility designed to cater for children aged 6–12 years. The facility is positioned on the eastern side of the site and provides:

- Indoor space of approximately 255m², comprising activity areas, kitchen, office, storage, and amenities.
- Outdoor play space of approximately 430m², directly connected to the indoor facilities, secured with appropriate fencing and acoustic treatments.
- Accessible entry and circulation, including ramps and safe connections to parking and set-down areas.

Site Works and Access Arrangements

The development includes a number of site improvements to support safe and functional operations:

- **Car Parking:** Formalised parking is provided on site to support staff and visitors. Dedicated accessible parking is included, together with upgraded circulation and line marking to facilitate safe manoeuvring.
- **Access:** Vehicle access is retained via the existing crossover to Front Street, supplemented by improved internal circulation and pedestrian pathways. A convex mirror, signage and line marking are incorporated within the driveway design to ensure visibility and safe ingress and egress.
- **Fencing and Acoustic Treatments:** A new 2.0 metre high acoustic fence is proposed along the site boundaries to mitigate amenity impacts on adjoining residential dwellings. Secure fencing is also provided for the OSHC outdoor play area to ensure child safety.
- **Ancillary Facilities:** A new bin store is proposed to the side of the OSHC building to accommodate waste management requirements in a screened and accessible location.

Built Form and Design

The proposed buildings are single-storey, lightweight structures that are modest in scale and consistent with the existing church setting. The design incorporates pitched metal roofs, verandahs, and ramps to complement the established church character while ensuring functional use. Materials and finishes are selected for durability and low maintenance, with landscaping and grassed areas integrated to soften the built form and reinforce the site's community focus.

A copy of the Proposal Plans are included under **Attachment 3**.



Figure 2: Perspective of the existing Church with the proposed buildings in the background

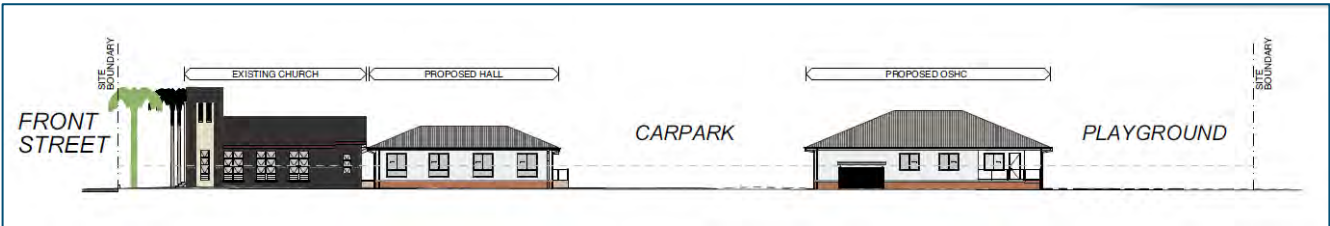


Figure 3: Site southern elevation



Figure 4: Proposed OSHC

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation').

The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Development Application

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for the Material Change of Use and we confirm is not Prohibited Development.

4.1.2 Assessment Manager

The proposed development is:

- (a) development which is located completely in a single local government area;
- (b) development which is reconfiguring a lot, other than a lot that is, or includes, airport land; and
- (c) is development made assessable under a local categorising instrument, as discussed in Section 4.6.4.

In accordance with Section 48 of the Planning Act and Section 21 and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable local government, in this instance being Douglas Shire Council (Council).

4.1.3 Referral

Section 54(2) of the Planning Act and Section 22 and Schedules 9 and 10 of the Planning Regulation provide for the identification of the jurisdiction of referral agencies, to which a copy of the development application must be provided. A review of the Planning Regulation confirms that the Development Application triggers referral to:

- State Assessment and Referral Agency - infrastructure-related referrals – state transport corridor and future state transport corridor.

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a development application where any part is subject to Impact Assessment or where it is an application which includes a variation request.

The development application is subject to Code Assessment and therefore Public Notification of the development application is not required in this instance, further refer to discussion under Section 4.6.4 of this Report.

4.1.5 Assessment Framework

The *Douglas Shire Planning Scheme 2018 v1* (the 'Planning Scheme') identifies that the proposed development triggers Code Assessment.

Section 45(3) of the Planning Act provides that:

- “(3) A code assessment is an assessment that must be carried out only—*
- (a) against the assessment benchmarks in a categorising instrument for the development; and*
 - (b) having regard to any matters prescribed by regulation for this paragraph.”*

The Planning Scheme, as the applicable local categorising instrument, is discussed in greater detail in Section 4.7 of this Report.

Section 26 of the Planning Regulation provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the Planning Act:

- “(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—*
- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*
 - (b) if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”*

Section 27 of the Planning Regulation provides matters for the purposes of Section 45(3)(b) of the Planning Act:

- “(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—*
- (a) the matters stated in schedules 9 and 10 for the development; and*
 - ...*
 - (d) if the prescribed assessment manager is a person other than the chief executive—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) for designated premises—the designation for the premises; and*
 - (e) any temporary State planning policy applying to the premises; and*
 - (f) any development approval for, and any lawful use of, the premises or adjacent premises; and*
 - (g) the common material.*
- (2) However—*
- (a) an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*
 - (b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.”*

The following sections of this report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Schedules 9 and 10 of the Planning Regulation 2017

In accordance with Schedule 10 of the *Planning Regulation 2017* the Development Application is subject to assessment against the State Development Assessment Provisions, in particular:

- State code 1: Development in a state-controlled road environment

4.3 Schedule 12 of the Planning Regulation 2017

The applicability criteria precludes the requirement for the proposal to be assessed against Schedule 12 of the *Planning Regulation 2017*.

4.4 Far North Queensland Regional Plan 2009 – 2031

The *Far North Queensland Regional Plan 2009 - 2031* (the 'Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies.

The Regional Plan is identified in the Planning Scheme as being appropriately integrated within the Planning Scheme. The Regional Plan is therefore not addressed in the assessment of the development application.

4.5 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The April 2016 version of the SPP is identified in the Planning Scheme as being appropriately integrated. Whilst the SPP has been amended since April 2016 version, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

4.6 Temporary State Planning Policies

There are currently no Temporary State Planning Policies in effect in Queensland.

4.7 Douglas Shire Planning Scheme 2018 v1

The Planning Scheme came into effect on 2 January 2018 and is the applicable planning scheme to the Douglas Local Government Area. It is noted that the Planning Scheme was drafted under the *Sustainable Planning Act 2009* ('the SPA'). The interpretation of the Planning Scheme with respect to the proposed development is therefore based on the transitional provisions of the Planning Act.

4.7.1 Zone

The site is located within the Community Facilities Zone under the Planning Scheme, see **Figure 5** below.

The purpose of the zone is to provide for:

“...community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.”

The proposed development for the Mossman Uniting Church, incorporating an extension to the existing place of worship, a new multi-purpose community hall, and a 60-place Outside School Hours Care (OSHC) facility, is wholly consistent with the purpose of the Community Facilities Zone Code.

The purpose of the zone is to provide for community-related activities and facilities of an artistic, social, cultural, or civic nature, whether publicly or privately owned. The proposal directly achieves this intent by strengthening the site’s role as a hub for worship, education, childcare, and community gatherings. The development delivers an integrated facility that enhances the availability of services to the Mossman community.

The proposal also satisfies the overall outcomes of the Community Facilities Zone Code as follows:

- (a) Publicly accessible and compatible scale: The development is located within the Mossman township and is easily accessible from Front Street. The scale, height, and bulk of the buildings are modest and consistent with the surrounding residential and community uses.
- (b) Safe and efficient public use: The design incorporates pedestrian pathways, safe vehicle access, acoustic fencing, and compliant accessibility features, ensuring the facilities are safe and inclusive for all users.
- (c) Accessible and integrated with surrounding uses: The site is centrally located, serviced by the existing road and infrastructure networks, and integrates seamlessly with the surrounding residential neighbourhood and town centre functions.
- (d) Protection of community facilities: The proposal reinforces and expands the existing community role of the site, ensuring that its long-term use for community purposes is safeguarded. No incompatible uses are introduced.
- (e) Infrastructure provision: The development is connected to all necessary urban infrastructure, including water, sewer, stormwater, power, and telecommunications, ensuring it is adequately serviced.
- (f) Form and function appropriate to use: Each element of the proposal is designed for its intended operational requirements, with the church extension supporting worship, the hall enabling flexible community events, and the OSHC facility purpose-built to provide safe, accessible childcare.

Further detailed assessment of the proposed development against the Community Facilities Zone Code is included under **Attachment 4**.



Figure 5: Planning Scheme Maps Extract

4.7.2 Local Plan

The subject site is located within the Mossman Local Plan Area, specifically Precinct 5 – Town Centre. The proposed development, comprising an extension to the existing Uniting Church, a new multi-purpose hall, and an Outside School Hours Care facility, has been designed to respect the precinct outcomes while delivering essential community infrastructure, as detailed below:

(a) Retention of key elements contributing to character and integrity: The development retains the long-established Mossman Uniting Church, which is a valued community landmark, and enhances its functionality through a modest extension. The siting and scale of the new hall and OSHC building respect the existing pattern of development and reinforce the civic and community role of the site.

(b) Reinforcement of sense of place at the main town intersection: While the site is not located directly at the main town intersection of Foxton Avenue, Mill Street and Junction Road, the proposal contributes positively to the continuity of the town centre by providing active and accessible community facilities along Front Street. The new built form is set appropriately within the site, presenting a cohesive frontage that integrates with existing development and reinforces Mossman's role as a civic and community hub.

(c) Retention of heritage elements (cane tram line, Mount Beaufort vista, sugar mill chimney): The proposed development will not impact on the cane tram line along Mill Street, the important vista to Mount Beaufort, or the sugar mill chimney, all of which remain intact and unaffected. These unique heritage elements of Mossman’s “sugar town” character are preserved.

(d) Maintenance of mountain views from Front Street: The scale and design of the new buildings are modest and low-rise, ensuring that views of the surrounding mountain ranges from Front Street are maintained. The development does not introduce any bulk or height that would obscure important landscape vistas.

(e) Avenue planting within Front Street: The existing avenue planting along the Front Street median is retained. The proposal does not encroach into the road reserve and therefore has no adverse impact on this key element of town centre character. Opportunities for complementary landscaping within the site will further support the green character of the precinct.

Assessment of the proposed development against the Mossman Local Plan Code is included under **Attachment 4**.

4.7.3 Overlays

Table 1 below identifies the Planning Scheme Overlays applicable to the site.

Table 1: Summary of Site Details

Overlay	Designation
Acid Sulfate Soils Overlay	Land 5m-25m AHD
Transport Network Overlay	<ul style="list-style-type: none">▪ Category 0: Noise Level < 58 dB(A)▪ Category 1: 58 dB(A) =< Noise Level < 63 dB(A)▪ Category 2: 63 dB(A) < Noise Level < 68 dB(A)▪ Pedestrian and Cycle (Neighbourhood Route; and Principal Route)▪ Road Hierarchy (Collector Road)

Assessment of the proposed development against the Overlay Codes is included under **Attachment 4**.

4.7.4 Categories of Development and Assessment

A Material Change of Use for the purpose of a Child Care Centre and Community Facilities Activities including Place of Worship within the Community Facilities Zone is identified as Assessable Development, to which Code Assessment is applicable.

This category of development and assessment is not varied by any applicable overlay.

4.7.5 Applicable Codes

Table 2 summarises the Planning Scheme Codes that are identified as being applicable to the assessment of the proposed development.

Table 2: Applicable Planning Scheme Codes

Type	Codes
Zone Code	<ul style="list-style-type: none">Community Facilities Zone Code
Local Plan Code	<ul style="list-style-type: none">Mossman Local Plan Code
Overlay Codes	<ul style="list-style-type: none">Acid Sulfate Soils Overlay CodeTransport Network Overlay Code
Development Codes	<ul style="list-style-type: none">Child Care Centre CodeCommunity Facilities CodeAccess, Parking and Servicing CodeEnvironmental Performance CodeFilling and Excavation CodeInfrastructure Works CodeLandscaping CodeVegetation Management Code

4.8 Local Government Infrastructure Plan

The site is located within Priority Infrastructure Area under the Local Government Infrastructure Plan (the 'LGIP').

The development does not require the establishment of Trunk Infrastructure.

4.9 Charges Resolution No. 2 of 2021

Infrastructure charges are levied upon development as part of the development assessment process. Charges collected or assets constructed contribute to the provision of essential trunk infrastructure to service the Shire.

Pursuant to section 113 of the *Planning Act 2016*, Douglas Shire Council adopted a Local Government Infrastructure Plan and Infrastructure Charges on 5 June 2018. These commenced on 1 July 2018.

Council adopted a new Infrastructure Charges Resolution (No.2) on 23 February 2021 that had effect from 1 March 2021. The Resolution states how infrastructure charges are calculated and the rates for different types of development.

The proposed development will trigger infrastructure charges in accordance with the *Douglas Shire Council Charges Resolution No. 2 of 2021*.

5.0 Conclusion

This Town Planning Report has been prepared to support a Development Application for a Material Change of Use over land located at 36 Front Street, Mossman, formally described as Lot 1 on RP706244. The application seeks approval for the extension of the existing Uniting Church (Place of Worship), a new multi-purpose community hall, and the establishment of a purpose-built 60-place Outside School Hours Care (OSHC) facility. Collectively, the proposed works represent a significant investment in community infrastructure, reinforcing the long-standing role of the Mossman Uniting Church as a focal point for spiritual, cultural, and social life in Mossman.

The proposed development has been demonstrated to be:

- Consistent with the purpose and overall outcomes of the Community Facilities Zone Code, by providing community-related facilities that are accessible, modest in scale, and compatible with the surrounding township fabric.
- Responsive to the Mossman Local Plan Area (Precinct 5 – Town Centre), by retaining key community elements, maintaining mountain vistas and avenue planting, and reinforcing Mossman’s identity as a civic hub.
- Compliant with relevant Overlay Codes, with no adverse impacts on identified environmental or transport values.
- Appropriately serviced by infrastructure, with access, parking, and servicing arrangements designed to ensure safe, functional, and inclusive use of the site.
- Consistent with broader strategic planning objectives, particularly in supporting strong communities, promoting active and inclusive participation, and enhancing the provision of social and cultural facilities.

The proposal also responds positively to its physical and strategic context, being located within close proximity to Mossman State School, residential neighbourhoods, and civic and commercial functions along Front Street. The design delivers modern, flexible, and accessible facilities that will serve the needs of children, families, and the broader community.

Importantly, the development represents a sustainable outcome, balancing the retention and enhancement of an existing community landmark with the delivery of new facilities that meet current and emerging needs. The proposal ensures the site continues to operate as a key hub for worship, childcare, community gatherings, and cultural activities, without compromising the amenity of the surrounding area.

On this basis, the proposed development is considered to achieve the purpose and relevant assessment benchmarks of the *Douglas Shire Planning Scheme 2018 v1*, is consistent with the provisions of the

Planning Act 2016 and *Planning Regulation 2017*, and should be supported by Douglas Shire Council subject to reasonable and relevant conditions.

Attachment 1

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20136104	Search Date:	21/09/2025 08:55
Date Title Created:	16/11/1903	Request No:	53438547
Creating Dealing:	601551894		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 706244
Local Government: DOUGLAS

REGISTERED OWNER

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (Q)

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20104049 (POR 2)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

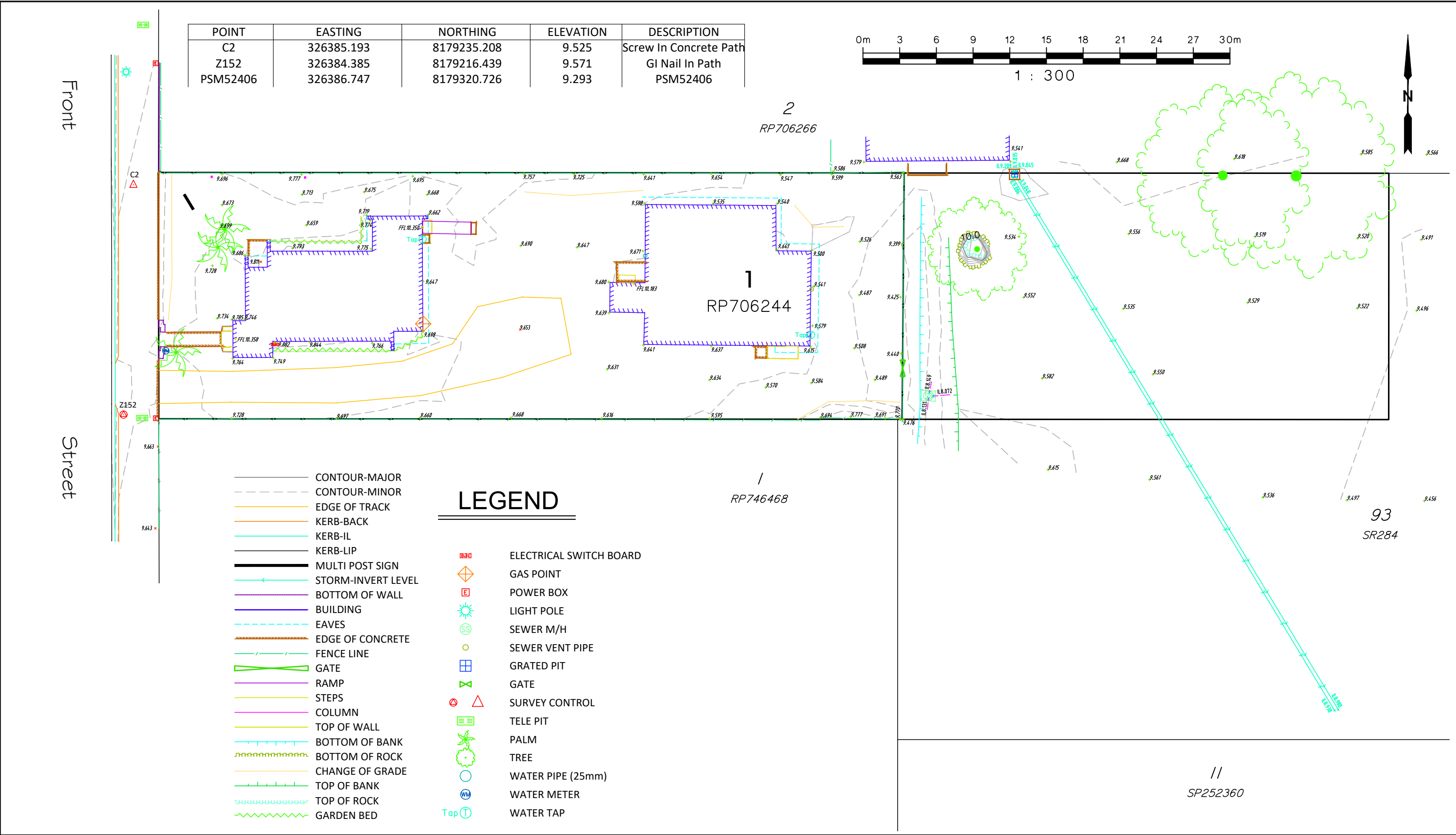
NIL

** End of Current Title Search **

Attachment 2

Site Survey

Prepared by Brazier Motti



Revisions			
No.	Date	Details	Check
A	27.09.24	Original Issue	MF

Level Datum: AHD	
B.M. Used: PSM52406 RL: 9.293m	
Coordinate Projection: PLANE	
Coordinate Datum: GDA2020	
Origin of Coordinates: C2	E: 326385.193
Meridian: RP746468	N: 8179235.208
Map Reference: 7965-23212	
Contour Interval: 0.1m	
Job No: 35853/002-01	Surveyed by: BC
File No: 35853_002A.dwg	Drawn: WCHO
	Approved:

Client: UNITING CHURCH IN AUSTRALIA	
Project: DETAIL SURVEY Lot 1 on RP706244 36 Front Street, Mossman	
Local Authority: Douglas Shire Council	Locality: Mossman

Date: 25/09/2024

Sheet 1 of 1 Sheets

Scale: 1:300

Plan No: 35853/002 A

braziermotti.com.au

SURVEYING
TOWNPLANNING
PROJECT MANAGEMENT
MAPPING & GIS

75

YEARS

Attachment 3

Proposal Plan

Prepared by Elevation Architecture

Mossman Uniting Church

36 Front Street Mossman QLD



Perspective 1

Real Property Description: RP706244

Local Authority:	Douglas Shire Council
Site Classification:	Community
Site Area:	2054m ²
Building Area:	588.3m ²

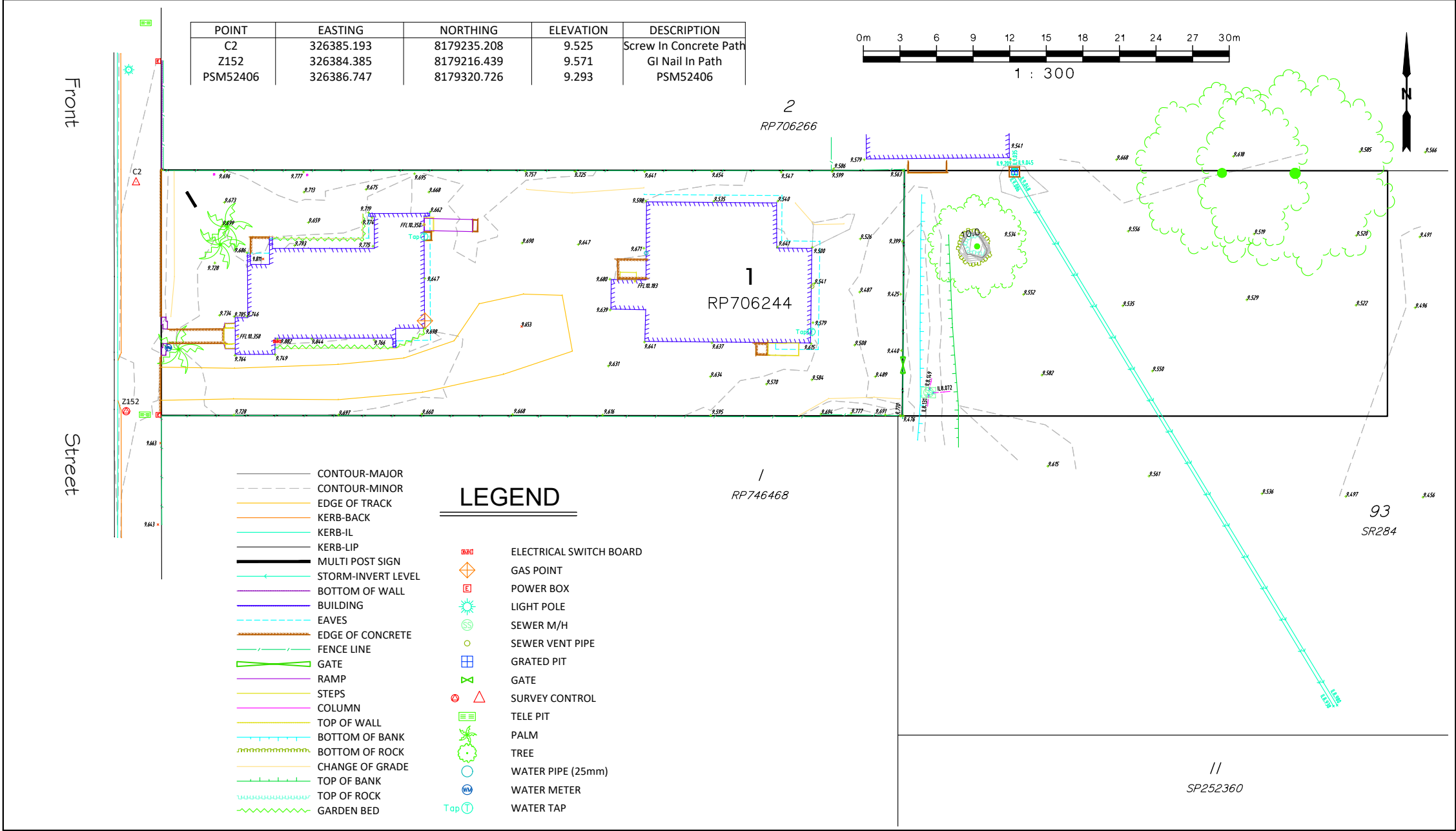
DEVELOPMENT INFO

CARPARKING	
Total Carparks Required	31
CHILDCARE CENTRE	
1 Space / 10 Children + 1 Space / Staff	10
CHURCH	
1 Space / 15m ² GFA	9
HALL	
1 Space / 15m ² GFA	12
GFA	
Existing Church	120 m ²
Proposed Church Extension	25 m ²
Proposed Hall	192 m ²
Proposed OSHC	255 m ²
TOTAL	592 m ²



Locality Plan

DA
NOT FOR CONSTRUCTION



Revisions			
No.	Date	Details	Check
A	27.09.24	Original Issue	MF

Level Datum: AHD
B.M. Used: PSM52406 RL: 9.293m
Coordinate Projection: PLANE
Coordinate Datum: GDA2020
Origin of Coordinates: C2
Meridian: RP746468
Map Reference: 7965-23212
Contour Interval: 0.1m
Job No: 35853/002-01
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N: 8179235.208

Surveyed by: BC
Drawn: WCHO
Approved:

Client: **UNITING CHURCH IN AUSTRALIA**

Project: **DETAIL SURVEY
Lot 1 on RP706244
36 Front Street, Mossman**

Local Authority: Douglas Shire Council Locality: Mossman

Date: 25/09/2024		
Sheet 1	of 1	Sheets
Scale: 1:300		A3
Plan No:	35853/002 A	

braziermotti.com.au


75 YEARS

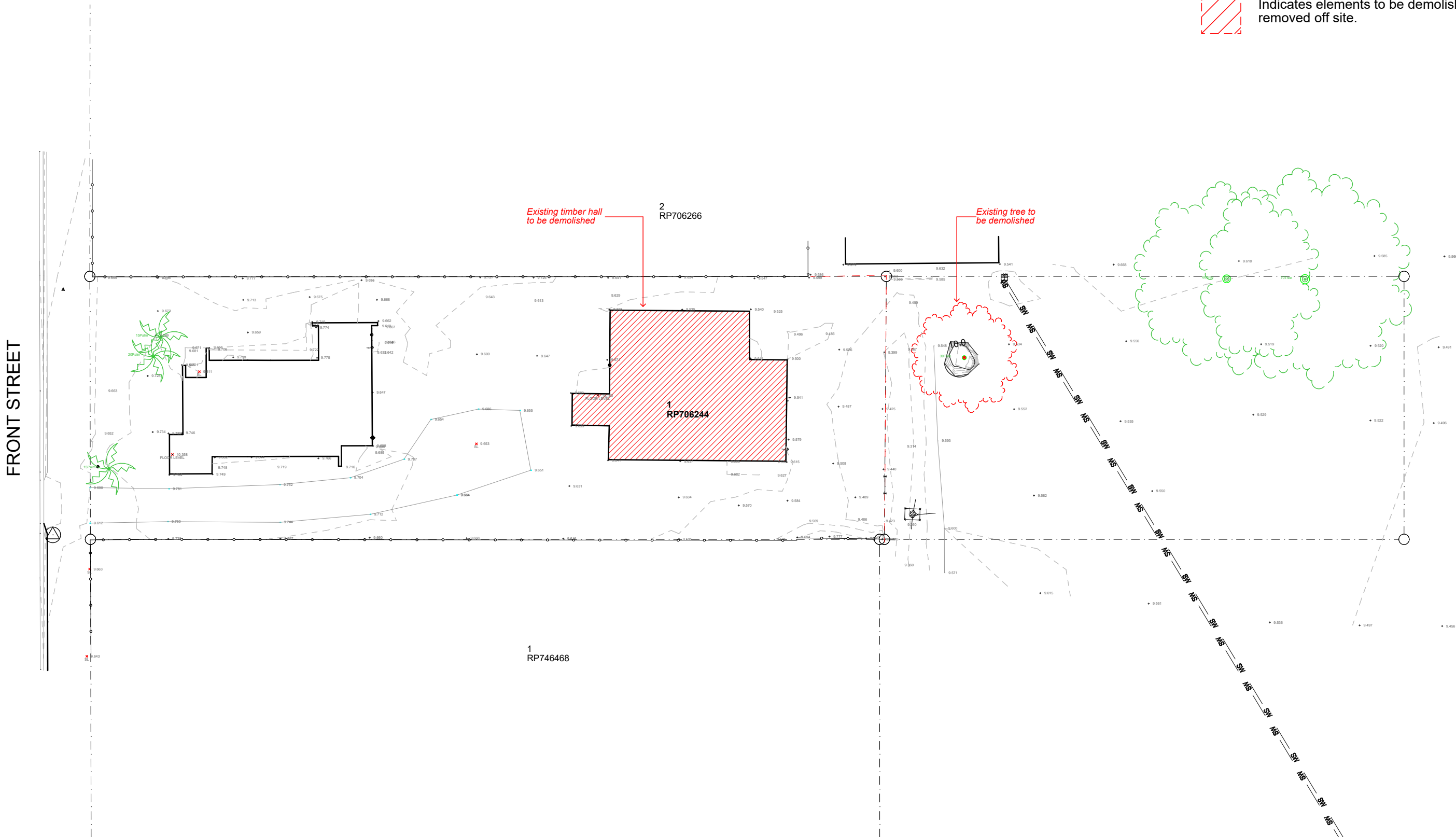
SURVEYING
TOWNPLANNING
PROJECTMANAGEMENT
MAPPING & GIS

DA
NOT FOR CONSTRUCTION

DEMOLITION PLAN LEGEND

--- Indicates extent of main elements to be demolished & removed off site.

 Indicates elements to be demolished & removed off site.




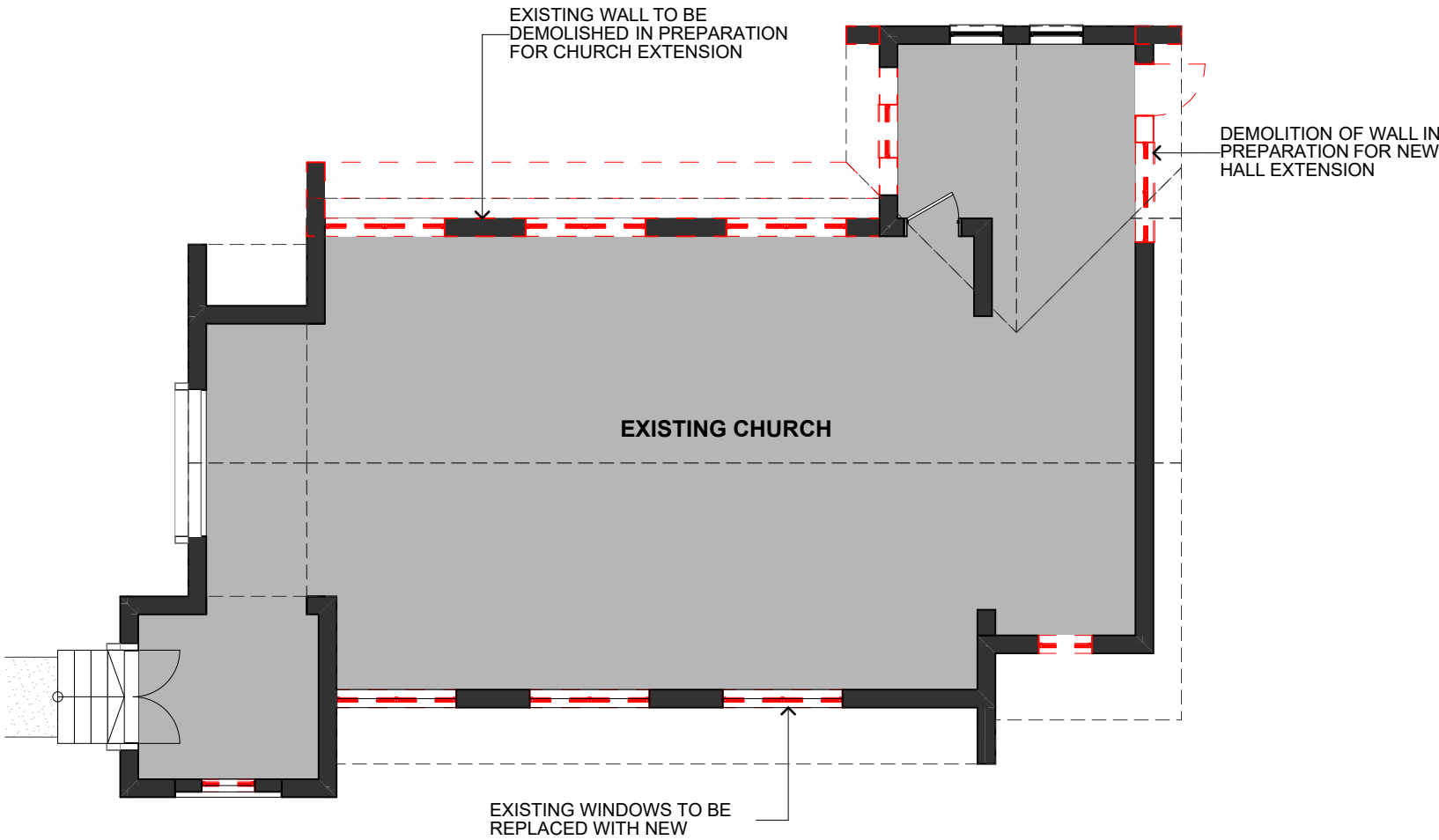
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DEMOLITION PLAN LEGEND

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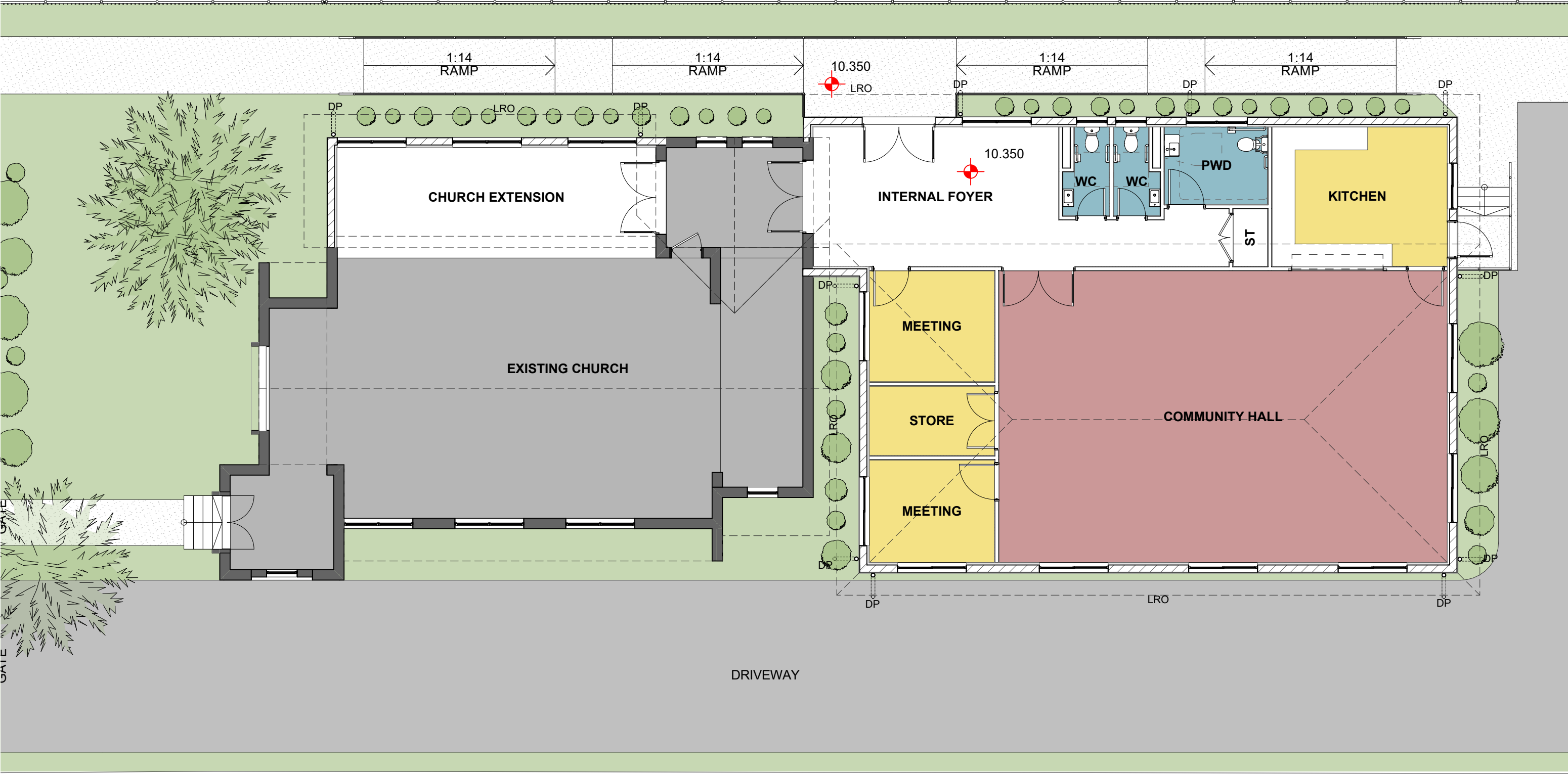


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NOT FOR CONSTRUCTION



FLOOR PLAN LEGEND

- DP Downpipe
- LRO Line of Roof Over
- SHS Square Steel Column



DA
NOT FOR CONSTRUCTION



FLOOR PLAN LEGEND

- DP Downpipe
- LRO Line of Roof Over
- SHS Square Steel Column

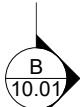
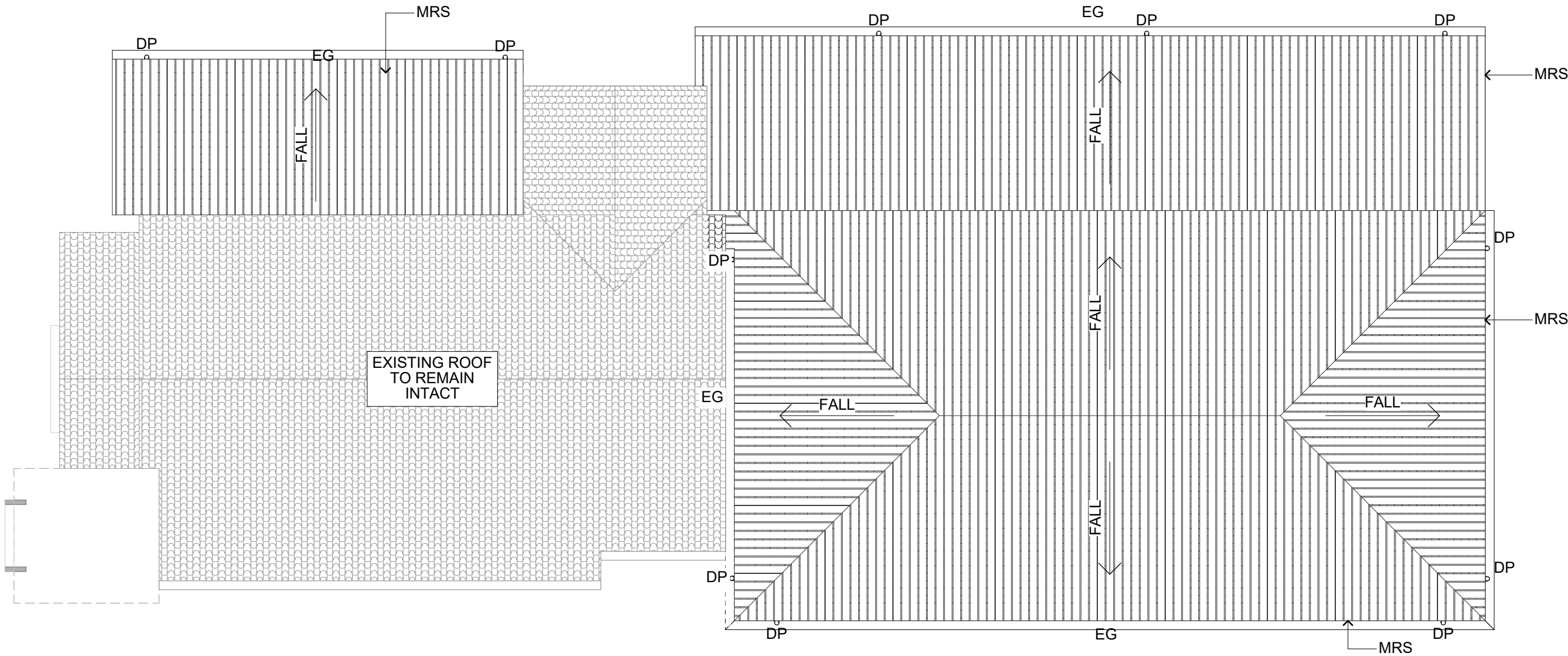
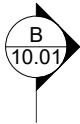


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ROOF LEGEND

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- EG
- MRS
- Downpipe
- Eaves Gutter
- Metal Roof Sheet

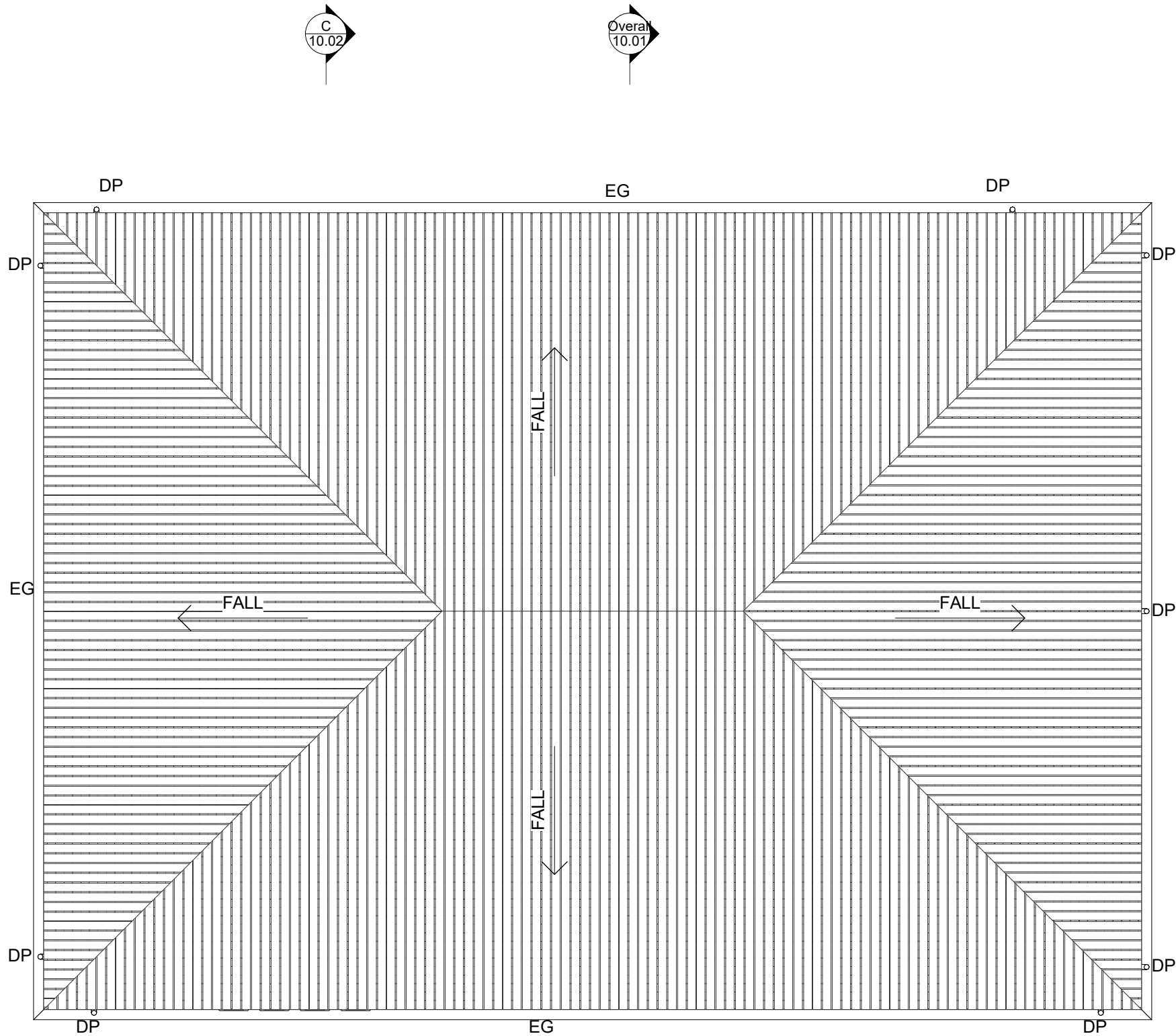


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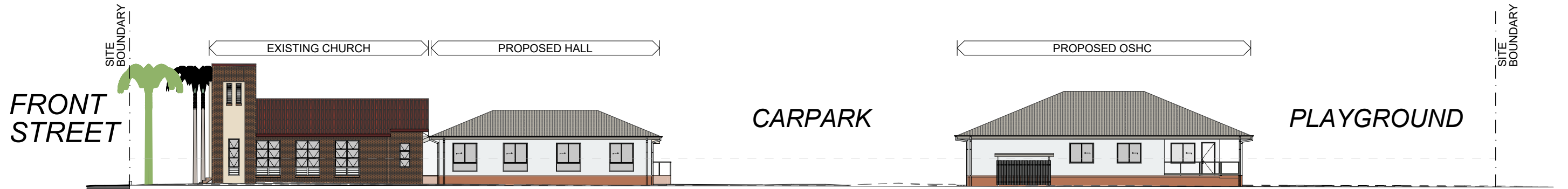
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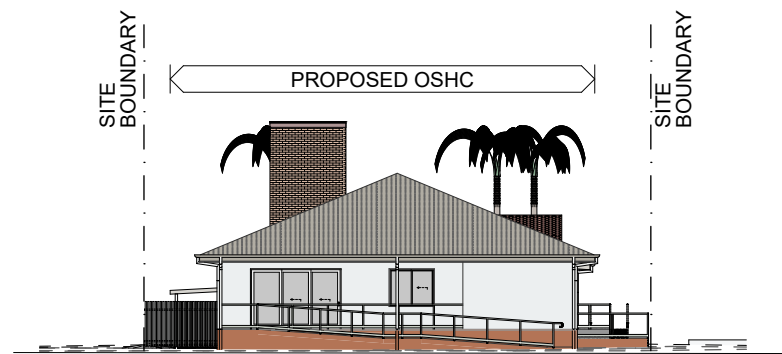
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2 Overall North
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3 Overall West
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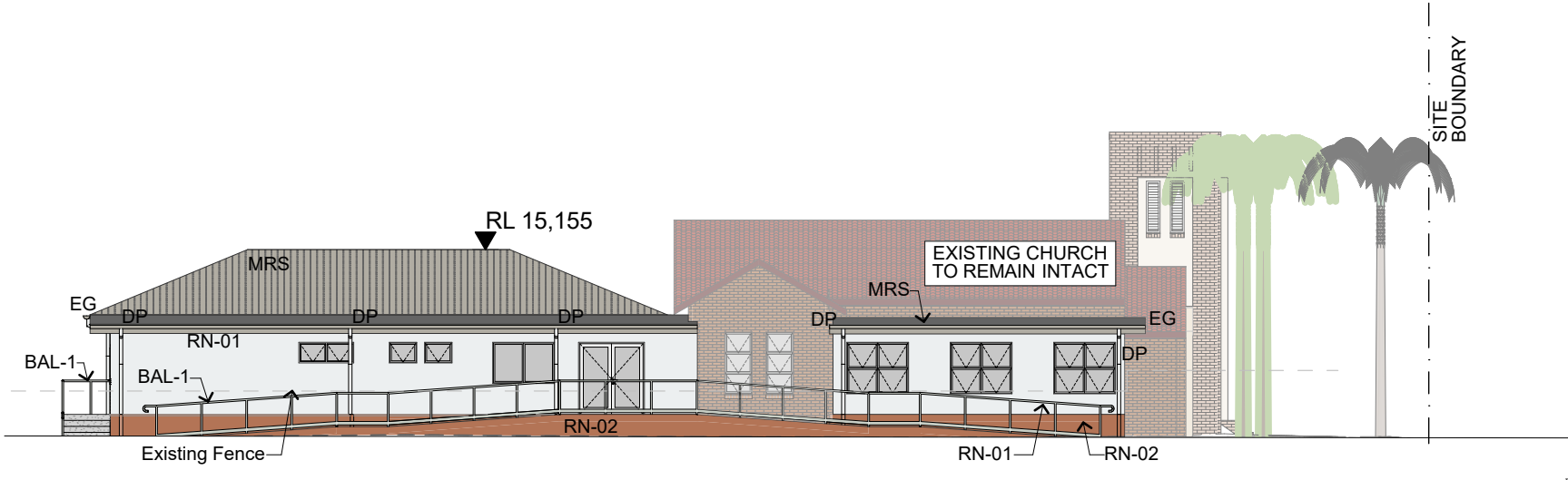


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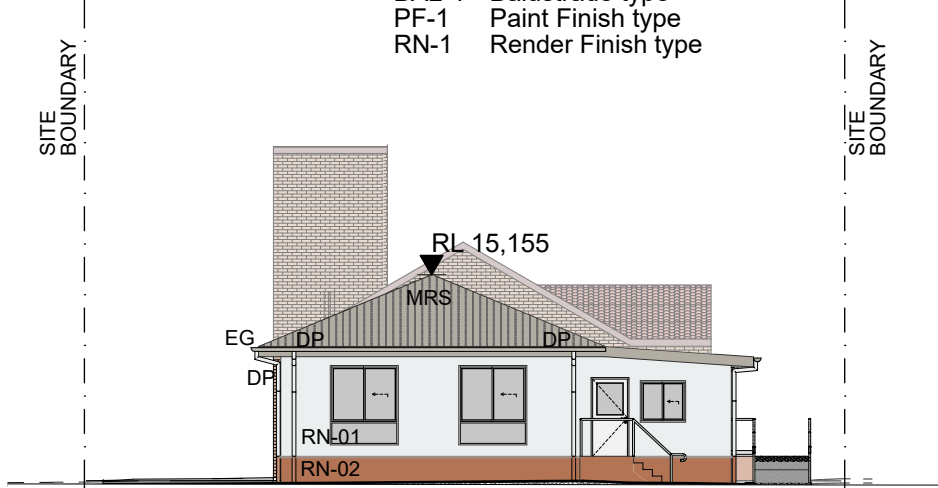
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ELEVATION & SECTION LEGEND

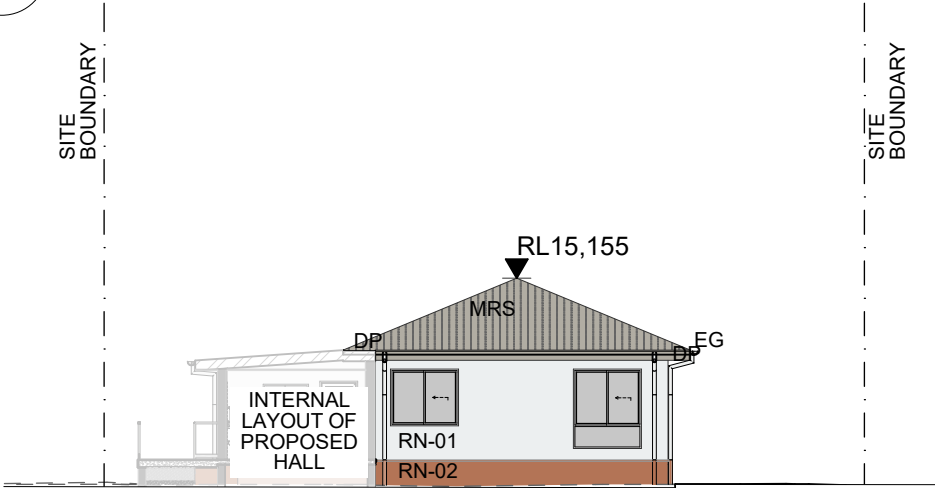
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- RN-1 Render Finish type



1 Hall North
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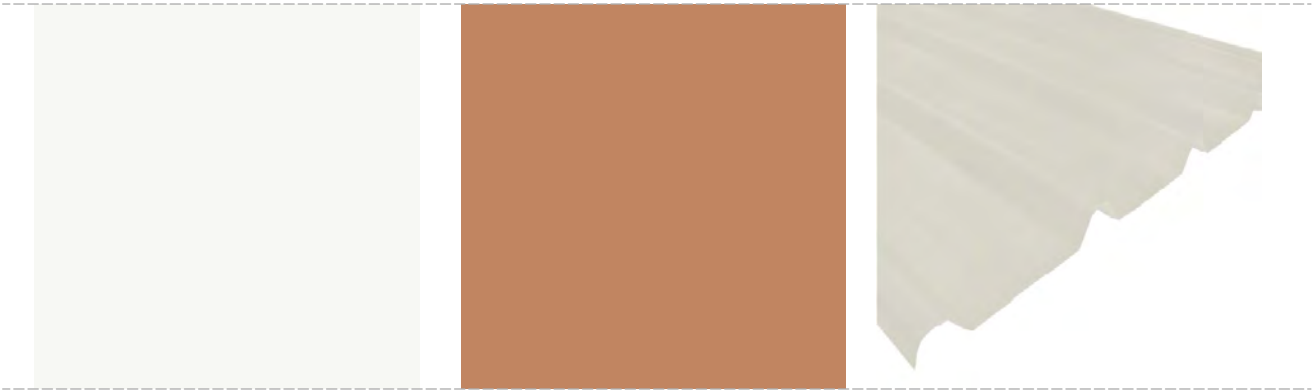
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4 Hall West
- Scale 1:200



2 Hall South
- Scale 1:200



RN-01
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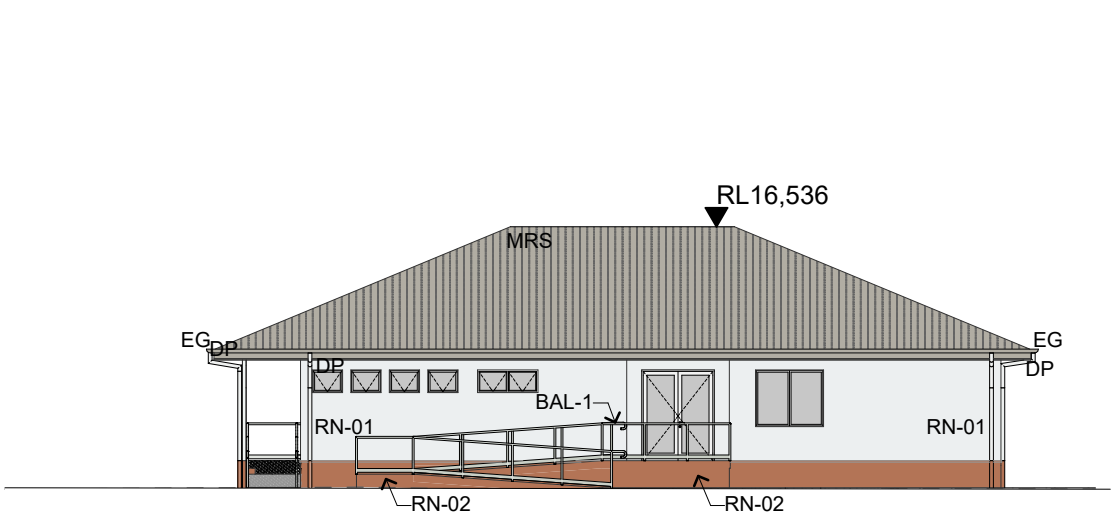
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TERRACOTTA

MRS
METAL ROOF SHEETING

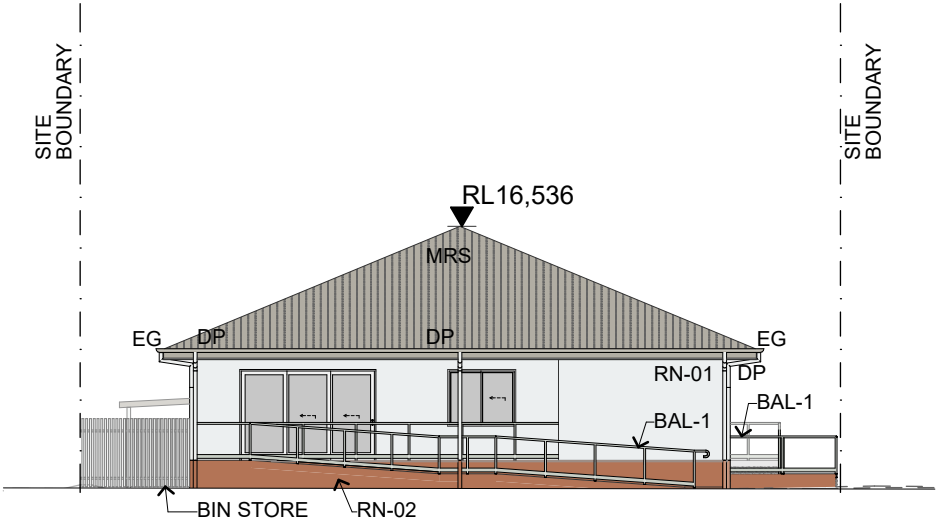
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ELEVATION & SECTION LEGEND

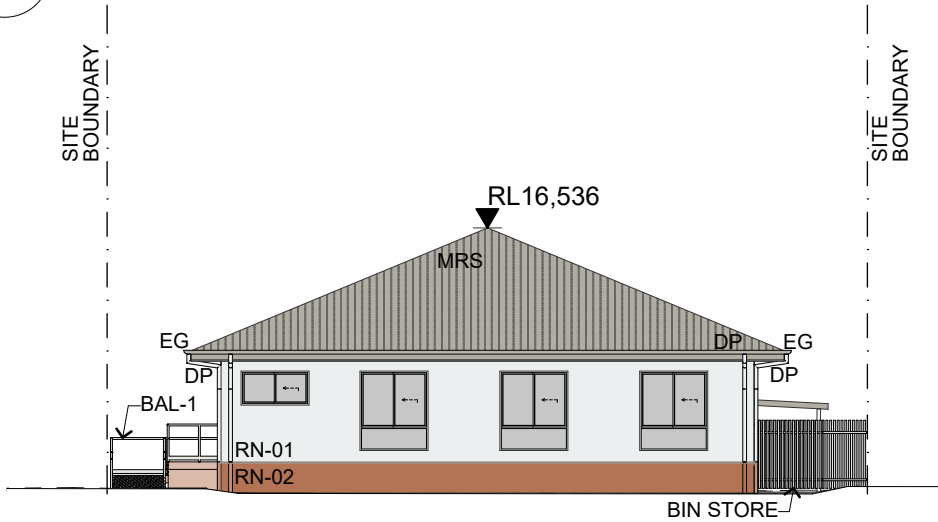
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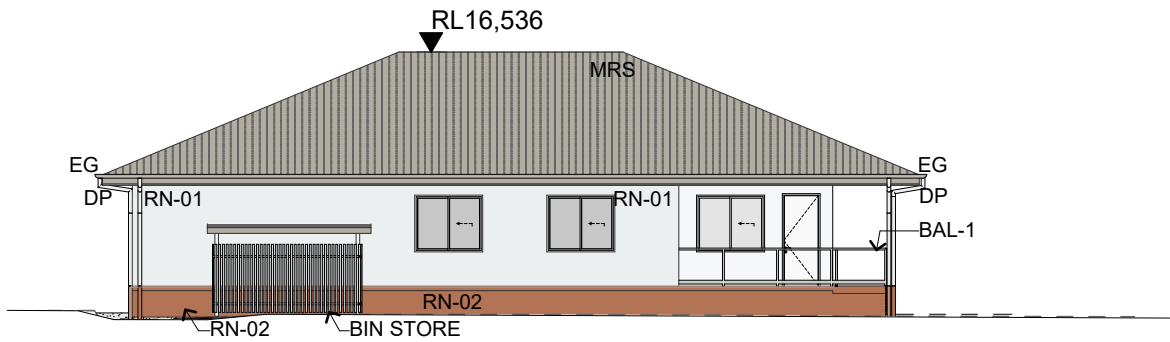
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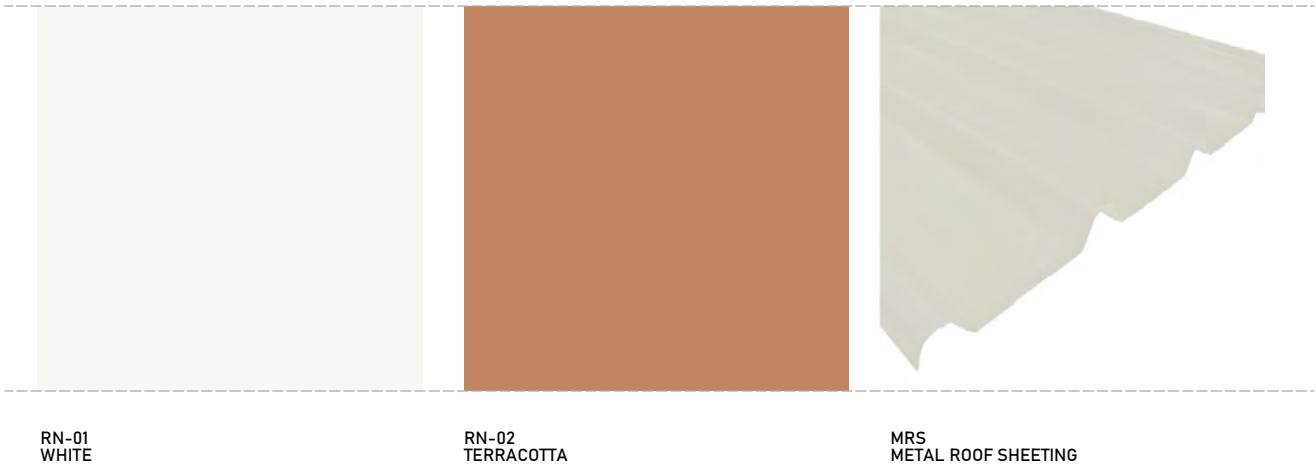
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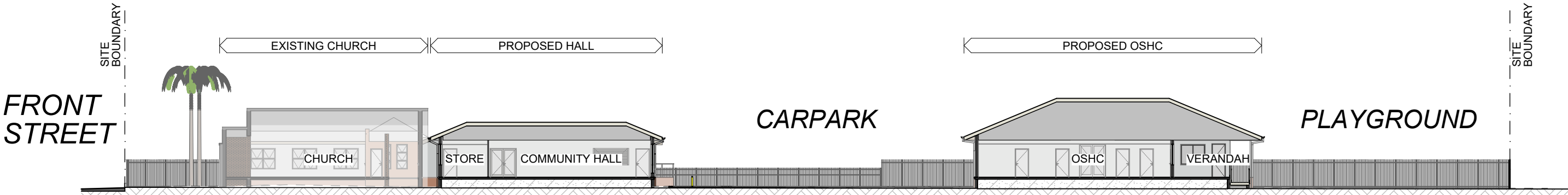
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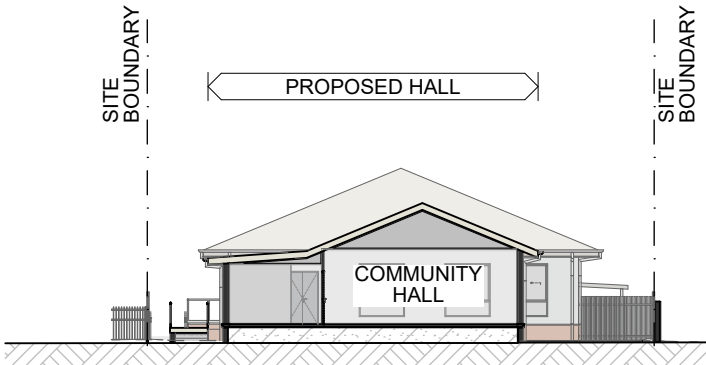
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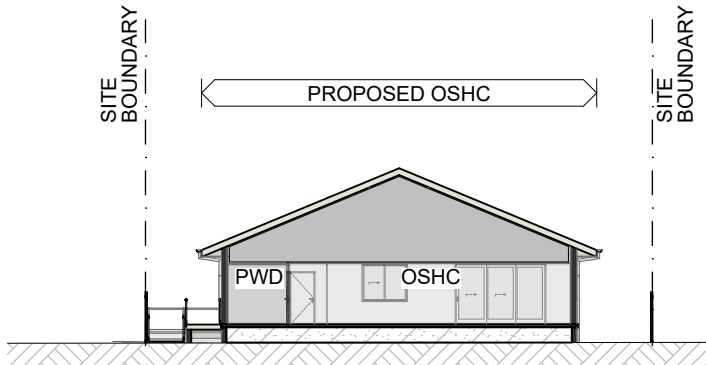
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2 Overall - Section B
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3 Overall - HALL Section
- Scale 1:300



4 Overall - OSHC Section
- Scale 1:300

DA
NOT FOR CONSTRUCTION



Perspective 2 - View of Existing Church/Proposed Hall with the OSHC Building in the distance



Perspective 3 - View from Driveway East to Hall and OSHC Building



Perspective 4 - View from OSHC Building looking West to towards Hall/Existing Church



Perspective 5 - View from OSHC walkway looking West to towards Hall/Existing Church

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Perspective 6 - View of Hall Entryway looking East towards Carpark



Perspective 7 - View of the Rear of the OSHC Building looking West towards entryway and Carpark



Perspective 8 - View of the Bin store next to the OSHC Building



Perspective 9 - View of the OSHC Building looking West

DA
NOT FOR CONSTRUCTION

Attachment 4

**Douglas Shire Planning Scheme 2018
v1 Code Compliance**

6.2.2 Community facilities zone code

6.2.2.1 Application

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

6.2.2.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.2 – Social planning and infrastructure, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.6 – Arts and culture
 - (b) provide for the development of uses that meet the economic, community and social needs of the community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.
 - (b) Development is designed to provide and promote safe and efficient public use, walking and cycling;
 - (c) Facilities are in accessible locations, are supplied with necessary infrastructure and are well integrated with surrounding land uses;
 - (d) Community facilities are protected by excluding development that could limit the on-going operation of existing community uses or prejudice appropriate new activities;
 - (e) Development is provided with a level of infrastructure that is appropriate to the use;
 - (f) Development is of a form specific to the operational requirements of the facility.

Note—Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facilities zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the community facilities activity group. However, where a use that is described as suitable within a particular Community facilities zone ceases, its replacement may be another community facility. For example, a premises formerly used as a school, may be transitioned to accommodate an arts and / or cultural services hub.

Criteria for assessment

Table 6.2.2.3.a – Community facilities zoned – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings and structures is compatible with the character of the area and must not detrimentally impact on amenity of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	Complies with AO1 The proposed building additions are less than 8.5m and are single storey in height.
PO2 Buildings and structures are setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.	AO2 Buildings and structures are setback not less than: <ul style="list-style-type: none"> (a) 8 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 6 metres from any other road frontage(s); (c) 6 metres from a boundary with land in a Residential zone; (d) 3 metres from a boundary in any other zone. 	Complies with PO2 The development complies with the road and rear boundary setbacks. The site adjoins the Mossman State Primary School to the north and land within the Centre Zone to the south. The proposed OSHC is setback 2m to the northern and southern side boundaries. The proposed refuse storage enclosure is setback 1m off the southern boundary. The proposed hall is setback 2m off the northern side boundary. The proposed development is consistent with the character of the locality and the reduced side boundary setbacks will not detract from the amenity of adjoining uses. In any case, the proposed development complies with the acceptable outcomes under the Mossman Local Plan Code, which prevails in the hierarchy of assessment.
PO3 Areas used for vehicle parking are setback to ensure a high standard of amenity and to ensure the protection of the amenity of the: <ul style="list-style-type: none"> (a) the streetscape; 	AO3 Areas used for vehicle parking are setback not less than: <ul style="list-style-type: none"> (a) 6 metres from any road frontage(s); (b) 3 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group. 	Complies with PO3 Parking is proposed 0.5m off the southern boundary. Whilst this use is for a Dwelling House, the site is included within the Centre Zone. A 2m high acoustic fence is proposed along the common boundary.

Performance outcomes	Acceptable outcomes	Applicant response
(b) any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.	(c) 2 metres from any other side or rear boundary.	In any case, the proposed development complies with the acceptable outcomes under the Mossman Local Plan Code, which prevails in the hierarchy of assessment.
PO4 The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.	AO4.1 The setback areas nominated in AO3 of this code are provided with landscape planting that: (a) provides an effective visual screen; (b) is maintained at all times.	Complies with PO4 The site will be landscaped. A formal landscaping plan will form part of the project detailed design and may be provided to Council for endorsement prior to the issue of a Development Permit for Building Works.
	AO4.2 Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence and/or wall that is constructed of durable materials.	Complies with AO4.2 A 2m high acoustic fence is proposed along the southern side boundary.
For assessable development		
PO5 The establishment of uses is consistent with the outcomes sought for the Community facilities zone and protects the zone from the intrusion of inconsistent uses.	AO5 Uses identified in Table 6.2.2.3.b. are not established in the Community facilities zone.	Complies with AO5 The uses are not identified within Table 6.2.2.3.b.
PO6 Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account: (a) noise; (b) dust; (c) light; (d) odours; (e) electrical interference; (f) appearance;	AO6 No acceptable outcomes are prescribed.	Complies with PO6 A 2m high acoustic fence is proposed along the southern side boundary which will address any noise and light spill. The existing gravel driveway access will be sealed reducing any dust impacts from traffic. The proposed OSHC will operate only during outside of school hours and is not a traditional day care centre, therefore any noise will be limited during the day.

Performance outcomes	Acceptable outcomes	Applicant response
(g) streetscape.		
PO7 All lots must be of suitable dimensions to accommodate the intended land use.	AO7 No acceptable outcomes are prescribed.	Complies with PO7 The architectural plans demonstrate that the site is suitable for the intended use.

Table 6.2.2.3.b – Inconsistent uses within the Community facilities zone

Inconsistent uses		
<ul style="list-style-type: none">• Adult store• Agricultural supplies store• Animal husbandry• Animal keeping• Aquaculture• Brothel• Bulk landscape supplies• Cropping• Detention facility• Extractive industry• Hardware and trade supplies• High impact industry• Hotel• Intensive animal industry• Intensive horticulture	<ul style="list-style-type: none">• Low impact industry• Major electricity infrastructure• Marine industry• Medium impact industry• Motor sport facility• Multiple dwelling• Nightclub entertainment facility• Non-resident workforce accommodation• Outstation• Permanent plantation• Port services• Renewable energy facility, being a wind farm• Research and technology industry	<ul style="list-style-type: none">• Resort complex• Rural industry• Rural workers accommodation• Service station• Shopping centre• Showroom• Special industry• Tourist attraction• Transport depot• Veterinary services• Warehouse• Wholesale nursery• Winery

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

7.2.3 Mossman local plan code

7.2.3.1 Application

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

7.2.3.2 Context and setting

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

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area contains the rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree National Park to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the town with striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw a concentration of commercial development from the 1930s onward. The town focusses on "the Triangle" and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town's central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the general needs of the community. A limited area of expansion is available if the need arises.

Much of the township's character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.

At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly for tourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree Horizon Drive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the western side of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail component, will occur as an integrated development.

On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman township will remain as a residential community.

7.2.3.3 Purpose

- (1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
 - (b) The key built form and main street character of the town centre is to be retained and reinforced.
 - (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
 - (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
 - (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
 - (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.
 - (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.

- (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
 - (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
 - (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
 - (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
 - (l) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
 - (m) Conflicts between alternative land uses are minimised.
 - (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
 - (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 – Mossman North precinct;
 - (b) Precinct 2 – Foxtan Avenue precinct;
 - (c) Precinct 3 – Junction Road residential precinct;
 - (d) Precinct 4 – Junction Road industry precinct;
 - (e) Precinct 5 – Town Centre precinct;
 - (f) Precinct 6 – Front Street precinct;
 - (g) Precinct 7 – Emerging community precinct;
 - (h) Precinct 8 – Mossman South industry precinct;
 - (i) Precinct 9 – Mossman Gorge community precinct

Precinct 1 – Mossman North precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development is restricted to low density residential uses only.
 - (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

Precinct 2 – Foxton Avenue precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
 - (b) Development takes into account physical constraints with particular attention paid to flooding and vegetation.
 - (c) development is adequately separated from, and protects, the existing cane railway track along the south boundary of the land;
 - (d) development does not impact on the environmental values of Marrs Creek.

Precinct 3 - Junction Road residential precinct

- (6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes;
 - (b) development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots;
 - (c) development on the site does not impact on the environmental values of the North Mossman River.

Precinct 4 - Junction Road industry precinct

- (7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
 - (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses;
 - (c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.

Precinct 5 - Town Centre precinct

- (8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) key elements which contribute to the character and integrity of the town centre are retained;
 - (b) the sense of place which characterises the main town intersection of Foxton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
 - (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
 - (d) views from Front Street of the mountains (from various vantage points) are maintained;
 - (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

Precinct 6 - Front Street precinct

- (9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:
- (a) vehicular access is limited to:
 - (b) the existing access from Front Street opposite the Harper Street intersection;
 - (c) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
 - (d) any expansion complements the existing development in scale, height, roof alignment and colour;
 - (e) any expansion is integrated with existing development such that the final development functions as one shopping/commercial development;
 - (f) any expansion takes into account adjacent (existing and future) residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.

Precinct 7 – Emerging community precinct

- (10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:
- (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.

Precinct 8 - Mossman south industry precinct

- (11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
 - (b) no uses that compete with the commercial and retail primacy of the town centre are established;
 - (c) development protects the amenity of adjacent and nearby residential land uses.

Precinct 9 – Mossman Gorge community precinct

- (12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) existing commercial, community and residential uses are recognised within the discrete area contained by the Mossman Gorge community;
 - (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
 - (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
 - (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.

Criteria for assessment**Table 7.2.3.4.a – Mossman local plan – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Building and structures complement the height of surrounding development	AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	Complies with AO1 The height of new buildings is less than 8.5m. The proposed buildings present as single storey structures.



Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in the Mossman local plan area generally		
<p>PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).</p>	<p>AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxton Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site. <p>AO1.2 Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. 	<p>Complies with AO1.1-AO1.2 The design retains landscaping within the site frontage. A formal landscaping plan will be developed during the detailed design phase of the project and may be presented to Council for endorsement prior to Building Approval.</p> <p>The proposed development does not disrupt any views or vistas, or impact landmarks, memorials and monuments. The existing red brick church building which is iconic to Front Street is being retained.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to: (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road	
P02 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	AO2 Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not Applicable
P03 Landscaping of development sites complements the existing tropical character of Mossman.	AO3 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	May be Conditioned to Comply A formal landscaping plan will be developed during the detailed design phase of the project and may be presented to Council for endorsement prior to Building Approval.
P04 Development does not compromise the safety and efficiency of the State-controlled road network.	AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Not Applicable The site has single road frontage only to Front Street.



Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements for Precinct 2 – Foxton Avenue precinct		
PO5 Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	AO5 Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land.	Not Applicable
PO6 Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	PO6.1 Buildings and structures are setback a minimum of 10 metres from the cane railway. PO6.2 Pedestrian access to the cane railway is restricted.	Not Applicable
Additional requirements for Precinct 3 – Junction Road residential precinct		
PO7 Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes.	AO7 Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.	Not Applicable
PO8 Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	AO8.1 Lots have a minimum area of 800m ² . AO8.2 Lots have a minimum frontage of 20m.	Not Applicable



Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	AO9.1 Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River. AO9.2 Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.	Not Applicable
Additional requirements for Precinct 4 – Junction Road industry precinct		
PO10 Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.	AO10.1 A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required. AO10.2 No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.	Not Applicable
Additional requirements for Precinct 5 – Town Centre precinct		
PO11 Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including: <ul style="list-style-type: none"> (a) buildings built to the frontage to reinforce the existing built-form character; (b) buildings that address the street; (c) development that incorporates awnings and verandahs providing weather protection for pedestrians. 	AO11 With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that: <ul style="list-style-type: none"> (a) provide for pedestrian shelter that are consistent with the character and setting of the town centre; (b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level; (c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb; (d) are continuous across the frontage of the site; 	Complies with PO11 The development design retains the existing red brick church building which is iconic to Front Street. The development makes practical use of the vacant land within the rear of the site. It is not possible or feasible to retain the existing church building and provide pedestrian shelter across the entire frontage.



Performance outcomes	Acceptable outcomes	Applicant response
	(e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting	
PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.	AO12 Development incorporates the following design features: (a) built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;* (b) appropriate built form and roofing material; (c) appropriate fenestration in combination with roof form; (d) appropriate window openings, screens or eaves shading 80% of window openings; (e) minimum of 700mm eaves; (f) orientation of the building to address the street/s; (g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development; (h) ground level façades facing streets consist of windows, wall openings or shop fronts; (i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade; (j) inclusion of windows and balconies on the upper levels facing the street façade; (j) provision of lattice, battens or privacy screens; (k) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;	Complies with PO12 The development design retains the existing red brick church building which is iconic to Front Street. The development makes practical use of the vacant land within the rear of the site. It is not possible or feasible to retain the existing church building and bring the built form to the road boundary. The proposed development largely maintains the existing streetscape character.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(l) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</p> <p>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</p>	
<p>PO13</p> <p>Site coverage of all buildings:</p> <p>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</p> <p>(b) respects the individual character of the town centre.</p>	<p>AO13</p> <p>Site cover does not exceed 60%.</p>	<p>Complies with AO13</p> <p>Site cover is below 60%.</p>
<p>PO14</p> <p>Side and rear setbacks:</p> <p>(a) are appropriate for the scale of the development and the character of the town centre;</p> <p>(b) provide adequate daylight for habitable rooms on adjoining sites;</p> <p>(c) adequate separation between residential and non-residential uses.</p>	<p>AO14.1</p> <p>For side boundary setbacks, no acceptable measures are specified.</p> <p>AO14.2</p> <p>Buildings are setback a minimum of 6 metres from rear boundaries.</p> <p>Note: Building code requirements must be satisfied.</p>	<p>Complies with AO14.1</p> <p>The proposed development is minimum 2m from northern and southern side boundary except for the refuse enclosure which is approximately 1m off the southern side boundary.</p> <p>The building is more than 6m from the rear boundary.</p>
<p>PO15</p> <p>Development in the precinct is predominantly retail or office based in nature or has a service delivery function.</p>	<p>AO15</p> <p>Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 6 – Front Street precinct		
PO16 Vehicular access is limited to: (a) the existing access from Front Street opposite the Harper Street intersection; (b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.	AO16 No acceptable outcomes are prescribed.	Not Applicable
PO17 Any expansion complements the existing development in scale, height, roof alignment and colour	AO17 No acceptable outcomes are prescribed.	Not Applicable
PO18 Any expansion is integrated with existing development such that the final development functions as one shopping/commercial development.	AO18 No acceptable outcomes are prescribed.	Not Applicable
PO19 Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.	AO19 No acceptable outcomes are prescribed.	Not Applicable
Additional requirements for Precinct 7 – Emerging Community precinct		
PO20 Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.	AO20 No acceptable outcomes are prescribed.	Not Applicable



Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 8 – Mossman South industry		
PO21 Low impact industry uses are the predominant form of industry.	AO21 Development for industrial purposes consists of service industry or low impact industry uses.	Not Applicable
PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	AO22 Office or retail uses: (a) are ancillary to an industrial use; or (b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive.	Not Applicable
PO23 Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	Not Applicable
Additional requirements for Precinct 9 – Mossman Gorge Community		
PO24 No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	Not Applicable

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
 - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

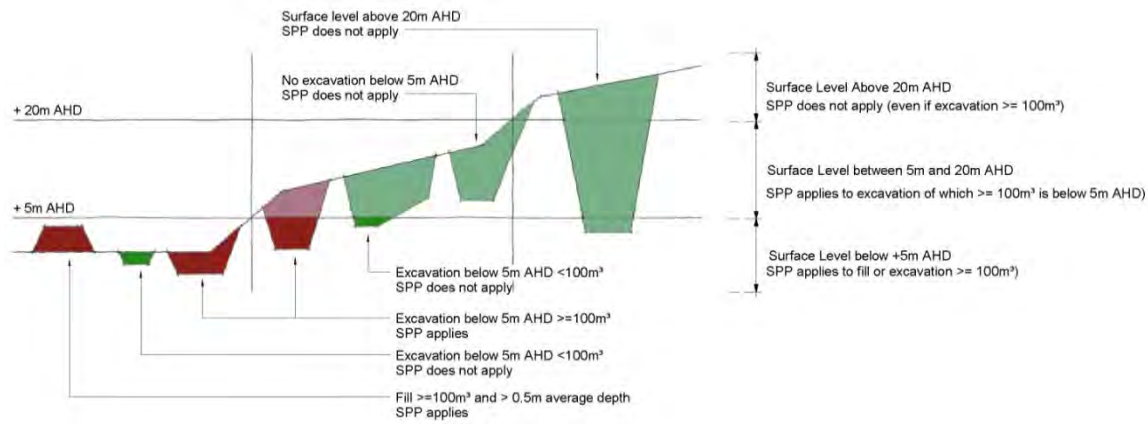
Criteria for assessment**Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	May be Conditioned to Comply Given the current site ground levels and the design of the proposed development, significant excavation and filling of the site is not expected to be required. The proposed development is unlikely to result in disturbance of acid sulfate soils.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. or	May be Conditioned to Comply Given the current site ground levels and the design of the proposed development, significant excavation and filling of the site is not expected to be required. The proposed development is unlikely to result in disturbance of acid sulfate soils.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (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. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<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>May be Conditioned to Comply</p> <p>Given the current site ground levels and the design of the proposed development, significant excavation and filling of the site is not expected to be required. The proposed development is unlikely to result in disturbance of acid sulfate soils.</p>

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



8.2.10 Transport network overlay code

8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
 - (i) Principal route;
 - (ii) Future principal route;
 - (iii) District route;
 - (iv) Neighbourhood route;
 - (v) Strategic investigation route.

8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
 - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for transport infrastructure (including active transport infrastructure);
 - (b) development contributes to a safe and efficient transport network;
 - (c) development supports the existing and future role and function of the transport network;
 - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Criteria for assessment

Table 8.2.10.3 a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		

<p>PO1 Development supports the road hierarchy for the region.</p> <p>Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p> <p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p> <p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	<p>Complies with AO1.1 The proposed development is located on Front Street, identified under the Transport Network Overlay as a State-controlled road that functions as a major north-south corridor through Mossman. The proposed uses, a church extension, community hall, and an Outside School Hours Care facility, are consistent with the civic and community role of the town centre and generate traffic movements compatible with the intended function of the road. Importantly, the development reinforces the role of the site as a local community hub within the established township and does not introduce an intensity of traffic inconsistent with the network hierarchy.</p> <p>Complies with AO1.2 The development has been designed to maintain safe and efficient operation of the transport network. Vehicle access is provided via the existing crossover to Front Street, with upgraded internal circulation, line marking, and signage incorporated to improve legibility and safety. A convex mirror is proposed to ensure clear sightlines for vehicles entering and exiting the site. Pedestrian access is supported by existing footpaths along Front Street, which connect to nearby bus stops, schools, and the wider pedestrian network. On this basis, the development does not compromise the efficiency or safety of the transport network.</p>
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		<p>Complies with AO1.3 Access to the site is provided from Front Street, being the lawful and established access point. While this is not the lowest order road, no practicable alternative access arrangement exists due to the site's frontage and context. The proposal therefore appropriately relies on the existing crossover, with internal upgrades ensuring safe and efficient vehicle and pedestrian movement.</p>
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Performance outcomes	Acceptable outcomes	Applicant response
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <ul style="list-style-type: none"> (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p>Not Applicable Public transport infrastructure upgrades are not required to support the development.</p>
<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3 No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p>Complies with PO3 The proposed development is appropriately designed to locate the Child Care Centre and outdoor play area to the rear of the site.</p>
<p>PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p>Not Applicable Front Street is not a Major Transport Corridor.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p> <p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	
<p>PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>Not Applicable Front Street is not a Major Transport Corridor.</p>
Pedestrian and cycle network		
<p>PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks</p>	<p>AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p>AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p>Complies with AO6.1-6.2 The development maintains and does not impact the existing pedestrian and cycle network.</p>

9.3.4 Child care centre code

9.3.4.1 Application

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

9.3.4.2 Purpose

- (1) The purpose of the Child care centre 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) Child care centres are established:
 - (i) in accessible locations and co-locate with community services and infrastructure and residential neighbourhood features;
 - (ii) in a way that avoids impacts on traffic networks;
 - (iii) on sites having capacity to accommodate the use in an attractive and functional layout and design.
 - (b) Child care centres are designed to maintain the amenity of adjoining premises, contribute to an attractive streetscape, integrate with the neighbourhood setting and provide a safe environment.

9.3.4.3 Criteria for assessment

Table 9.3.4.3.a – Child care centre code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The Child care centre is: <ol style="list-style-type: none"> (a) in an accessible location; (b) co-located with residential and community focal points such as centres, community facilities, open space, education facilities to contribute to the establishment of community land use hubs. 	AO1 The Child care centre is located in: <ol style="list-style-type: none"> (a) a Centre zone or Community Facilities zone; or (b) a Residential zone that is adjacent to a planned or proposed school, library or a cluster of community uses (e.g. community hall, open space, park). 	Complies with AO1 The site is appropriately included within the Community Facilities Zone.



<p>PO2 The location of the use does not:</p> <ul style="list-style-type: none"> (a) adversely impact on external traffic movement; or (b) introduce non-local traffic into local residential streets. 	<p>AO2 The Child care centre is not located with access to:</p> <ul style="list-style-type: none"> (a) an Access Road; (b) a State-controlled road – the Captain Cook Highway, Port Douglas Road, Mossman-Mount Molloy Road or Mossman-Daintree Road. 	<p>Complies with PO2 The OSHC facility is specifically intended to cater for children aged 6 to 12 years who already attend the adjoining Mossman State School or Saint Augustine's Primary School. The facility will operate exclusively outside of normal school hours. During afternoon sessions, children will be escorted directly from the school to the site by school representatives, avoiding the need for parents to make separate trips. At the conclusion of care, children will be collected by parents in the same manner as they would otherwise be collected from the school. As such, the OSHC use does not generate additional traffic demand on the surrounding network, but rather consolidates and manages existing pick-up and drop-off patterns more efficiently.</p>
<p>PO3 The site has sufficient area to accommodate:</p> <ul style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) adequate provision for both external play areas and internal activity areas, including sleep areas; (g) waste and recyclable material management and other service functions. 	<p>AO3 A child care centre is located on a site with a minimum area of:</p> <ul style="list-style-type: none"> (a) 1000m² where no more than 25 children are to be accommodated; (b) 1500m² where more than 25 children, but no more than 50 children, are to be accommodated; (c) 2000m² where more than 50 children are to be accommodated. 	<p>Complies with PO3 The site is appropriately sized and designed to accommodate up to 60 children. The development will not operate like a normal Child Care Centre, it will operate only during outside of school hours. The proposal plans demonstrate that the site has sufficient area to accommodate the use.</p>



<p>PO4 Development is located and designed to ensure that users are not exposed to levels of soil contamination in excess of health-based investigation levels as outlined in the National environmental protection measure for assessment of site contamination (incorporating Schedule B {7a}).</p>	<p>AO4 Development is on a site that has not previously been used for an industrial purpose or a notifiable activity (as defined in Schedule 3 of the <i>Environmental Protection Act 1994</i>) as demonstrated by a site history investigation report prepared by a suitably qualified person (as defined under Section 381 of the <i>Environment Protection Act 1994</i>).</p>	<p>Complies with AO4 To the best of knowledge the site has not been used for an industrial purpose of notifiable activity.</p>
<p>PO5 Site layout and building design: (a) maintains the amenity of adjoining properties and the locality; (b) contributes to an attractive streetscape; (c) is compatible with the character of the locality.</p>	<p>AO5.1 A minimum landscaped setback of 2 metres is provided to all road frontages.</p> <p>AO5.2 Buildings are setback: (a) a minimum of 6 metres from the road frontage in any Residential Zone; (b) a minimum of 3 metres in any other zone, except where lesser setbacks are permitted or specified in a Local plan or a Zone code.</p>	<p>Not Applicable No change is proposed to the site frontage. The Mossman Local Plan prevails in the hierarchy of assessment with respect to building setbacks.</p>
<p>PO6 Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p>AO6 Hours of operation (including deliveries) for a child care centre are limited to between 7am and 6.00pm, Monday to Friday.</p>	<p>May be Conditioned to Comply</p>



<p>PO7 Adjoining sensitive land uses are protected from noise nuisance.</p>	<p>AO7.1 Development provides a 2 metre high acoustic fence and a minimum 2 metre wide landscaped buffer along any boundary adjoining land: (a) in a Residential zone; (b) containing a residential land use activity.</p> <p>AO7.2 Any mechanical plant or equipment is acoustically screened from adjoining sensitive uses.</p> <p>Note – Mechanical plant includes generators, motors, compressors and pumps, for example including air conditioning, refrigeration or cool-room motors.</p>	<p>Complies with PO7 A 2m high acoustic fence is proposed along the southern side boundary. Landscaping opportunities are limited adjacent to the driveway and paring areas due to existing building constraints and overall site width. Front Street is already a noisy environment, the proposed use is not expected generate noise nuisances.</p>
Landscaping		
<p>PO8 Development incorporates deep planting that: (a) is open to the sky with access to light and rainfall; (b) is established in the natural ground with no underground development (e.g. basement car parking); (c) uses tropical tree species that at maturity are complementary in scale and height to building form; (d) avoids dangerous planting species; (e) balances hard stand areas and provides shade and informal recreational spaces that are directly accessible to buildings.</p>	<p>AO8.1 Development has a footprint that allows a minimum of 10% of the site to be allocated to deep planting.</p> <p>AO8.2 Development ensures that deep planting is provided in different parts of the site and each deep planting area has a minimum area of 16m².</p> <p>AO8.3 Planting species accord with the locally specific planting schedules contained in Planning Policy SC6.7 – Landscaping and do not consist of any species from these schedules that are either thorny, spiked or have toxic fruit or fruit that is heavy or slippery underfoot when dropped.</p>	<p>May be Conditioned to Comply A landscaping plan has not been prepared at this stage, however the proposal plans illustrate the landscaping concept. It is proposed that a landscaping plan will be prepared at the detailed design phase and may be provided to Council for endorsement prior to Building Approval.</p>



<p>PO9 Development ensures that conflicts between pedestrians and vehicles are minimised both on and off-site.</p>	<p>AO9.1 Development has car parking areas for set-down and pick-up that are located so that they are visible from the road.</p> <p>AO9.2 Development has separate accessible, safe and clearly visible pedestrian access for carers to drop off and collect children that is provided to the entrance of the building from the footpath and the car parking area.</p>	<p>Complies with AO9.1 The proposed development incorporates on-site car parking and circulation areas that provide safe and convenient set-down and pick-up opportunities for the Outside School Hours Care facility. These areas are located adjacent to the building entry and are visible from Front Street, ensuring parents and carers can easily locate the designated access point. Alternatively public parking is available within Front Street.</p> <p>Complies with AO9.2 The design provides safe and clearly defined pedestrian pathways linking the car parking and set-down areas to the main entrance of the OSHC building. This ensures carers can drop off and collect children without conflict with vehicle movements. Pedestrian access is also available directly from the existing footpath along Front Street, providing a safe and visible entry point (separate to the driveway) for those arriving on foot.</p>
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9.3.6 Community facilities code

9.3.6.1 Application

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

Note – Development involving any residential component including multiple dwelling, residential care facility or on-site student accommodation as part of an educational establishment is also assessed against the Multiple dwelling, Short term accommodation and Retirement facilities code, whichever is relevant.

Note – Community facilities is a defined activity group listed in Table 1 SC1.1.1 in Schedule 1 that applies to uses in the Community facilities zone. When the term community facilities is used within this code it means any of the above uses to which this code is applicable.

9.3.6.2 Purpose

- (1) The purpose of the Community facilities use 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) Design, siting, construction and built form are suited to the facility, in accordance with particular operational, functional and locational requirements of community services and facilities;
 - (b) Development is integrated or co-located with other community facilities where possible to create a multi-functional hub;
 - (c) Development that may limit the ongoing operation and expansion of existing uses or prejudice development of new facilities appropriate to the specific nature of the Community facilities zone is excluded;
 - (d) Development:
 - (i) is appropriately located according to the type of use;
 - (ii) is highly accessible and preferably integrated and co-located with complementary uses;
 - (iii) is of a scale, height and bulk that provides a high level of amenity;
 - (iv) is generally consistent with the character of the area;
 - (v) transitions sensitively to surrounding zones.

9.3.6.3 Criteria for assessment

Table 9.3.6.3.a – Community facilities code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
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For self-assessable and assessable development		
PO1 Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.	AO1 Development for non-residential use has hours of operation, including indoor activity areas and delivery vehicles, which are limited to 7am to 6pm.	May be Conditioned to Comply
PO2 Development is designed to protect nearby sensitive land uses from adverse impacts on the existing levels of amenity, including by way of light, noise, odour or other nuisance.	AO2.1 Where on a site adjoining a sensitive land use and located within 20 metres from the common boundary, a minimum 1.8 metre high acoustic fence is provided for the full length of the common boundary.	Complies with AO2.1 A 2m high acoustic fence is proposed along the southern side boundary.

**AO2.2**

Development does not involve amplification devices and does not generate noise that is clearly audible from nearby sensitive land uses.

AO2.3

Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.

AO2.4

Mechanical plant and equipment is acoustically and visually screened from adjoining sensitive land uses.

Note – Mechanical plant includes generators, motors, compressors and pumps such as air conditioning, refrigeration or cold rooms.

AO2.5

Development:

- (a) does not involve activities that generate air emissions, including odour dust, fumes or smoke beyond the site;
- (b) where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive land use, and vents are separated by the following distances:
 - (i) a minimum of 6 metres horizontally from a sensitive land use;
 - (ii) a minimum of 2 metres above any thoroughfare with regular traffic.

Complies with AO2.2

No amplification devices are proposed.

Compliance with AO2.3-AO2.5 may be Conditioned

For assessable development



<p>PO3 Development on a site within a Community facilities zone must be protected for public use, and where a community facility ceases, its replacement must be for another community facility.</p>	<p>AO3 Development of an existing community facility within a Community facilities zone may be transitioned to another type of use within the community facilities activity group where a demonstrable need of the community will be fulfilled.</p>	<p>Not Applicable The development maintains the existing Place of Worship and expands this use.</p>
<p>PO4 Development for a community facility which is purpose built on public land delivers buildings and structures that are designed as multi-purpose community hubs where possible, rather than stand-alone or single use facilities to: (a) create a sense of place, belonging and community and to provide a focal point for community activity; (b) increase efficiencies in built form; (c) provide efficiencies in infrastructure costs; (d) facilitate adaption of building and infrastructure to respond to changing community needs.</p>	<p>AO4 No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p>
<p>PO5 Development must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land.</p>	<p>AO5 Development is of a scale, height and bulk that is not greater than that of surrounding development.</p>	<p>Complies with AO5 The proposal plans illustrate that the proposed development is consistent in terms of scale, height and bulk with that of the surrounding locality. Building height is single storey and site cover is relatively low.</p>



<p>PO6 Development does not impose adverse visual amenity impacts on any land associated with Accommodation activity group.</p>	<p>AO6.1 Development has a building setback from a site boundary with any land use associated with the Accommodation activity group of 6 metres, or half the height of the building at that point, whichever is the greater.</p> <p>AO6.2 Development provides a 3 metre wide landscape buffer capable of deep planting provided between vehicle movement and car parking areas and common boundaries any land use associated with the Accommodation activity group</p>	<p>Not Applicable The development complies with the Mossman Local Plan Code which prevails in the assessment hierarchy.</p>
<p>PO7 Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use does not dominate the frontage of the premises and maintains the amenity of the street and adjacent properties.</p>	<p>AO7 Car parking is: (a) provided below or at the rear of the primary building for the use and is not within the front setback of the site; or (b) where forward of the building line, car parking is integrated with high quality landscaping.</p>	<p>Complies with AO7 Parking is provided behind the primary building.</p>
<p>PO8 Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>Complies with PO8 The proposed development does not raise any additional safety concerns.</p>
<p>PO9 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p>AO9 No acceptable outcomes are prescribed.</p>	<p>May be Conditioned to Comply A landscaping plan will be developed under the detailed design phase and may be provided to Council for endorsement prior to Building Approval. The proposal plans generally illustrate the landscaping concept and areas available for landscaping.</p>

9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</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>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</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, 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>Complies with PO1 The proposed development provides a total of 12 on-site parking spaces, including 1 dedicated accessible space. While the numerical requirement generated under the Parking and Access Code equates to 31 spaces, it is submitted that this figure does not accurately reflect the operational characteristics of the proposed development.</p> <p>The site is to be used for two complementary but non-competing activities: the Outside School Hours Care (OSHC) facility and the Place of Worship/Community Hall. The OSHC is designed to operate exclusively outside of school hours, with children escorted from Mossman State School during weekday afternoons and collected later in the day by parents. The theoretical demand generated by the OSHC equates to approximately 10 spaces. Conversely, the Church and Community Hall use generates a theoretical demand of approximately 21 spaces. Importantly, these activities do not occur concurrently and therefore will not compete for the same parking supply.</p> <p>In practical terms, the peak demand for church parking occurs on Sunday mornings at 9:15am for regular worship services, with Holy Communion held on the first Sunday of each month. These activities typically generate a modest demand that coincides with periods of very low pressure on surrounding on-street parking. As such, any occasional overflow can be</p>



		<p>safely and conveniently accommodated within the local street network without adverse impacts on traffic or residential amenity.</p> <p>The proposed on-site parking provision therefore reflects a realistic and context-sensitive outcome, balancing functionality with the desire to maintain landscaping, amenity, and safe circulation within the site. When viewed in light of the actual operating patterns and complementary nature of the uses, the provision of 12 on-site spaces is considered to satisfy the intent of PO1 by ensuring that parking demand is appropriately managed and does not compromise the safety or efficiency of the transport network.</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: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p>Will Comply</p>



<p>PO3 Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). 	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. <p>AO3.3 Driveways are:</p> <ul style="list-style-type: none"> (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; 	<p>Complies with AO3.1 The site is designed with a single crossover.</p> <p>Complies with AO3.2 No conflicts identified.</p> <p>Complies with AO3.3 The driveway will follow the existing contours.</p>
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	<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 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p>Complies with AO3.4 The driveway will be of concrete or asphalt construction.</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Complies with PO4 The design accommodates a single all abilities park.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Can Comply</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p>Not Applicable</p>



<p>P07 Development provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
<p>P08 Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	<p>Not Applicable</p>
<p>P09 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	<p>AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and</p>	<p>Complies with PO9 The access and parking is designed to provide practical access given the site constraints.</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>AS2890.2.</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>Not Applicable No service and loading areas are proposed or required.</p> <p>Not Applicable The development does not generate need for service vehicles.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as 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; (f) hotel, where including a drive-through facility; (g) service station. <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>Complies with PO10 Provision is allowed in the design to allow vehicles to turn and exit the site if the parking area is full.</p>

Table 9.4.1.3.b – Access, parking and servicing requirements

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

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

9.4.3 Environmental performance code

9.4.3.1 Application

- (1) This code applies to assessing:
 - (a) building work for outdoor lighting;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

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

9.4.3.2 Purpose

- (1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
 - (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
 - (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
 - (d) development contributes to the removal and ongoing management of weed species.



9.4.3.3 Criteria for assessment

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting. AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally. AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	May be Conditioned to Comply No external lighting is proposed that would cause a nuisance.
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or	Complies with PO2 The proposed development is an appropriate use of the land in the context of the zoning, adjoining land uses to the north and east and central township location. An acoustic fence is proposed along the southern side boundary.



<p>management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. <p>Editor's note - The <i>Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
Airborne particles and other emissions		
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p>	<p>Not applicable The proposed use does not involve activities that result in airborne emissions.</p>



	<p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
Odours		
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO4.1 The development does not involve activities that create odorous emissions;</p> <p>or</p> <p>AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p>Not applicable The proposed use does not involve activities that result in odour emissions. Waste will be appropriately stored onsite. The kitchen will not be used to prepare meals therefore there would be minimal food waste. Also given the age range of kids, biological waste is not likely to be generated by the use.</p>
Waste and recyclable material storage		

**PO5**

Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.

Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.

AO5.1

The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.

AO5.2

Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:

- (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;
- (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;
- (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;
- (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.

Editor's note - the *Environmental Protection (Waste Management) Policy 2008* provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.

Complies

Waste will be stored appropriately onsite so not to impact adjoining land uses.

Sensitive land use activities



<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p>AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p>Not Applicable The development would not result in any reverse amenity issues.</p>
<p>Stormwater quality</p>		
<p>PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <ul style="list-style-type: none"> (a) the amount and type of pollutants borne from the activity; (c) maintaining natural stream flows; (d) the amount and type of site disturbance; (e) site management and control measures. 	<p>AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p> <p>AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Will Comply and may be Conditioned</p>



Pest plants (for material change of use on vacant land over 1,000m ²)		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p>AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	<p>Not Applicable</p>

9.4.4 Filling and excavation code

9.4.4.1 Application

- (1) This code applies to assessing:
 - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

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

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

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
 - (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		



<p>PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.</p>	<p>Not Applicable</p>
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	<p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p>AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	
Visual Impact and Site Stability		
<p>PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>	Not Applicable
Flooding and drainage		



<p>PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p>AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p> <p>AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p>AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>May be Conditioned to Comply Minimal excavation and filling is anticipated across the site.</p>
Water quality		
<p>PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>May be Conditioned to Comply</p>
Infrastructure		
<p>PO5 Excavation and filling does not impact on Public Utilities.</p>	<p>AO5 Excavation and filling is clear of the zone of influence of public utilities.</p>	<p>May be Conditioned to Comply</p>

9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

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

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

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - (d) the integrity of existing infrastructure is maintained;
 - (e) development does not detract from environmental values or the desired character and amenity of an area.



9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

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



	<p>in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p> <p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p> <p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	
Accessibility structures		
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p> <p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not Applicable No new accessibility structures are proposed. All accessibility requirements are accommodated within the lot boundary.</p>
Water supply		

**PO3**

An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.

AO3.1

The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;

or

AO3.2

Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.

Complies with AO3.1

The subject site is connected to Council water supply.



Treatment and disposal of effluent		
<p>PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	<p>Complies with AO4.1 The site is connected to Council's reticulated sewerage system.</p>
Stormwater quality		
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Complies. The site is located within an established urban area. Stormwater from the roof will be directed to lawful point of discharge via the existing drainage network. Generally there will be little changes to the natural drainage patterns are proposed.</p>

**AO5.3**

A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:

- (a) erosive, dispersive and/or saline soil types;
- (b) landscape features (including landform);
- (c) acid sulfate soil and management of nutrients of concern;
- (d) rainfall erosivity.

AO5.4

Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.

AO5.5

Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.

Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*.

Note – During construction phases of development, contractors and builders are to have



	consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Non-tidal artificial waterways		
<p>PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	<p>AO6.1 Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. <p>AO6.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. <p>AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or 	<p>Not Applicable The development does not involve any non-tidal artificial waterways.</p>



- (c) there is no introduction of salt water into freshwater environments.

AO6.4

Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:

- (a) amenity (including aesthetics), landscaping or recreation; or
- (b) flood management, in accordance with a drainage catchment management plan; or
- (c) stormwater harvesting plan as part of an integrated water cycle management plan; or aquatic habitat.

AO6.5

The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.

AO6.6

Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.

AO6.7

- (d) Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.



Wastewater discharge		
<p>P07 Discharge of wastewater to waterways, or off site:</p> <ul style="list-style-type: none"> (a) meets best practice environmental management; (b) is treated to: <ul style="list-style-type: none"> (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters. 	<p>AO7.1 A wastewater management plan is prepared and addresses:</p> <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. <p>AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. <p>AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: 	<p>Not Applicable Wastewater will be directed to the existing reticulated sewer system. No off-site or natural waterway discharge is proposed.</p>



	<ul style="list-style-type: none">(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; visible iron floc is not present in any discharge;(iv) precipitated iron floc is contained and disposed of;(iii) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
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Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Complies with AO8.1 The site is connected to the local electricity distribution network.
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not Applicable No new pad-mount transformers or similar infrastructure are proposed.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 Telecommunications services are available and connected to the site.



PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not Applicable
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy. AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Complies. Front Street is a sealed road with kerb and channel. Existing access arrangements are maintained and provide safe entry and exit to the site.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies with AO13



<p>PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Complies with AO14. No alterations to public utility services are proposed or required as part of the development.</p>
<p>Construction management</p>		
<p>PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15 Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds. 	<p>May be Conditioned to Comply</p>
<p>PO16 Existing infrastructure is not damaged by construction activities.</p>	<p>AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	<p>May be Conditioned to Comply</p>



Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not Applicable
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not Applicable
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not Applicable



PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not Applicable
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Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
Drainage control (Temporary drainage works)	(a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (i) design storm for sediment basin sizing is 80th% five-day event or similar. (c) Site discharge during sediment basin dewatering: (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.



Water quality (Litter and other waste, hydrocarbons and other contaminants)	(a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. (c) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)	(a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% pervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.

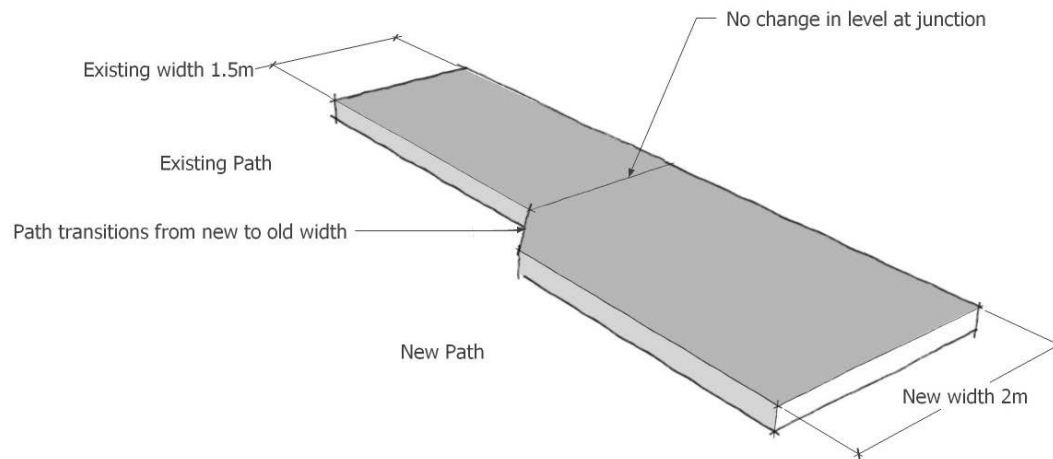
**Water stability management**

(a) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.

Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.

For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.

Figure 9.4.5.3.a – New footpath sections



9.4.6 Landscaping code

9.4.6.1 Application

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

9.4.6.2 Purpose

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

9.4.6.3 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Landscape design		



<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety. 	<p>AO1 Development provides landscaping:</p> <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p>May be Conditioned to Comply The proposal plans illustrate the general landscaping concept for the site, including areas of planting, fencing, and open space treatment. Detailed landscaping plans will be commissioned during the detailed design phase of the project to refine species selection, planting arrangements, and maintenance requirements. These detailed plans can be supplied to Council for review and endorsement prior to the issue of a Development Permit for Building Works, ensuring that the final landscaping outcome aligns with Council's expectations and the intent of the Planning Scheme.</p>
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For assessable development		
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1 No acceptable outcomes are specified.</p> <p>Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> <p>AO2.2 Tropical urbanism is incorporated into building design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.</p>	Refer to discussion above
<p>PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	Refer to discussion above



PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Refer to discussion above
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Refer to discussion above
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping. AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	Refer to discussion above
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Not Applicable
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Refer to discussion above



PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	Refer to discussion above
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Refer to discussion above

9.4.9 Vegetation management code

9.4.9.1 Application

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

9.4.9.2 Purpose

- (1) The purpose of the Vegetation management code is achieved through the overall outcomes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) vegetation is protected from inappropriate damage;
 - (b) where vegetation damage does occur it is undertaken in a sustainable manner;
 - (c) significant trees are maintained and protected;
 - (d) biodiversity and ecological values are protected and maintained;
 - (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
 - (f) landscape character and scenic amenity is protected and maintained;
 - (g) heritage values are protected and maintained.

9.4.9.3 Criteria for assessment

Table 9.4.9.3.a – Vegetation management –assessable development

Note – All vegetation damage is to have regard to the provisions of AS4373-2009 Pruning of Amenity Trees

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		



<p>PO1 Vegetation is protected to ensure that:</p> <ul style="list-style-type: none"> (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire's biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation. 	<p>AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p>or</p> <p>AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p>or</p> <p>AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <ul style="list-style-type: none"> (a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or (b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or (d) vegetation is located within the Conservation zone or Environmental management zone 	<p>Complies with PO1 The proposal requires the removal of a single tree to accommodate the footprint of the proposed OSHC facility. The loss of this tree will be appropriately offset through the provision of new landscaping across the site, which will enhance the overall visual amenity, contribute to screening and softening of the built form, and reinforce the community character of the development. The landscaping design will ensure that the removal of the tree does not result in any net loss of amenity and, in fact, will provide an improved and more cohesive outcome for the site.</p>
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and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;.

or

AO1.4

Vegetation damage that is reasonably necessary for carrying out work that is:

- (a) authorised or required under legislation or a local law;
- (b) specified in a notice served by the local government or another regulatory authority;

or

AO1.5

Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;

or

AO1.6

Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the *Vegetation Management Act 1999*;

or

AO1.7

Vegetation damage is essential to the maintenance of an existing fire break;

or

AO1.8

Vegetation damage is essential to prevent



interference to overhead service cabling;

or

AO1.9

Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the *Vegetation Management Act 1999*;

or

AO1.10

Vegetation damage is undertaken in accordance with section 584 of the *Sustainable Planning Act 2009*.

AO1.11

Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).

AO1.12

Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.



PO2 Vegetation damaged on a lot does not result in a nuisance	AO2.1 Damaged vegetation is removed and disposed of at an approved site; or AO2.2 Damaged vegetation is mulched or chipped if used onsite.	May be Conditioned to Comply
For assessable development		
PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	AO3 No acceptable outcomes are prescribed.	Not Applicable

Attachment 5

SDAP Code Compliance

State code 1: Development in a state-controlled road environment

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road . AND AO1.2 Development can be maintained without requiring access to a state-controlled road .	Complies with PO1. The proposed development is confined to the property boundaries and includes an ingress and egress via existing crossover to Front Street. There are no other access options available to the site.
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO2. The development may be managed and conditioned to ensure the development does not impact the structural integrity or physical condition of the road.
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO3. The development does not involve the obstruction of the road and will not affect operating performance.
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a	No acceptable outcome is prescribed.	Complies with PO4. No signage is proposed.

Performance outcomes	Acceptable outcomes	Response
safety hazard for users of the state-controlled road .		
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	<p>AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.</p> <p>AND</p> <p>AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.</p>	<p>Complies with AO5.1-AO5.4</p> <p>The proposed building is non-reflective. No major external lighting is proposed that would cause driver distraction.</p>
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not Applicable.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	<p>AO7.1 Landscaping is not located in a state-controlled road.</p> <p>AND</p>	<p>Complies with AO7.1-AO7.3.</p> <p>All landscaping is located internally and does not rely on access from the State Controlled Road for maintenance.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO7.2 Landscaping can be maintained without requiring access to a state-controlled road.</p> <p>AND</p> <p>AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.</p>	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	<p>Will Comply with PO8</p> <p>Stormwater will be directed to a lawful point of discharge and existing stormwater infrastructure within the road reserve.</p>
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	<p>Will Comply with PO9</p> <p>Stormwater will be directed to a lawful point of discharge and existing stormwater infrastructure within the road reserve.</p>
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	<p>Will Comply with PO10</p> <p>Stormwater will be directed to a lawful point of discharge and existing stormwater infrastructure within the road reserve.</p>
PO11 Development ensures that stormwater is lawfully discharged.	<p>AO11.1 Development does not create any new points of discharge to a state-controlled road.</p> <p>AND</p> <p>AO11.2 Development does not concentrate flows to a state-controlled road.</p> <p>AND</p>	May be Conditioned to Comply with AO11.1-AO11.3.

Performance outcomes	Acceptable outcomes	Response
	<p>AO11.3 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>AND</p> <p>AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.</p>	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	<p>AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.</p> <p>AND</p> <p>AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road.</p> <p>AND</p> <p>AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.</p>	<p>Not Applicable.</p> <p>The subject site is located outside of the mapped Q100 Flood Levels.</p>
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge .	Will Comply with AO13.1-13.2

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State code 1: Development in a state-controlled road environment

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Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road.</p>	<p>Stormwater will be directed to a lawful point of discharge and existing stormwater infrastructure within the road reserve.</p>
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	May be conditioned to Comply with PO14.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	<p>Complies with PO15.</p> <p>The proposed development utilises an existing crossover. The development does not introduce a new or changed access point. Front Street is a low speed environment (50km/hr). The proposed access arrangement is not expected to raise safety concerns.</p>
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road .	No acceptable outcome is prescribed.	<p>Complies with PO16.</p> <p>The proposed access arrangement is not expected to raise safety concerns. Any concerns may be addressed through conditions.</p>
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road .	No acceptable outcome is prescribed.	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
		The proposed development utilises an existing crossover. The development does not introduce a new or changed access point.
PO18 New or changed access is consistent with the access for the relevant limited access road policy : 1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	Not Applicable.
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Not Applicable.
PO20 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Not Applicable.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO21-PO24. The proposed development at will not impact the existing bus stop located within the road reserve adjacent to the site. The development is designed to utilise the existing vehicle crossover, and no modifications are proposed to the road reserve or to the existing public transport infrastructure. As such, the function, accessibility, and operation of the existing bus stop will remain unaffected by the proposed works.
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO25. The proposed access arrangement is standard and is not expected to raise safety concerns. Any concerns may be addressed through conditions.
PO26 Development ensures no net worsening of the operating performance of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO26. The proposed access arrangement is typical and standard and is not expected to raise safety concerns. Any concerns may be addressed through conditions.
PO27 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Not Applicable.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road .	No acceptable outcome is prescribed.	Not Applicable.
PO29 Development does not impede delivery of planned upgrades of state-controlled roads .	No acceptable outcome is prescribed.	Not Applicable. No planned upgrades are known.
PO30 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor .	No acceptable outcome is prescribed.	Complies with PO30. Development of the site would not compromise corridor improvements.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	May be Conditioned to Comply.
PO32 Development does not adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	May be Conditioned to Comply.
PO33 Development does not undermine, damage or cause subsidence of a state-controlled road .	No acceptable outcome is prescribed.	May be Conditioned to Comply.
PO34 Development does not cause ground water disturbance in a state-controlled road .	No acceptable outcome is prescribed.	May be Conditioned to Comply.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	May be Conditioned to Comply.
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	May be Conditioned to Comply.

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a state-controlled road .	AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
	<p>2. in accordance with:</p> <ul style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p>AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road.</p>	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road .	<p>AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ul style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: <ul style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management 	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
	<p>Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</p> <p>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</p> <p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p>AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a state-controlled road in private open space .	<p>AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; in accordance with: <ol style="list-style-type: none"> Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
	<p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p>AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	
<p>PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state-controlled road in habitable rooms at the facade.</p>	<p>AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 2. in accordance with: <ol style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Response
	level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not Applicable.
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	Not Applicable.
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas ; b. in accordance with:	No acceptable outcome is provided.	Complies with PO44. The proposed Child Care Centre is located at the rear of the site. The outside play area is located furthest from the state controlled road. Given the low speed environment of the road, and buffering offered by the existing Church, additional noise attenuation requirements are not expected.

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or <p>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>		
<p>PO45 Development involving a childcare centre or educational establishment:</p> <ul style="list-style-type: none"> 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: <ul style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 	No acceptable outcome is provided.	<p>Complies with PO44.</p> <p>The proposed Child Care Centre is located at the rear of the site. The outside play area is located furthest from the state controlled road. Given the low speed environment of the road, and buffering offered by the existing Church, additional noise attenuation requirements are not expected.</p>

Performance outcomes	Acceptable outcomes	Response
c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. indoor education areas and indoor play areas ; or 2. sleeping rooms in a childcare centre ; or 3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Complies with PO44. The proposed Child Care Centre is located at the rear of the site. The outside play area is located furthest from the state controlled road. Given the low speed environment of the road, and buffering offered by the existing Church, additional noise attenuation requirements are not expected.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a childcare centre or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas .	No acceptable outcome is provided.	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
PO48 Development including: 1. indoor education areas and indoor play areas in a childcare centre or educational establishment ; or 2. sleeping rooms in a childcare centre ; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not Applicable.
Air, light and vibration		
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road .	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure . OR AO49.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure .	Not Applicable.
PO50 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor .	AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$. AND AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of $0.4\text{m/s}^{1.75}$.	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multi-modal corridor , does not: <ol style="list-style-type: none"> 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm). 	No acceptable outcomes are prescribed.	Not Applicable.

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road .	AO52.1 Development is not located in a future state-controlled road . OR ALL OF THE FOLLOWING APPLY: AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road . AND AO52.3 The intensification of lots does not occur within a future state-controlled road . AND AO52.4 Development does not result in the landlocking of parcels once a future state-controlled road is delivered.	Not Applicable.
PO53 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road .	AO53.1 Development does not include new or changed access to a future state-controlled road .	Not Applicable.

Performance outcomes	Acceptable outcomes	Response
PO54 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road .	No acceptable outcome is prescribed.	Not Applicable.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Not Applicable.
PO56 Development ensures that stormwater is lawfully discharged.	<p>AO56.1 Development does not create any new points of discharge to a future state-controlled road.</p> <p>AND</p> <p>AO56.2 Development does not concentrate flows to a future state-controlled road.</p> <p>AND</p> <p>AO56.3 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>AND</p> <p>AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.</p>	Not Applicable.