ASPIRE

Town Planning and Project Services

13 October 2026

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

Attn: Leonard Vogel (Manager Environment and Planning)

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

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (HEALTH CARE SERVICES INCLUDING ANCILLARY STAFF ACCOMMODATION) OVER LAND AT 6 FRONT STREET, MOSSMAN, MORE FORMALLY DESCRIBED AS LOT 1 ON SR489

Aspire Town Planning and Project Services acts on behalf of Apunipima Cape York Health Council A.C.N. 162 571 235 (the Applicant) in relation to the above development application. The land is owned by Vong Investments – Australia Pty Ltd A.C.N. 637 080 909, which has provided landowner's consent to the application.

On behalf of the Applicant, please accept this correspondence and the accompanying documentation 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 for Health Care Services, including ancillary staff accommodation.

The proposal involves adapting the existing ground floor for the delivery of Health Care Services, with a modest extension into part of the existing undercroft. The upper level will be renovated to provide accommodation for staff associated with the service. No overnight patient accommodation is proposed.

The service currently operates from the Mossman Gorge Community. As the majority of patients reside in Mossman, relocation to Front Street would provide a more convenient and accessible location for service delivery. The proposal would also enable staff accommodation to be provided on site, reducing reliance on off-site accommodation, which is currently often located some distance from the practice in Port Douglas.

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

- Duly Completed DA Form 1 (Attachment 1);
- Land Owners Consent (Attachment 2); and
- Town Planning Report (Attachment 3).

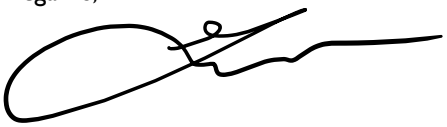
The applicable application fee under the Douglas Shire Council Fees & Charges Schedule 2026–2027 is $4,570. The base fee of $2,026 covers up to 100m^2 gross floor area. Additional unit charges of $424 per additional 100m^2 gross floor area. based on a total gross floor area of approximately 685m^2, the total unit charge is $2,544.

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ABN. 79 851 193 691

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.

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,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

Attachment 1

Duly Completed DA Form 1

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*)	Apunipima Cape York Health Council A.C.N. 162 571 235
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)*	2026-06-66 - Apunipima CYHC Mossman - 6 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
		6	Front Street	Mossman
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	1	SR489	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Health Care Service including Ancillary Staff Accommodation

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Health Care Service including Ancillary Staff Accommodation	Health Care Service including Ancillary Staff Accommodation		685

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?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

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

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

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

Division 3 – Operational work

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

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

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

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

$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

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

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under 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 2under 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
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 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 Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

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

Attachment 2

Land Owners Consent

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Chung Sung Vong

(Director/Secretary)

Vong Investments – Australia Pty Ltd A.C.N. 637 080 909

the company being the owner of the premises identified as follows:

6 Front Street, Mossman, more formally described as Lot 1 on SR489

consent to the making of a development application under the *Planning Act 2016* by:

Apunipima Cape York Health Council A.C.N. 162 571 235
c/- Aspire Town Planning and Project Services

on the premises described above for:

Material Change of Use (Health Care Services including Ancillary Staff Accommodation)

Company Name and ACN: **Vong Investments – Australia Pty Ltd A.C.N. 637 080 909**

Signature of Sole Director/Secretary

09/10/2026

Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Attachment 3

Town Planning Report



Town Planning Report

6 FRONT STREET, MOSSMAN

LOT 1 ON SR489

13 October 2026

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Ref: 2026-06-66 - Apunipima CYHC Mossman - 6 Front Street, Mossman

This Town Planning Report is intended for the exclusive use of our Client "Apunipima Cape York Health Council A.C.N. 162 571 235" and is provided for informational purposes only. The information contained herein has been prepared based on sources and data believed to be reliable and accurate at the time of preparation. However, Aspire Town Planning and Project Services does not warrant the accuracy, completeness, or currency of the information and disclaims any responsibility for any errors or omissions, or for any loss or damage incurred by any party as a result of reliance on this information.

The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

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 Apunipima Cape York Health Council A.C.N. 162 571 235 (the Applicant) to prepare and lodge a Development Application seeking a Development Permit for a Material Change of Use for Health Care Services with ancillary Staff Accommodation at 6 Front Street, Mossman, formally described as Lot 1 on SR489. The land is owned by Vong Investments – Australia Pty Ltd A.C.N. 637 080 909, which has provided landowner's consent to the application.

The proposal adapts the existing ground floor to bring primary health care and social and emotional wellbeing services together, including a limited enclosure of part of the existing undercroft. The upper level will be renovated to accommodate up to six staff associated with the service. No overnight patient accommodation or overnight clinical care is proposed.

The facility will replace Apunipima's existing Mossman Gorge services, with patient transport continuing to support Mossman Gorge residents. The Applicant advises that approximately 70% of wellbeing clients and 85% of primary health care clients currently live in Mossman or nearby. Relocation to Front Street will improve access to services and allow visiting and rotating staff to stay on site.

The site is located within the Centre Zone under the Douglas Shire Planning Scheme 2018. The proposed Health Care Services use with ancillary Staff Accommodation is Code Assessable, and this report assesses the development against the applicable assessment benchmarks.

The proposal makes use of an existing building within Mossman's established centre, locating Health Care Services close to other commercial and community facilities. The works primarily comprise the adaptation of existing floor space and a modest extension into the undercroft, allowing the premises to accommodate the proposed use while retaining the established building and streetscape.

The principal planning considerations are the relationship between the health care use and staff accommodation, access and parking, patient pick-up and drop-off, accessibility, servicing, waste management and surrounding amenity. The report describes the proposed operation and identifies the further parking, plan and servicing details required to substantiate the assessment.

The proposal would provide a conveniently located health care facility within Mossman's established centre. Its use of existing premises and accommodation restricted to service staff support the suitability of the location. Approval is sought subject to resolution of the identified design and operational details and reasonable and relevant conditions.

2.0 Site Details and Characteristics

2.1 Site Details and Existing Development

The subject site is located at 6 Front Street, Mossman, formally described as Lot 1 on SR489, within the Douglas Shire local government area (Figure 1). The site has an area of approximately 1,518m² and is owned by Vong Investments – Australia Pty Ltd A.C.N. 637 080 909. Signed landowner's consent accompanies the application. Attachment 1 is reserved for a current Certificate of Title, which is to confirm ownership and any easements or encumbrances relevant to the development.

The premises form a long-established part of the Front Street streetscape, on the main road connecting Mossman and Port Douglas. Existing development comprises a two-storey building accommodating three ground-floor shopfronts and three upper-level residential units, together with an undercroft area, two large sheds, covered on-site parking and toilet facilities servicing the commercial tenancies.

The ground floor tenancies have historically accommodated a range of commercial activities, including a hairdressing salon, a Lifeline Shop and, more recently, a tobacconist. These uses reflect the site's established commercial role, complemented by residential accommodation on the upper level.

The proposed changes retain the two-storey building and adapt its ground floor for health care and wellbeing services, including enclosure of part of the undercroft for a community meeting room. Existing upper-level accommodation will be renovated for staff use. The proposal is described in Section 3.



Figure 1: Site locality (Source: Queensland Globe, October 2026)



Figure 2: View of site from Front Street



Figure 3: Rear view of primary building / ground level undercroft to be partially enclosed

3.0 Proposal

3.1 About Apunipima

Apunipima Cape York Health Council is an Aboriginal Community Controlled Health Organisation providing primary health care and wellbeing services to Aboriginal and Torres Strait Islander people across Cape York. Its services combine clinical care with support for social, emotional and cultural wellbeing, with a focus on culturally appropriate care for individuals, families and communities.

The proposed Front Street facility will bring the local Primary Health Care Centre (PHCC) and Social and Emotional Wellbeing (SEWB) teams together. Aboriginal Health Workers and Practitioners, medical and nursing staff, counsellors and support workers will deliver complementary services from the same premises.

The services identified by the Applicant for the Front Street facility include:

- Consultations with Aboriginal Health Practitioners and Aboriginal Health Workers.
- General practitioner consultations, nursing and allied health services.
- Visiting specialist services, including paediatrics and cardiology.
- Counselling, individual support and visiting psychology services.
- Therapeutic men's, women's and elderly women's group sessions.
- Health and wellbeing education and information sessions associated with outreach programs.

The Applicant advises that the new facility will replace the existing Mossman Gorge services. Mossman Gorge residents will continue to be supported through patient pick-up arrangements. The relocation responds to reported workplace health and safety and mould issues at the existing facilities and is intended to improve service accessibility and coordination.

Further operational details are outlined below.

3.2 Proposal Detail

3.2.1 Built form and internal layout

The application seeks approval for Health Care Services with ancillary Staff Accommodation through the adaptation of the existing commercial and residential premises. The development retains the existing two-storey building and its relationship to Front Street. Works comprise internal reconfiguration and refurbishment, together with enclosure of part of the existing undercroft for a community meeting room. No additional storey is proposed.

Drawing A02.01 identifies a reception and waiting area, three rooms labelled "Doctor", two Aboriginal Health Worker rooms, a treatment room, pathology room, patient medication room and store. Supporting spaces comprise a manager's office, team leader's office, staff office, two conference

rooms, a staff room and community meeting room. Male and female amenities and two unisex accessible amenities are also shown.

The rear shed and the driveway and parking area between the main building and shed are shown on the plans. No separate commercial use of the shed is sought by this application. The shed will provide for secured vehicle parking and incidental storage or other ancillary function.

The proposed new enclosure equates to approximately 33m², with an overall total gross floor area of approximately 685m².

The supplied streetscape image illustrates the intended presentation of the premises.

3.2.2 Services and patient attendance

Both the PHCC and SEWB services will accept scheduled appointments and walk-in patients. The PHCC will provide primary health care, nursing, allied health and visiting specialist consultations. The SEWB service will provide counselling and individual support, together with therapeutic groups and associated education and information sessions.

The PHCC anticipates approximately 16 patients per day and up to four patients on site at any one time. Typical consultations are approximately 20 minutes, although longer bookings may be required. The SEWB service anticipates approximately eight to ten individual appointments per day, with up to 15 participants during group work. Individual SEWB appointments generally last about one hour and group sessions approximately two to three hours.

Weekly men's and women's groups and a fortnightly elderly women's group are proposed. Some group activities may occur off site. Education and information sessions will also be conducted, and occasional PHCC staff activities generally involve fewer than six staff. The community meeting room supports these programs; no independent function venue is proposed.

3.2.3 Operating hours and staffing

The facility will typically operate weekdays, with usual PHCC hours of 8.30am to 4.30pm and usual SEWB staff hours of 8.30am to 4.30pm. Staff may occasionally start earlier or finish later for client follow-up or administration. No programmed weekend, public holiday or after-hours services are proposed. Staff accommodation will remain available outside clinic hours.

The SEWB team comprises eight identified positions or service roles: a receptionist, team leader, male and female counsellors, male and female support workers, a psychologist visiting one week per month and a systems support officer. Visiting teams or management can increase SEWB attendance to approximately ten staff at one time.

The PHCC roles include an Aboriginal Health Practitioner and Health Worker, receptionist, PHC manager, registered nurse, two doctors and a transport driver. The Applicant identifies a maximum of six PHCC staff on site at one time. The role list therefore does not represent simultaneous attendance by all personnel.

3.2.4 Ancillary staff accommodation

The Applicant identifies three existing two-bedroom units on the upper level, providing six bedrooms for a maximum of six staff residents. Accommodation will be restricted to staff associated with Apunipima's services, including rotating staff, visiting specialists, locum practitioners and registered nurses. Partners, family members and other guests will not be accommodated.

Three rooms are intended to be occupied continuously by staff on three-week rotational rosters, with the remaining three rooms used by fly-in fly-out staff on five-day rosters. The accommodation will directly support the health care operation and will not be offered as independent visitor accommodation or to the general rental market.

The first-floor plan is indicative. The final layout may be conditioned to be supplied to Council.

The restricted occupancy, six-person capacity and connection to service rosters support the treatment of the accommodation as ancillary to the health care use. The Applicant advises that residents will not bring vehicles additional to the staff and fleet vehicles.

3.2.5 Access parking and patient transport

The existing Front Street driveway is proposed to be retained, with parking behind the main building. Drawing A02.01 shows an indicative parking area and identifies "potential double carparking".

The Applicant advises that six local staff drive to work, three fly-in fly-out staff carpool from Cairns and two locums drive hire cars. There are three fleet vehicles associated with the use, comprising two Toyota RAV4s and one Toyota Tarago. The maximin operational parking demand is therefore 12 vehicles. The proposal plans illustrate 10 tandem parking spaces onsite, with additional secured parking within the Shed. The parking spaces within the shed have not been quantified.

A patient pick-up and drop-off service will use the Toyota Tarago and RAV4 vehicles.

3.2.6 Deliveries waste and servicing

Medical supplies will generally be delivered fortnightly using fleet vehicles, with pathology collections occurring daily using fleet vehicles. Other deliveries comprise general goods and wellbeing program resources. .

The Applicant proposes two 240-litre general waste bins and two 240-litre recycling bins, with weekly collection by Douglas Shire Council. Clinical waste collection is proposed through JJ Waste at six-monthly intervals. The appropriateness of this interval depends on the waste types, quantities and storage arrangements.

Clinical waste and sharps will be segregated from general waste and stored in suitable secure containers inaccessible to patients and the public. Bin storage and collection will avoid blocking parking, access or pedestrian routes and minimise odour and amenity impacts.

The proposal relies on the site's existing infrastructure connections. It is anticipated that existing water, sewerage, stormwater and other services can accommodate the proposed use and any additional fixtures. Any required upgrades will need to be coordinated with the building and plumbing approvals.

3.2.7 Amenity and community benefit

The proposed daytime clinical and wellbeing services are compatible in principle with the established centre setting. The group programs are associated with the health and wellbeing service, and the only overnight occupation will be by staff residents. Group activity, patient transport, servicing and external plant should be managed to protect adjoining properties and the accommodation above.

The relocation will bring health and wellbeing teams together and place services closer to the majority of existing clients and other facilities, including family support services, schools and government services. Patient transport will maintain access for Mossman Gorge residents. On-site staff accommodation will reduce travel between Mossman and commercial accommodation in Port Douglas and support visiting and rotating practitioners.

The proposal is illustrated in Indij Design drawings A00.01, A02.01 and A13.01, project 2627-164, dated 19 September 2026. Attachment 2 is reserved for these plans.



Figure 4: Indicative streetscape image supplied by Apunipima and reproduced on Drawing A02.01

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

The application seeks a Development Permit for a Material Change of Use for a Health Care Service including ancillary Staff Accommodation under the Planning Act. The proposed use is assessable development under the Planning Scheme and is not identified as 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 involving a Material Change of Use for a Health Care Service including ancillary Staff Accommodation; and
(c) development made assessable under a local categorising instrument, as discussed in Section 4.7.

Douglas Shire Council is the assessment manager for the application under the Planning Act and the provisions of the Planning Regulation, as the development is located wholly within the Douglas Shire local government area and is made assessable by the Planning Scheme.

4.1.3 Referral

The Planning Regulation identifies the circumstances in which a development application requires referral. The application identifies referral to the following agency in relation to the state transport corridor and adjoining Queensland Heritage Place:

- State Assessment and Referral Agency - Infrastructure-related referrals – State transport corridor and future state transport corridor.
- State Assessment and Referral Agency – Heritage places – Queensland heritage place.

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 is not required.

4.1.5 Assessment Framework

The Douglas Shire Planning Scheme 2018 v1 (the 'Planning Scheme') identifies the proposed Health Care Services as subject to Code Assessment. The assessment must consider the relevant assessment benchmarks and other applicable matters.

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

Schedules 9 and 10 of the Planning Regulation 2017 identify relevant assessment manager and referral arrangements. Based on the referrals identified in Section 4.1.3, the relevant State Development Assessment Provisions to be addressed include:

- State code 1: Development in a state-controlled road environment
- State code 14: Queensland heritage

Attachment 4 is reserved for the applicable State code assessment.

4.3 Schedule 12 of the Planning Regulation 2017

The proposal is for a Health Care Service including ancillary Staff Accommodation. It does not involve the types of development to which the additional assessment benchmarks in Schedule 12 of the *Planning Regulation apply*.

4.4 Far North Queensland Regional Plan 2026

The Far North Queensland Regional Plan and Infrastructure Plan 2026 was gazetted on 8 May 2026. The Planning Scheme predates this regional plan. Relevant regional provisions must therefore be considered to the extent required by the statutory assessment framework, rather than dismissed solely because the proposal is located within an existing urban area.

The proposal reuses an existing building within Mossman's established centre to deliver health care and wellbeing services close to the community served. Co-location of the services and accommodation for visiting staff supports the regional themes of healthy and liveable communities and efficient infrastructure use. The proposal does not extend the township or establish a new urban growth area.

It is considered that the proposal aligns with the Far North Queensland Regional Plan and Infrastructure Plan 2026. No further detailed assessment is included in this report.

4.5 State Planning Policy

The State Planning Policy (SPP) identifies State interests relevant to planning and development assessment. The Planning Scheme identifies the April 2016 SPP as appropriately integrated. Any relevant provisions of the applicable SPP that are not appropriately integrated must also be considered. For this proposal, the review should address relevant mapping and requirements for transport infrastructure, natural hazards and heritage. The reuse of existing urban premises does not, of itself, remove applicable State assessment requirements.

4.6 Temporary State Planning Policies

Any Temporary State Planning Policy applying to the premises or proposed development at the time of assessment must be considered. The supplied material does not identify a specific applicable temporary policy.

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 Centre Zone under the Planning Scheme.

The purpose of the zone is to provide for:
"…a mix of land uses and activities.
(a) These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.
(b) Centres are found at a variety of scales based on their location and surrounding activities."

The proposed Health Care Services use with ancillary Staff Accommodation is consistent with the purpose of the Centre Zone, providing a professional and community-serving activity within Mossman's established town centre. The facility would complement the mix of business, retail, administrative and community activities contemplated by the zone and reinforce the centre's role in meeting the needs of the township and surrounding communities.

The relocation of Apunipima's service to Front Street would improve convenience for patients residing in Mossman and position the service within the town's existing concentration of facilities and activities. The proposal adapts an existing building, with a modest extension into part of the undercroft, providing a scale of development appropriate to its established township setting.

The upper-level Staff Accommodation would directly support the Health Care Service by accommodating staff associated with its operation. This ancillary residential component is compatible

with the mix of activities envisaged within the Centre Zone and would reduce reliance on staff accommodation outside Mossman. No overnight patient accommodation is proposed.

Accordingly, the proposal would strengthen the centre's professional and community service functions. Attachment 3 is reserved for the detailed assessment against the applicable Planning Scheme benchmarks.

4.7.2 Local Plan

The site is identified in the draft application as being within Precinct 6 – Front Street of the Mossman Local Plan. The proposal principally adapts an existing commercial and residential building, with limited enclosure of part of the undercroft. It maintains the established built form and is consistent in principle with the precinct's intent for coordinated commercial development.

(a) Vehicular access. The precinct outcomes limit access to nominated existing Front Street access points and restrict the southern access to commercial vehicles and staff. The existing driveway is to be retained.

(b) Scale, height, roof alignment and colour. The proposal retains the existing two-storey building and primarily adapts existing floor space. No additional storey is proposed. Final external works and finishes will complement the building's established scale, roof form and streetscape setting, including its relationship with the adjoining heritage place.

(c) Integration with existing development. The health care and wellbeing services will operate from the ground floor, with accommodation above restricted to associated staff. This functional relationship supports coordinated use of the premises. Building entries, pedestrian connections, parking and servicing ensures that the development functions cohesively with the surrounding centre.

(d) Residential amenity. Up to six staff will occupy the upper-level accommodation, with no overnight patient care. The mainly daytime service and absence of programmed weekend or public holiday services limit the potential for disturbance. Waste storage, external plant, deliveries and group activities nevertheless require appropriate siting and management to protect staff residents and adjoining premises.

The proposal is capable in principle of supporting the precinct outcomes through reuse of the existing building and integration of health services and staff accommodation.

Attachment 3 is reserved for the detailed Mossman Local Plan Code assessment.

4.7.3 Overlays

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

Table 1: Applicable Planning Scheme Overlays

Overlay	Designation	Assessment Comments
Acid Sulfate Soils Overlay	Land 5m-25m AHD	The proposal does not involve excavation and filling and therefore the code is not relevant to the assessment of the application.
Landscape Values	Gateway Scenic route buffer	Under Table 5.6.a– Centre Zone, the Landscape Values Overlay does not apply to Centre Activities.
Places of Significance	Premises adjoining State heritage place (Daintree Inn/Former Exchange Hotel)	The relationship to the adjoining heritage place requires assessment against the applicable Places of significance overlay code provisions. Attachment 3 is reserved for the local code assessment.
Transport Network Overlay	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 (Principal Route) Road Hierarchy (Collector Road)	The existing access is proposed to be retained. Staff accommodation must address applicable acoustic requirements. This will be subject to building certification.

4.7.4 Applicable Codes

The table below summarises the Planning Scheme codes identified as relevant to the assessment of the proposed development. Detailed code assessments are included under Attachment 3

No new landscaping is proposed and existing landscaping is unaffected, therefore both the Landscaping Code and Vegetation Management Code are not considered relevant to the assessment of the Development Application. Similarly, as no earthworks are proposed and the site is connected to existing necessary infrastrucutre services, the Filling and Excavation Code and the Infrastrucutre Works Code are not considered relevant.

Type	Codes
Zone Code	▪ Centre Zone Code
Local Plan Code	▪ Mossman Local Plan Code
Overlay Codes	▪ Places of Significance Overlay Code Transport Network Overlay Code (to the extent applicable)
Development Codes	▪ Centre Activities Code ▪ Access, Parking and Servicing Code ▪ Environmental Performance Code

4.8 Local Government Infrastructure Plan

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

The proposal uses the existing developed site and does not propose new trunk infrastructure.

4.9 Infrastructure Charges

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.

Any infrastructure charges should be determined under the applicable Council charges resolution, having regard to the approximately 33m² expansion of the building footprint. It is expected that any demand charges would be offset due credits associated with the consolidation of the three residential units into Staff Accommodation.

5.0 Conclusion

Aspire Town Planning and Project Services has prepared this Development Application on behalf of Apunipima Cape York Health Council A.C.N. 162 571 235, seeking a Development Permit for a Material Change of Use for Health Care Services with ancillary Staff Accommodation at 6 Front Street, Mossman. The property is owned by Vong Investments – Australia Pty Ltd A.C.N. 637 080 909, which has provided landowner's consent to the application.

The development brings primary health care and social and emotional wellbeing services together within the existing ground floor, with limited enclosure of part of the undercroft. Upper-level accommodation will support up to six associated staff. Existing vehicle access is proposed to be retained, and no overnight patient accommodation or clinical care is proposed.

The relocation would improve access for the majority of existing patients who live in Mossman or nearby, while retaining transport support for Mossman Gorge residents. Accommodation for visiting and rotating staff would support service delivery and reduce reliance on commercial accommodation in Port Douglas.

The proposal is consistent with the purpose of the Centre Zone, contributing a professional and community-serving activity to the mix of uses within Mossman's established centre. The adaptation of the existing building, together with the limited extent of the proposed expansion, maintains the established scale of development and supports the integration sought by the Mossman Local Plan's Front Street Precinct outcomes.

The proposal is advanced as a code assessable Health Care Services use with ancillary Staff Accommodation. It represents an appropriate reuse of established centre premises and would improve access to health and wellbeing services. Subject to resolution of the identified matters and demonstration of compliance with the applicable benchmarks, Council's approval is sought on reasonable and relevant conditions.

Attachment 1

Certificate of Title

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50228595**	**Search Date:**	23/09/2026 05:30
Date Title Created:	31/07/1998	**Request No:**	57727366
Previous Title:	21365091, 21365092, 21370248		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 CROWN PLAN SR489
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 722661012 04/08/2023

VONG INVESTMENTS - AUSTRALIA PTY LTD A.C.N. 637 080 909 TRUSTEE
UNDER INSTRUMENT 722661012

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10562121 (POR 72)

2. MORTGAGE No 722661013 04/08/2023 at 14:40
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ TITLES QUEENSLAND

Attachment 2

Proposal Plans

Prepared by Indij Design



6 FRONT ST, MOSSMAN

APUNIPIMA CAPE YORK
HEALTH COUNCIL

DRAWING LIST

DWG No.	DESCRIPTION	REV
A00.01	COVER SHEET	
A02.01	FLOOR PLAN	
A13.01	3D IMAGES	



QUEENSLAND LOCALITY



1 SITE
1 : 200



CAIRNS PROXIMITY

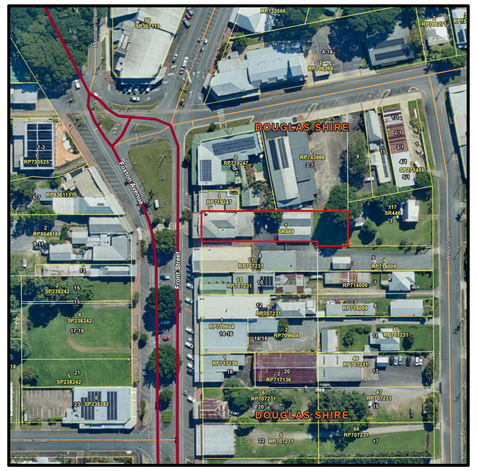
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MOSSMAN TOWNSHIP



SITE LOCALITY



PROJECT SITE



STREET VIEW

indij design
Bringing People and Design Together
www.indijdesign.com.au
Andrew 0429 576 659 Francoise 0429 588 833

DRAWING STATUS

PLANNING APPROVAL

Rev	Description	Date

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FRONT ST, MOSSMAN

6 FRONT ST, MOSSMAN

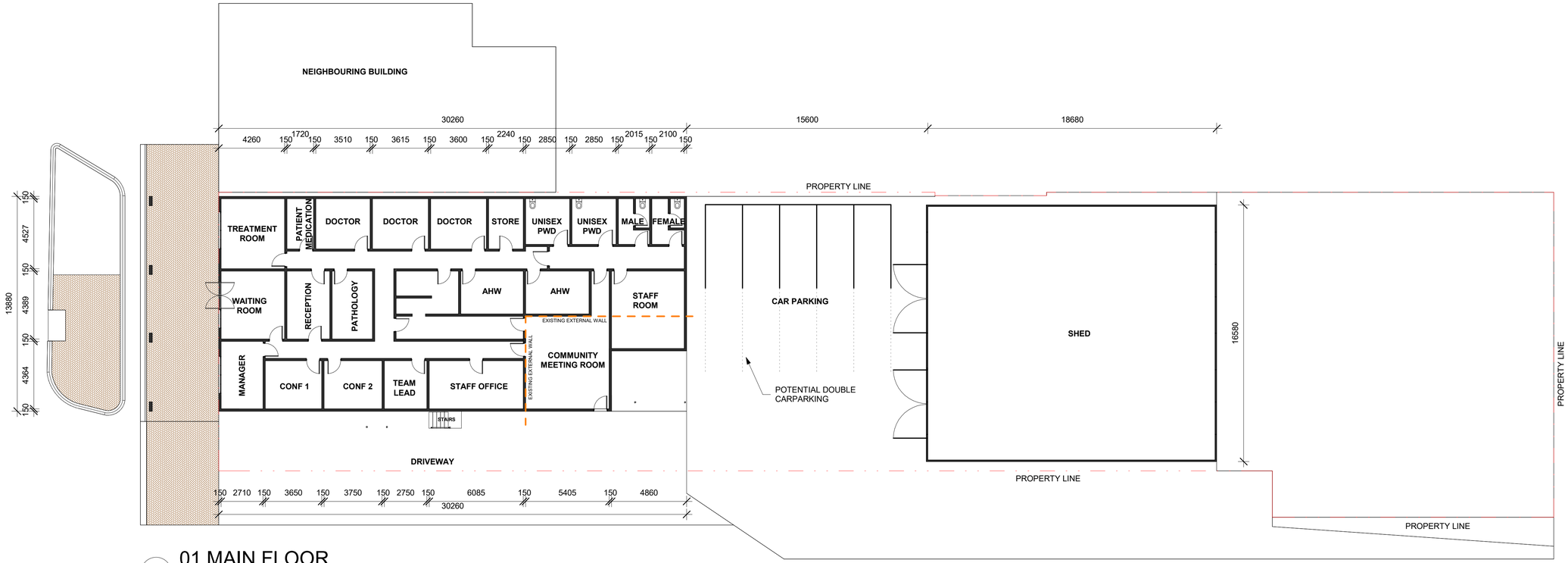
CLIENT
APUNIPIMA CYHC

TITLE
COVER SHEET

DRAWN BY	CHECKED BY	DATE
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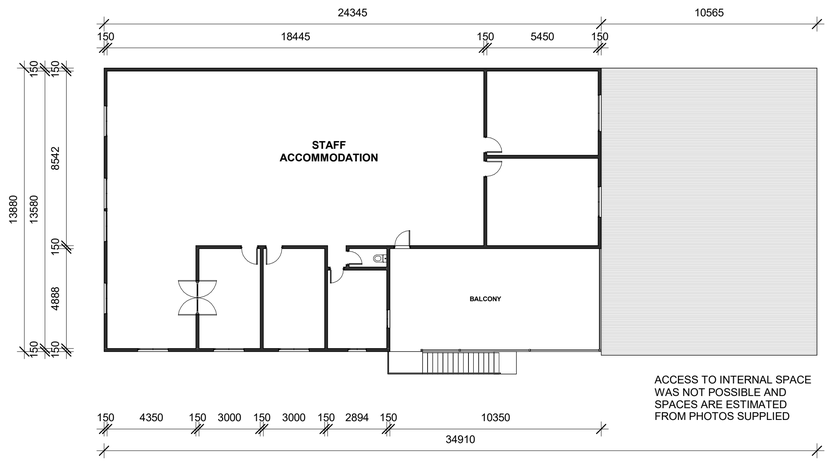
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DRAWING NUMBER	REV
A00.01	



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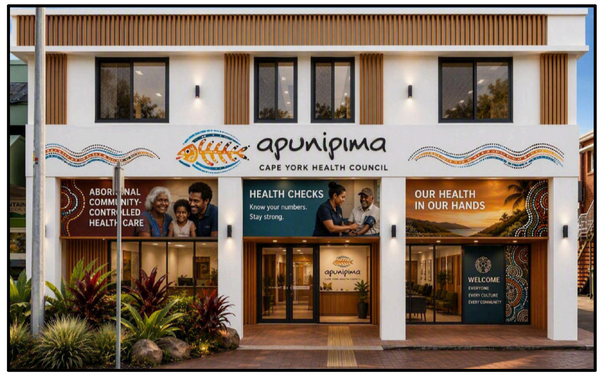


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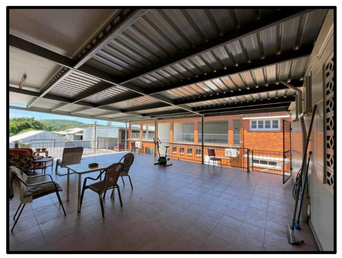


BOUNDARY DETAILS SUPPLIED BY REAL ESTATE AGENT



APUNIPIMA SUPPLIED IMAGE







FIRST FLOOR ACCOMMODATION

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DRAWING STATUS

PLANNING APPROVAL

Rev	Description	Date

PROJECT

FRONT ST, MOSSMAN

6 FRONT ST, MOSSMAN

CLIENT

APUNIPIMA CYHC

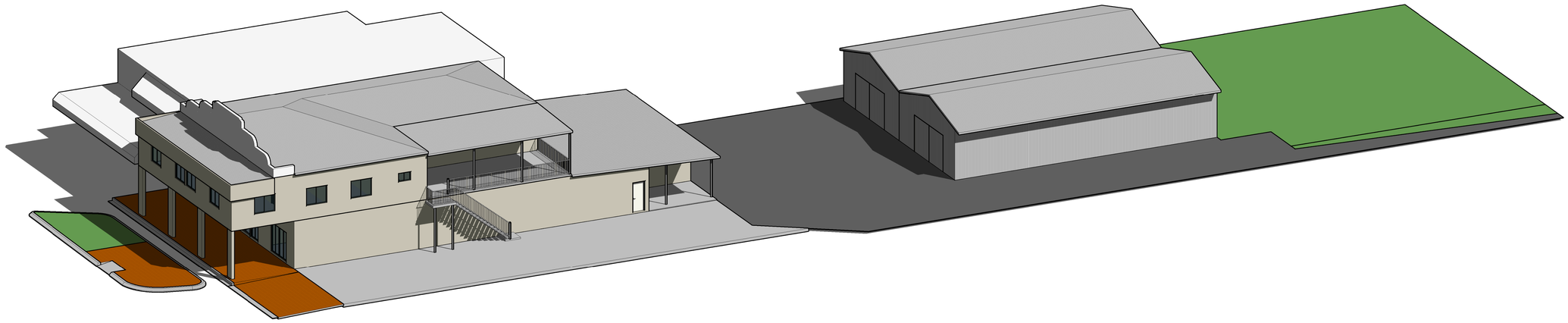
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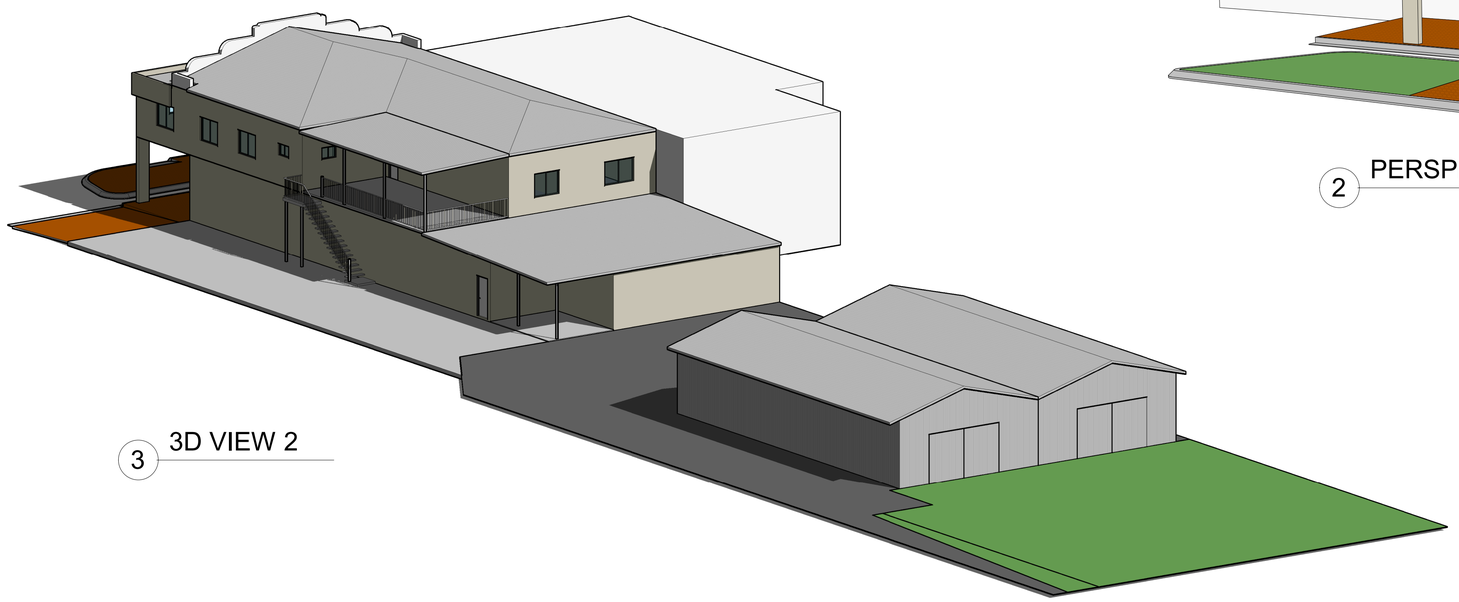
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1 : 150	2627-164

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A02.01	



1 3D VIEW 1



3 3D VIEW 2



2 PERSPECTIVE 1

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DRAWING STATUS
PLANNING APPROVAL

Rev	Description	Date

PROJECT
FRONT ST, MOSSMAN

6 FRONT ST, MOSSMAN

CLIENT
APUNIPIMA CYHC

TITLE
3D IMAGES

DRAWN BY	CHECKED BY	DATE
AL	AL	19 SEP 26

SCALE (@ A1)

PROJECT NUMBER
2627-164

DRAWING NUMBER
A13.01

REV

Attachment 3

Douglas Shire Planning Scheme 2018
v1 Code Compliance

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.

(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 – Foxton 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 PO1.** The existing two-storey building is retained, with no increase in its height or additional storey proposed. Ground-floor refurbishment and enclosure of part of the existing undercroft remain subordinate to the established building form. The development therefore maintains the existing height relationship with surrounding town-centre buildings. A performance-based response is adopted because the supplied drawings do not nominate a measured building height to demonstrate the 8.5m limit in AO1.

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in the Mossman local plan area generally		

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).	**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: (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. **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: (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. **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;	**Complies with AO1.1, AO1.2 and AO1.3.** The proposal adapts an existing developed site without vegetation clearing or works to the Front Street median, significant tree avenues or watercourse vegetation. Identified landscape elements contributing to Mossman's tropical character are retained. No increase in building height or additional storey is proposed. The limited enclosure within the existing undercroft does not introduce a new elevated built form into views towards Mount Demi, Mossman Bluff, Mount Beaufort or Shannonvale Valley. The development does not alter the Mill Street cane tram line, the configuration of the Triangle, or any identified landmark, memorial or monument.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road	
PO2 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.	**Complies with PO2.** The proposal retains and refurbishes the existing street-facing building within the established town centre. Its frontage, entrances and two-storey form maintain the existing street edge and the legibility of Front Street. Bringing health and wellbeing services into the premises reinforces the centre's community service role. No works are proposed to the configuration of nearby intersections, the Triangle, median planting or public road network. The limited building adaptation protects the established approach to the town centre without introducing a competing landmark or obstructing views through the street. A performance response is adopted because no separate gateway landscaping or wayfinding treatment is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Landscaping of development sites complements the existing tropical character of Mossman.	**AO3** Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	**Complies with PO3.** The proposal primarily involves refurbishment of existing premises and enclosure of part of the existing undercroft. No vegetation removal or new landscape works are proposed, and the established Front Street planting and tropical landscape setting are unaffected. Retaining the existing developed frontage and landscape features is appropriate to the site's established town-centre character. The limited works do not create a new exposed development edge requiring a separate landscaping treatment.

Performance outcomes	Acceptable outcomes	Applicant response
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.	**Complies with AO4.** The premises has a single road frontage to Front Street and retains the existing crossover and driveway. No legal and practical access from another road is identified, and no additional access point to the State-controlled road is proposed. Staff access, patient transport and servicing will use the retained access arrangements. Detailed parking, vehicle manoeuvring and patient set-down arrangements are addressed through the separate access and parking assessment; retention of the crossover does not remove those requirements.

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.**

Performance outcomes	Acceptable outcomes	Applicant response
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.**
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.**

Performance outcomes	Acceptable outcomes	Applicant response
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.**

Performance outcomes	Acceptable outcomes	Applicant response
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: (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: (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; (e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting	**Complies with PO11.** The existing building is retained at the Front Street alignment, preserving the continuous built edge and street-facing entrances and openings. The health care facility will occupy the ground floor and continue to address the street, while staff accommodation remains above. The proposal retains the existing frontage and its pedestrian shelter arrangement. The limited undercroft enclosure is behind the primary street façade and does not interrupt the established frontage or introduce a new setback. The plans do not document every awning dimension, structural detail or lighting requirement in AO11. Compliance is therefore demonstrated against PO11 through retention of the established street interface and sheltered pedestrian frontage, rather than a claim that all prescriptive awning specifications are met.

Performance outcomes	Acceptable outcomes	Applicant response
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; (l) Any air conditioning plant is screened from the street frontage and public view by use of architectural features. *Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.	**Complies with PO12.** The proposal retains the existing two-storey building at the street alignment and adapts it for a community-serving health care use. Street-facing openings and the ground-floor entrance maintain an active and identifiable frontage. Vehicle access remains beside the building, with parking behind the principal frontage. The existing scale, roof form and upper-level built form are retained. Refurbishment and the limited undercroft enclosure do not introduce an additional storey or a new building mass inconsistent with adjoining development. Staff accommodation remains within the existing upper level. The established building is not being reconstructed to meet every prescriptive element of AO12, including eave dimensions, window-shading percentages, wall lengths and covered walkway specifications. Its continued street orientation, retained scale and refurbishment provide a compatible town-centre outcome. External plant associated with the fit-out can be located or screened to avoid visibility from Front Street.

Performance outcomes	Acceptable outcomes	Applicant response
PO13 Site coverage of all buildings: (a) does not result in a built form that is bulky or visually intrusive to the streetscape; (b) respects the individual character of the town centre.	**AO13** Site cover does not exceed 60%.	**Complies with PO13.** The development principally reuses existing floor space, with the limited additional enclosure occurring within part of the existing undercroft. The existing two-storey street frontage and overall building height are retained, and the works do not introduce a taller or visually dominant building into the streetscape. The site continues to accommodate its established main building, rear building and access areas. The limited enclosure does not materially alter the public perception of building bulk and respects the existing town-centre character. The supplied plans do not include a verified site-cover schedule for all buildings and roofed areas. Accordingly, this response relies on PO13 and does not assume compliance with the 60% limit in AO13.

Performance outcomes	Acceptable outcomes	Applicant response
PO14 Side and rear setbacks: (a) are appropriate for the scale of the development and the character of the town centre; (b) provide adequate daylight for habitable rooms on adjoining sites; (c) adequate separation between residential and non-residential uses.	**AO14.1** For side boundary setbacks, no acceptable measures are specified. **AO14.2** Buildings are setback a minimum of 6 metres from rear boundaries. Note: Building code requirements must be satisfied.	**Complies with PO14.** The existing building and its side-boundary relationships are retained, consistent with the closely developed town-centre setting. AO14.1 prescribes no numerical side setback. The limited enclosure occurs within the existing undercroft, without increasing building height or introducing a new upper-level balcony. It therefore avoids a new elevated building mass affecting adjoining daylight or privacy. Health care and wellbeing services operate predominantly during weekday daytime hours, with no overnight patient care. Upper-level accommodation is restricted to six associated staff, supporting compatibility between the residential and non-residential components. The health care building remains forward of the rear shed and yard. No new rear-boundary building is proposed. As the plans do not dimension all retained building setbacks, the response relies on PO14 rather than assuming every existing structure meets AO14.2.

Performance outcomes	Acceptable outcomes	Applicant response
PO15 Development in the precinct is predominantly retail or office based in nature or has a service delivery function.	**AO15** 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.	**Complies with PO15.** The proposed ground-floor Health Care Services use has a direct service delivery function, providing primary health care, counselling, allied health and wellbeing programs to the local community. It reinforces Mossman's role as a centre for professional and community services and is compatible with the surrounding retail and business activities. Staff accommodation is confined to the existing upper level, limited to six residents and restricted to staff associated with Apunipima's services. It supports visiting and rotating practitioners and is ancillary to the ground-floor service. No independent tourist accommodation, general residential letting or overnight patient care is proposed. The response is made against PO15 because Health Care Services is a distinct use and is not expressly listed among the street-level activities in AO15. Its service delivery role and the ancillary location and function of the accommodation satisfy the performance outcome.

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.**

6.2.1 Centre zone code

6.2.1.1 Application

(1) This code applies to assessing development in the Centre zone.

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

6.2.1.2 Purpose

(1) The purpose of the Centre zone code is to provide for a mix of land uses and activities.

- (a) These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.
- (b) Centres are found at a variety of scales based on their location and surrounding activities.

(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 3.7.4 Sense of place, community and identity, Element 3.7.6 Arts and Culture
  - (iii) Theme 5 : Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.3 Tourism.
- (b) provide for a mix of uses and level of economic and social activity to serve community needs.

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

- (a) Development creates a range of retail, commercial, community and residential uses.
- (b) Development is consistent with any location specific provisions contained within a Local Plan.
- (c) Development provides activation and surveillance at ground level where adjoining roads or other public spaces.
- (d) Development is integrated and coordinated both within the site and in relation to surrounding land uses and activities.
- (e) Development provides a built form that establishes a cohesive streetscape and continuous pedestrian connections and shelters.
- (f) Development is sensitively designed and managed to mitigate impacts on surrounding sensitive land uses.
- (g) Development has access to infrastructure and services.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.a – Centre zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and must not adversely affect the amenity of the neighbourhood.	**AO1** The maximum height of buildings and structures is: (a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	**Complies with PO1.** The existing two-storey building is retained, with no additional storey or increase in building height. Ground-floor refurbishment and enclosure of part of the existing undercroft remain within the established building form. The upper level continues to accommodate residential activity, restricted to associated staff. The proposal maintains the existing height relationship with surrounding development and does not introduce additional elevated bulk or overlooking. The Mossman Local Plan height provisions are addressed in the separate assessment. As a measured overall height is not nominated on the plans, compliance with the numerical height limit is not assumed.

Performance outcomes	Acceptable outcomes	Applicant response
PO2 The siting of buildings contributes to the use of the land, desired amenity and character of the area and protects the amenity of other land uses.	**AO2.1** Buildings and structures are setback to road frontages: (a) in accordance with the provisions of any applicable local plan; (b) a minimum of 6 metres where no local plan applies or there are no particular provisions specified in the local plan for the site.	**Complies with AO2.1.** The existing building is retained at the Front Street alignment, consistent with the built-to-frontage character sought for Precinct 5 – Town Centre under the Mossman Local Plan. The ground-floor health care facility continues to address the street through its entrance and street-facing openings. The limited enclosure is within the existing undercroft behind the principal street façade. The proposal maintains frontage continuity and retains the existing driveway beside the building. The applicable local plan frontage provisions apply under AO2.1(a), rather than the default 6m setback in AO2.1(b).
	AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.3 Where adjoining land in any other zone, buildings are setback 3 metres or ¼ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.	**Complies with PO2.** The proposal retains the existing building and its established boundary relationships within a closely developed town-centre setting. The limited undercroft enclosure does not increase building height or introduce a new upper-level balcony. Existing upper-level residential accommodation is adapted for a maximum of six associated staff. Clinical and wellbeing activities occur predominantly during weekday daytime hours, with no overnight patient care. Consultation, administration and support activities are accommodated inside the building, supporting compatibility with neighbouring premises. The response relies on PO2 because the plans do not demonstrate the prescribed setbacks and no expert-designed acoustic barrier is documented. External plant, waste storage and servicing will be sited and managed to protect adjoining amenity.

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.4 Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas: (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO2.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO2.3 above.	**Complies with PO2.** The established built-to-frontage arrangement is retained in accordance with Precinct 5. The frontage landscaping requirement linked to the default setback in AO2.1(b) is therefore not relied upon. No continuous 2m deep-planting strip is proposed along the existing developed boundaries. The works largely reuse established floor space and retain the building's scale, roof form and public presentation, without vegetation clearing. This maintains the existing town-centre character while accommodating the health care service. Any necessary screening of external plant, waste storage or servicing can be appropriately conditioned. A performance response is adopted for the existing side and rear boundary arrangements rather than claiming compliance with AO2.4(b).

Performance outcomes	Acceptable outcomes	Applicant response
PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.	**AO3** Site coverage does not exceed 80%, unless otherwise specified in a Local plan.	**Complies with PO3.** The approximately 1,518m² site retains the existing main building, rear building and intervening access and parking area. The proposal primarily reuses existing floor space, with limited enclosure of part of the undercroft rather than a substantial new building footprint. The retained driveway, parking and rear yard provide areas for access and parking. The Mossman Local Plan specifies a 60% site-cover benchmark for Precinct 5, which takes precedence over the default 80% in AO3. As the supplied plans contain no verified whole-of-site cover schedule, the assessment relies on PO3, subject to substantiation of the retained site's functional capacity.
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
PO4 The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.	**AO4** Inconsistent uses as identified in table 6.2.1.3.b are not established in the Centre zone.	**Complies with AO4.** Health Care Services is not identified as an inconsistent use in Table 6.2.1.3.b. The proposed use provides professional and community services within Mossman's established centre, complementing the business, retail and community activities contemplated by the zone. Primary health care and wellbeing services will occupy the ground floor. Upper-level accommodation is restricted to a maximum of six staff associated with Apunipima's services and directly supports visiting and rotating practitioners. It is ancillary to the health care use, with no independent tourist accommodation or overnight patient care proposed. The coordinated use of existing premises strengthens the centre's service role and supports the mix of activities sought by the zone.

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Development provides a range of convenient goods and services for the daily needs of discrete residential communities.	**AO5** Development complies with the requirements specified in a local plan.	**Complies with PO5.** The facility provides convenient access to primary health care, nursing, allied health, visiting specialists, counselling and wellbeing programs for Mossman and surrounding communities. The Applicant advises that most existing clients live in Mossman or nearby, while patient transport will continue to support Mossman Gorge residents. The location brings complementary health and wellbeing teams together within the established centre and close to other community services. The separate Mossman Local Plan assessment addresses Precinct 5, including retention of the street-facing building, compatible scale and ancillary accommodation above ground level. A performance response is adopted because the local plan assessment includes PO solutions for the adaptation of the existing building.

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Development does not lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: (a) the Accommodation activity group, located outside the Centre zone; (b) the Sensitive land use activity group, located outside the Centre zone.	**AO6** No acceptable outcomes are prescribed.	**Complies with PO6.** The proposal comprises predominantly indoor consultation, treatment, administration and wellbeing activities. It does not involve industrial processing or other activities ordinarily associated with significant airborne emissions, electrical interference or vibration. No overnight patient care is proposed. Usual weekday hours are approximately 8.30am to 4.30pm for primary health care and 8.30am to 4.30pm for wellbeing staff, with occasional earlier or later staff attendance. No programmed weekend, public holiday or after-hours services are proposed. To maintain the amenity of any nearby accommodation or sensitive uses external plant will be suitably located or screened, group activities and vehicle movements managed, and clinical waste and sharps securely stored and collected at an appropriate frequency. These measures can be secured through reasonable conditions.
PO7 Reconfiguration of land results in (a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots. (b) lots no less than 600m^2 in area.	**AO7** No acceptable outcomes are prescribed.	**Not applicable.**

Table 6.2.1.3.b – Inconsistent uses within the Centre Zone

Inconsistent uses		
• Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Intensive animal industry • Intensive horticulture	• Major electrical infrastructure • Major sport and entertainment facility • Marine industry, except where located within sub-precinct 1b Waterfront North in the Port Douglas / Craiglie Local Plan. • Medium impact industry • Motor sport facility • Outstation • Permanent plantation	• Relocatable home park • Renewable energy facility, being a wind farm • Resort complex • Retirement facility • Roadside stall • Rural industry • Rural workers accommodation • Special industry • Tourist park • Transport depot • Utility installation • 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.

8.2.8 Places of significance overlay code

8.2.8.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Places of significance 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 Places of significance overlay is identified on the Places of significance overlay maps in Schedule 2 and includes the following sub-categories:

(a) Places of local significance sub-category;

(b) State heritage places sub-category;

(c) Premises adjoining a state heritage place sub-category.

Note - The places of significance overlay code does not apply to indigenous cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003

Note - Development on a state heritage place is regulated by the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the Places of significance overlay code.

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

8.2.8.2 Purpose

(1) The purpose of the Places of significance overlay code is to:

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

(i) Theme 4: Strong communities and identity Element 3.7.7 Cultural and landscape heritage.

(b) enable an assessment of whether development is suitable on land within the Places of significance overlay.

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

(a) to ensure places of local significance are conserved and development is compatible with the cultural significance of the place. Development on premises adjoining a state heritage place protects the cultural significance of the place and its setting;

(b) development does not result in the demolition or removal of a place of local significance, unless there is no prudent and feasible alternative to the demolition or removal;

Note - In considering whether there is no prudent and feasible alternative to the demolition or removal of a place of local significance, the Council will have regard to:

(i) safety, health, structural and economic considerations;

(ii) any other matters the Council considers relevant.

(c) development is compatible with the cultural significance of the place of local significance;

(d) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;

(e) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;

(f) development does not have a detrimental impact on archaeological values;

(g) development on premises adjoining a state heritage place is sympathetic to the cultural significance and setting of the state heritage place.

Criteria for assessment

Table 8.2.8.3.a – Places of significance overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Demolition or removal of a place of local significance		
PO1 Development does not result in the demolition or removal of a place of local significance. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	**AO1** No acceptable outcomes are prescribed.	**Not applicable.**
PO2 Development is compatible with the conservation and management of the cultural significance of the place. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	**AO2** No acceptable outcomes are prescribed.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Development conserves the features and values of a place of local significance that contribute to its cultural significance. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	**AO3** Development does not alter, remove or conceal significant features of a place of local significance.	**Not applicable.**
PO4 Changes to a place of local significance are appropriately managed, documented and interpreted. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	**AO4.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO4.2** An archival record is prepared to document the changes. **AO4.3** Development includes interpretation that explains the cultural significance of the place and the changes.	**Not applicable.**
PO5 Development does not adversely affect the character, setting or appearance of the place of local significance, including removal of vegetation that contributes to the cultural heritage significance of the place.	**AO5.1** The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance. **AO5.2** The development is unobtrusive and cannot readily be seen from surrounding streets or other public places. **AO5.3** Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Excavation or other earthworks do not have a detrimental impact on archaeological values. Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.	**AO6.1** The impact of excavation is minor and limited to parts of the place of local significance that have been disturbed by previous excavation. **AO6.2** An archaeological management plan is prepared for development involving subsurface disturbance.	**Not applicable.**
Advertising devices		
PO7 Advertising devices located on, or on premises adjoining a state heritage place are sited and designed so as to: (a) be compatible with the cultural significance of the state heritage place or place of local significance; (b) not obscure the appearance or prominence of the state heritage place or place of local significance when viewed from the street or other public places; (c) not alter or conceal significant features of the state heritage place, or place of local significance.	**AO7** No acceptable outcomes are prescribed.	**May be conditioned to comply with PO7.** The proposed presentation includes branding/graphics on the health care premises. Final signage will be subordinate to the adjoining Daintree Inn/Former Exchange Hotel, retain views of its street-facing elevations and avoid obscuring significant fabric or features. The current images do not establish a complete signage design and it would be reasonable for Council to conditions this aspect.
Development on premises adjoining a state heritage place		
PO8 Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as to: (a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places; (b) not to intrude into important vistas of the state heritage place;	**AO8** No acceptable outcomes are prescribed.	**Complies with PO8.** The proposal retains the existing two-storey Front Street building and principal roof form, with internal refurbishment and limited enclosure within the established undercroft. It introduces no additional storey and no new building between the adjoining Daintree

Performance outcomes	Acceptable outcomes	Applicant response
(c) not to place buildings and structures between a state heritage place and its primary or secondary street frontage; (d) to ensure new buildings or structures are setback from the street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place; (e) to minimise disturbance to the original fabric of the state heritage place; (f) to retain, where intact, the significant or original siting and context of the state heritage place. Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.		Inn/Former Exchange Hotel and its street frontages. Retaining the established scale and siting limits changes to the hotel's visual setting and prominence.

9.3.3 Centre activities code

9.3.3.1 Application

(1) This code applies to assessing development for:
  (a) for Centre activities; and
  (b) all development in a Centre zone, if:
    (i) if assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
    (ii) impact assessable.

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

9.3.3.2 Purpose

(1) The purpose of the Centre activities code is to facilitate the timely establishment of centre activities within the Centre zone.

(2) The purpose of the code will be achieved through the following overall outcomes;
  (a) within the Centre zone, to ensure that centre activities:
    (i) facilitates the timely establishment of specified uses that require only minor building work to an existing premises;
    (ii) has a scale, intensity and operation of the use of premises that is consistent with existing floor space and infrastructure.

9.3.3.3 Criteria for assessment

Table 9.3.3.3.a – Centre activities code – assessable development

Performance outcomes	Acceptable outcomes	Assessment
For self-assessable and assessable development		
Change of use within existing building or facilities		
PO1 Development that involves a change of use within an existing building ensures: (a) changes to floor space of the centre activity is minor; (b) the appropriate design and amenity standards for the centre activity is maintained.	**AO1** The centre activity: (a) is a use listed in Schedule 1, Table SC1.1.1.2 – Centre Activities; (b) is not a use listed in Schedule 1, Table SC1.1.1.2 – Large format retail activities; (c) is located within the Centre zone; (d) is for a tenancy change only; (e) involves only minor building work to an existing building;	**Complies with PO1.** The proposal adapts the existing two-storey premises for primary health care and social and emotional wellbeing services, with associated staff accommodation above. The works principally comprise internal refurbishment and limited enclosure of the existing undercroft; no additional storey is proposed. This supports reuse of established

Performance outcomes	Acceptable outcomes	Assessment
	(f) complies with the car parking requirements specified in (g) Table 9.4.1.3.b in the Access, parking and servicing code. Note - The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.	centre floor space. AO1 is not relied upon because this is more than a tenancy change.
PO2 Building plant or equipment cannot be viewed from public places.	**AO2.1** Plant or equipment is not located on roofs; or **AO2.2** Where plant or equipment is placed on roofs, it is appropriately screened from the streetscape behind a parapet or similar design feature.	**Complies with AO2.1.** No plant is located on the roof. **Can comply with AO2.2.** No plant is located on the roof. Requirements for any new plant may be appropriately conditioned.
Performance outcomes	**Acceptable outcomes**	
For assessable development		
PO3 Development is located: (a) within an existing Centre zone; (b) a building containing an existing centre activity; (c) on a site identified as being suitable for Centre activities in a Local plan.	**AO3** No acceptable outcomes are prescribed.	**Complies with PO3.** The 1,518m² site is within the Centre Zone and Mossman Local Plan Precinct 5 – Town Centre. The ground-floor consultation, treatment, counselling and administration facilities strengthen the established centre's health and community service role. Accommodation is limited to six staff associated with the facility, in three two-bedroom units as described by the client, with no overnight patient care or independent tourist accommodation.
PO4 A centre activity is only established outside an appropriately identified area where: (a) community need is demonstrated for the centre;	**AO4** No acceptable outcomes are prescribed.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Assessment
(b) the centre activity does not compromise the establishment of consolidated activity centres with distinct roles and functions across the Far North Queensland Region; (c) the centre activity does not compromise the established hierarchy of activity centres in the Far North Queensland Region;the centre activity does not compromise the character and amenity of surrounding areas. Note – An appropriately identified area is defined in PO3 of this code. Note – Refer to the Far North Queensland Regional Plan to determine the distinct roles and functions, and the established hierarchy of activity centres in Far North Queensland.		
PO5 The siting of buildings contributes to the desired amenity and character of the area and protect the amenity of other land uses.	**AO5.1** Buildings setbacks to road frontages are: (a) in accordance with the provisions of any applicable Local plan; (b) a minimum of 6 metres where no Local plan applies or there are no particular provisions specified in the Local pan for the site. **AO5.2** Where adjoining land in the Industry Zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. **AO5.3** Where adjoining land in any other zone, buildings are setback 3.0 metres or ¼ of the height of the building, whichever if the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic	**Complies with PO5.** The existing Front Street building alignment, two-storey scale and principal roof form are retained. The Precinct 5 frontage provisions apply in place of the default 6m setback. The undercroft enclosure reuses space within the established building form. Indoor daytime clinical activities and retention of the existing scale provide a basis for compatibility with adjoining uses.

Performance outcomes	Acceptable outcomes	Assessment
	expert. **AO5.4** Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas: (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO5.1(b) above; adjacent to the boundary with the other zone for the setback area nominated in AO5.3 above.	
PO6 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.	**AO6** Site coverage does not exceed 50%, unless otherwise specified in a Local plan.	**Complies with PO6.** Precinct 5 specifies a 60% site-cover benchmark, taking precedence over the default 50% in AO6. The works retain the main building and rear shed and largely reuse existing covered space. A verified schedule of all roofed building footprints is not presently available. Numerical compliance is not yet established, however the development does not expand the exiting site cover.
PO7 Building façades are articulated and finished in ways that respond to the attractive elements of surrounding buildings, and enhances existing streetscape character.	**AO7** Building facades are articulated and finished with design elements such as: (a) variations in plane shape, such as curves, steps, recesses or projections; (b) variations in treatment and patterning of windows, sun protection devices, or other elements of the façade; (c) elements of finer scale, than the main structural framing.	**Complies with AO7.** The retained façade includes separate window openings, an upper-level balcony and finer-scale framing that articulate the building. Refurbishment retains the two-storey form and the relationship between the street-facing ground floor and upper level. These elements break up the frontage and maintain its human scale. Final colours, graphics and any signage will complement this articulation and the adjoining heritage setting.
PO8 Development results in an attractive streetscape	**AO8.1** Ground floor levels of buildings incorporate	**Complies with PO8.**

Performance outcomes	Acceptable outcomes	Assessment
that: (a) contributes to a high level of amenity for patrons and pedestrians; (b) facilitates interactions between the public and private realm.	activities that are likely to foster casual, social or business interaction for extended periods (such as Shops, Food and drink outlets and the like). **AO8.2** Where a building has frontage to a public street or other public or semi public space, an active frontage is provided which includes a minimum of 75% of the façade consisting of transparent or semi-transparent windows or glazed doors. **AO8.3** Frontages to public streets or other public or semi public spaces are articulated with vertical elements that emphasise a finer-grain and human scale to the building frontage. **AO8.4** Where buildings are constructed up to a road frontage, a cantilever awning is to be provided over the footpath of the site, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and; (a) with a maximum height of 3 metres to the underside of the awning; or (b) at a height consistent with, or stepping up or down to, the awning structures on buildings on adjoining sites.	The ground-floor health care use brings regular patient, staff and community activity to the street frontage. The entrance and waiting/reception functions support a legible public interface, while consultation rooms require privacy. A performance response is appropriate rather than assuming 75% transparent glazing. The development retains an identifiable entrance and visible activity in public-facing areas, using privacy treatments selectively.
PO9 Development provides for the site to be landscaped in a manner that is consistent with the function, location and setting of the development.	**AO9.1** A minimum of 10% of the site is set aside for landscape planting. **AO9.2** Landscaping is provided in accordance with the following: (a) a mixture of shade trees and low planting is provided along street frontages where buildings are setback from the frontage;	**Complies with PO9.** No changes to the existing site and street landscaping are proposed.

Performance outcomes	Acceptable outcomes	Assessment
	(b) shade trees are provided in car parks; (c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential use or zone which: (i) has a minimum width of 3 metres and is not used for storage or mechanical plant; (ii) is planted with a variety of hardy screening shrubs and trees; (iii) incorporates a minimum 1.8 metre high solid screen fence. Note – Additional fencing requirements beyond the minimum standard may be required for acoustic and lighting attenuation purposes in accordance with AO5.3.	
Additional requirements for Adult Stores		
PO10 An adult store is located to satisfy reasonable community expectations in relation to location and accessibility.	**AO10** The distance between the boundary of the land occupied by a sensitive land use and the entrance of a proposed adult store is: (a) more than 200 metres according to the shortest route a person may lawfully take on foot; (b) more than 100 metres measured in a straight line.	**Not applicable.**
PO11 The presentation of adult stores satisfies reasonable community expectations.	**AO11.1** The display window of the adult store is completely screened to prevent viewing into the interior of the development where goods are displayed. **AO11.2** Signage associated with the adult store that is visible external to the development is not sexually suggestive or potentially offensive in either graphical or written form. **AO11.3** External signage associated with an adult store has a cumulative total of $5m^2$.	**Not applicable.**

	AO11.4 Signage (other than required by A11.3) is limited to the following types: (a) below awning sign; (b) fascia sign; (c) window sign.	

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		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. **AO1.2**	**Complies with PO1.** Table 9.4.1.3.b requires one car parking space per 20m² of Health Care Services GFA, rounded up to the next whole number. The development comprises approximately 685m² of total GFA across the ground and first floors. Applying the health care parking rate to the entire building would not accurately reflect the

Performance outcomes	Acceptable outcomes	Applicant Response
number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. **AO1.3** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. **AO1.4** For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	proposed use, as the upper floor accommodates associated staff only. A performance-based assessment of the actual parking demand is therefore considered appropriate. The Applicant advises that six local staff drive individually, three FIFO staff share one vehicle, and two locums each use a separate hire vehicle. Together with three operational fleet vehicles, this represents a staff and fleet parking demand of 12 vehicles. The accommodation supports staff already included in these figures and is not expected to generate additional resident vehicles. The proposal plans identify approximately 10 potential parking spaces using tandem arrangements. Additional parking is available within the existing rear shed. Tandem spaces could be allocated to staff and fleet vehicles under a coordinated parking arrangement, allowing more readily accessible spaces to be prioritised for patients. Patient transport and coordinated appointment scheduling are expected to moderate patient parking demand and reduce overlapping arrivals. However, the 12-vehicle staff and fleet demand excludes patients and accompanying visitors. The site's capacity to provide further parking is constrained by the existing buildings. Access to the undeveloped area at the rear would require demolition of the rear shed. A performance solution is therefore sought having regard to the reuse of the existing

Performance outcomes	Acceptable outcomes	Applicant Response
		premises, staff carpooling, patient transport and managed parking arrangements.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	**AO2** Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	**Will comply with AO2.**
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (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).	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. **AO3.2** Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. **AO3.3** Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;	**Complies with PO3.** The proposal retains one Front Street crossover and the side driveway. This avoids an additional frontage access. The crossover width, sight distances, footpath visibility, gradients, drainage and clearance from utilities remain unchanged.

Performance outcomes	Acceptable outcomes	Applicant Response
	(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. **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.	
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**Complies with PO4.** The development involves repurposing an existing building. There is limited opportunity to provide new dedicated accessible parking spaces onsite due to the location of existing buildings and structures. Providing onsite parking for operational vehicles has been prioritised. It is noted that the operation includes a patient pick-up services which will limit the need for onsite accessible parking.

Performance outcomes	Acceptable outcomes	Applicant Response
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	**AO5** Access for people with disabilities is provided in accordance with the relevant Australian Standard.	**Will comply with PO5.**
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	**AO6** The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	**Can comply with PO6.** No bicycle spaces are documented, however bicycle parking may be accommodated onsite.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	**Can comply with PO7.** No bicycle spaces are documented, however bicycle parking may be accommodated onsite.
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Not applicable.**
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity	**AO9.1** Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	**Can comply with PO9.** The minimum service design vehicle for health care services is a Van. The client proposes daily pathology collection and

Performance outcomes	Acceptable outcomes	Applicant Response
of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.2** Service and loading areas are contained fully within the site. **AO9.3** The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	fortnightly medication delivery using fleet vehicles, with general deliveries and waste collection also required.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. **AO10.2** Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**Complies with PO10.** Patient pick-up and drop-off form part of the use. The Applicant identifies Tarago/RAV4 transport for 3–14 clients per clinic/weekday. Patient pick-up and drop-off will occur within the site.

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
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	**Can comply with PO1, subject to a lighting design.** The final external lighting design is not documented. The design will include shielded, downward-directed fittings for entries, parking and paths, with controls appropriate to weekday clinical operation and overnight staff accommodation. Fittings will be aimed to avoid spill into neighbouring premises or upstairs bedrooms; no upward floodlighting is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	vehicle headlights.	
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses. 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: car parking is located away from adjacent sensitive land uses; car parking is enclosed within a building; 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; buffered with dense landscaping. Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	**Complies with AO2.1 and AO2.3** Consultation, treatment, counselling and administration are predominantly indoors. Usual weekday hours are approximately 8.30am–4.30pm for PHCC and 8.30am–4.30pm for SEWB staff, with occasional earlier or later staff attendance. No programmed weekend, public holiday or after-hours clinical services are proposed. The proposal will not generate noise beyond that reasonable expected from a commercial premises. The car parking layout is unchanged except for provision of tandem parking.
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated; or AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.	**Complies with AO3.1.** The clinical and counselling use does not involve uses that result in airborne particles or emissions.

Performance outcomes	Acceptable outcomes	Applicant response
	Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	**Complies with AO4.1.** The clinical and counselling use does not involve uses that result in odour emissions.
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: the location of the waste and recyclable material storage areas in relation to the noise and odour generated; the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; the durability of the receptacles, sheltering and potential impacts of local climatic conditions;	**Complies with AO5.1 and AO5.2.** The Applicant identifies two 240L general-waste bins and two 240L recycling bins, with weekly Council collection, and clinical waste collection by JJ Waste at a stated six-month interval. Sharps, pharmaceutical and other clinical streams will have suitable segregation, secure receptacles and authorised collection arrangements. Sufficient areas are available within the site to accommodate storage.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
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.	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; or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	**Not applicable.**
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: the amount and type of pollutants borne from the activity; maintaining natural stream flows; the amount and type of site disturbance; site management and control measures.	AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge. AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities. 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. Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water	**Complies with PO7.** The proposal does not generate any additional roof areas. Existing stormwater collection and discharge will be retained.

Performance outcomes	Acceptable outcomes	Applicant response
	control measures to meet the requirements of the Environmental Protection Act 1994. 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.	
Pest plants (for material change of use on vacant land over 1,000m²) 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. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or 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. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	**Not applicable.**

Attachment 4

SDAP Code Compliance

State code 1 assessment for 6 Front Street Mossman

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 development retains the existing two-storey building and Front Street alignment. The health care fit-out and partial undercroft enclosure are contained within the property and do not introduce buildings, structures or operational areas into the state-controlled road. The established location therefore avoids new physical hazards or obstructions within the road corridor. A performance response is adopted because the existing street-aligned façade may require managed maintenance access from the frontage.
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 works comprise refurbishment of existing premises and a modest enclosure within the established undercroft. The road pavement, crossover and road drainage infrastructure are retained, with no excavation or structural works proposed within Front Street. The development does not remove support from, impose new structural loads on, or physically alter road transport infrastructure.
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 proposal retains the existing building footprint at the road frontage and the established access location. Consultation, treatment, administration, waste storage and patient waiting are accommodated within the property. No new structure or operating area encroaches into Front Street, so the development

Performance outcomes	Acceptable outcomes	Response
		maintains the physical availability of the road corridor and its infrastructure. Operational access and parking matters are addressed separately under PO15–PO26.
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO4.** The branding shown relates to identifying the health care premises within the existing building façade. Identification signage can be integrated into this frontage without projecting into the road, obscuring road signs or obstructing access sightlines. Final sign dimensions and illumination have not been specified. The performance solution is for fixed, low-glare identification signage without flashing or moving displays; these limitations can be secured by a condition on the detailed signage design.
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials. AND **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**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND	**Complies with PO5.** The existing low-glare, low-reflective façade treatment is retained. The proposal does not introduce a reflective building form or a new illuminated architectural feature facing traffic. Retention of the established façade limits potential distraction to road users. Any new external lighting can be conditioned to face away from approaching traffic and exclude flashing or laser effects, maintaining this outcome through the detailed fit-out.

Performance outcomes	Acceptable outcomes	Response
	AO5.4 External lighting of buildings and **structures** does not involve flashing or laser lights.	
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**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**. AND **AO7.3** Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	**Complies with PO7.** No new landscaping is proposed. The development does not introduce planting into the road reserve or add vegetation at the crossover that would change existing driver or pedestrian sightlines. As the existing frontage arrangement is retained, the proposal does not create a new landscaping-related road safety hazard.
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.	**Complies with PO8.** The existing drainage arrangement is retained, with no new discharge point or change to the direction of runoff towards Front Street proposed. The fit-out and undercroft enclosure do not add a new roof catchment. On the stated basis that existing drainage behaviour remains unchanged, the development does not introduce additional concentrated flow, ponding or runoff across the road that would create a new hazard for road users.

Performance outcomes	Acceptable outcomes	Response
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.	**Complies with PO9.** The proposal retains the existing roof catchment, drainage connections and discharge arrangement. It does not propose diversion of additional catchment runoff to Front Street or alteration of road drainage infrastructure. Maintaining the existing drainage behaviour avoids an additional stormwater burden on the road and supports continued operation of the road and associated infrastructure.
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.	**Complies with PO10.** No new stormwater outlet, concentrated discharge or modification to road drainage is proposed. Retaining the existing catchment and discharge arrangement avoids a new source of scour, erosion or water loading against the road pavement and supporting infrastructure. The development therefore does not introduce a drainage-related mechanism for deterioration of the road's physical condition.
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	**Complies with PO11.** The development continues to use the existing stormwater connections and discharge arrangement, without creating a new outlet to Front Street or concentrating flows at another location. This maintains the established discharge pathway.

Performance outcomes	Acceptable outcomes	Response
	AO11.4 Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**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**. AND **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**. AND **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**.	**Complies with PO12.** The proposal principally reuses existing floor space and does not involve bulk filling, raising site levels or expanding the roof catchment. These characteristics limit the potential to change flood behaviour at Front Street. The partial undercroft enclosure is the only identified element that could marginally affect flood conveyance or storage.
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**. AND **AO13.2** Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	**Complies with PO13.** The existing drainage infrastructure and discharge arrangement are retained. No additional drain, pit or outlet is proposed within the road reserve, and the development does not introduce a new drainage structure or maintenance requirement into the traffic corridor. The retained arrangement avoids new physical hazards to road users.

Performance outcomes	Acceptable outcomes	Response
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.	**Not applicable.**

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.	**Complies with PO15.** The proposal consolidates access through the existing Front Street crossover and side driveway, without creating a second conflict point along the frontage. Staff and fleet parking is accommodated within the property, while patient transport and coordinated appointments moderate individual vehicle arrivals. These features support a managed access arrangement suited to the health care use. The performance case relies on patient set-down and vehicle waiting being contained on site.
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.	**Complies with PO16.** The existing crossover location and road geometry are retained. The proposal does not require an additional road opening or removal of a traffic lane. Carpooling, patient transport and appointment coordination reduce the number and overlap of separate vehicle arrivals relative to individual travel by every staff member and patient. This provides a performance basis for retaining the access, provided internal parking and set-down accommodate arrivals without queuing onto Front Street.

Performance outcomes	Acceptable outcomes	Response
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.	**Complies with PO17.** The proposal reuses the established access and street frontage and does not introduce a new access point, road realignment or structure within the corridor. This maintains the existing access pattern and leaves the road reserve available for its transport function.
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.** The development retains the existing frontage footpath and one driveway crossing. The public entrance addresses Front Street, while clinical activity and patient waiting occur within the building. No new crossover, obstruction or relocation of public transport or active transport infrastructure is proposed. This maintains the established pedestrian interface. **Complies with PO22.**
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.	

Performance outcomes	Acceptable outcomes	Response
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.	The existing Front Street pedestrian route remains available and the development does not close, divert or build over it. The street-facing entrance maintains access between the facility and the public walking network. No public passenger transport facility or access route is proposed to be removed or relocated. **Complies with PO23.** The development does not occupy or remove public passenger transport infrastructure, alter an active transport route or require a road closure for its operation. Patient waiting is within the premises, and the proposed operational arrangement is for pick-up and drop-off to occur on site. This avoids using the footpath or public transport facilities as an extension of the health care premises. **Complies with PO24.** No structural alteration to the existing footpath, public transport facilities or other active transport infrastructure forms part of the proposal. Building refurbishment is within the property and retains the established frontage access. The development therefore avoids physical removal, additional loading or construction interference with this infrastructure.

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 health care service is accommodated in existing town-centre premises with an established road access. The proposal retains one crossover and uses staff carpooling, organised patient transport and appointment coordination to moderate vehicle arrivals. It does not introduce bulk freight or an additional access point.
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 proposal provides outpatient health care and wellbeing services during usual weekday hours, with no overnight patient care or programmed weekend clinical services. Three FIFO staff share one car, six local staff drive and two locums use separate hire cars. With three fleet vehicles, the identified staff and fleet parking demand is 12 vehicles which can be accommodated onsite. This is a parking figure, not a peak-hour trip estimate. Organised patient transport and coordinated appointments moderate additional patient arrivals. These operational characteristics support a performance solution.
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.	**Complies with PO27.** Front Street is the site's only identified road frontage and the existing driveway is the only access shown on the proposal plans. There is no identified alternative connection to the local road network through which the development's traffic could be accommodated. Retaining this established access therefore uses the available

Performance outcomes	Acceptable outcomes	Response
		lawful frontage rather than creating an unnecessary additional connection to the state-controlled road.
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.	**Complies with PO29.** The existing building alignment and crossover are retained, with no new structure or extension towards Front Street. The fit-out and limited undercroft enclosure remain within the developed property and do not claim additional road-reserve land. Consequently, the proposal does not introduce a new physical obstruction to road upgrades. This conclusion is based on no identified planned upgrade extending into the subject property; no project-specific TMR acquisition or upgrade plan has been supplied.
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.** All proposed building works are within the subject property. No new structure, plant enclosure or operational area is proposed within the Front Street corridor. The proposal therefore leaves the road reserve available for improvements located wholly within that corridor and does not require such improvements to be redesigned around new development.

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.	**Complies with PO31.** The development involves an internal fit-out and limited enclosure of an existing undercroft. No

Performance outcomes	Acceptable outcomes	Response
		bulk earthworks, excavation within the road reserve or new retaining structure beside Front Street is proposed. The limited nature and on-site location of the works avoid introducing earthworks hazards into the road corridor.
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO32.** No road excavation, lane realignment or construction of a new crossover forms part of the proposal. The existing access and road corridor remain in their established locations. The limited building works can be undertaken from the property without permanent interference with through traffic or road capacity.
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO33.** The existing frontage building and supporting structure are retained. No basement, deep excavation or retaining structure extending towards or beneath Front Street is proposed. The fit-out and undercroft enclosure therefore do not involve removal of ground support from the road or loading a new retaining structure against it.
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO34.** The proposal does not include groundwater extraction, dewatering, a basement or other deep excavation. Reuse of the existing building and enclosure of part of its undercroft do not introduce an activity intended to alter groundwater levels beneath the road.
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.	**Complies with PO35.** No blasting, boring, piling or bulk fill compaction is identified as part of the development. The proposal retains the main building and involves

Performance outcomes	Acceptable outcomes	Response
		limited refurbishment and enclosure works within the site. It therefore avoids the major ground-disturbing construction methods that could transmit damaging vibration or movement to road transport infrastructure.
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.	**Not applicable.**

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); 2. in accordance with: 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.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
	OR **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. OR **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**.	
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.**	**AO38.1** Development provides 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); 2. in accordance with: 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. OR	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
	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.	
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**.	**AO39.1** 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 2.2) for **private open space** at the ground floor level; 2. in accordance with: 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. OR **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.	**Not applicable.**
PO40 Development (excluding a **relevant residential building** or **relocated**	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**)	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
building) minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: 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. OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic 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	No acceptable outcome is provided.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
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.		
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.	**Compliance with PO43 may be conditioned.**
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: 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 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor**	No acceptable outcome is provided.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
play areas by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a **childcare centre** or **educational establishment**: 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: 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; 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.	No acceptable outcome is provided.	**Not applicable.**
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.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
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.**
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-**	**Complies with AO49.1.** The staff accommodation includes an existing balcony, to the rear of the building, shielded from Front Street.

Performance outcomes	Acceptable outcomes	Response
	controlled road by a building, **solid gap-free fence,** or other **solid gap-free structure**.	
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 $0.1m/s^{1.75}$. 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 $0.4m/s^{1.75}$.	**Not applicable.**
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: 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.	**Complies with PO51.** The staff accommodation is above ground level within the existing building, separating sleeping rooms from the principal level of vehicle headlight activity. The building envelope provides physical screening, and suitable opaque bedroom blinds or curtains can control residual intrusion from road lighting. These are proportionate measures for the reuse of existing accommodation and can be secured through the fit-out or a condition requiring effective bedroom light exclusion. Window-treatment details are not presently shown on the plans.

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:	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
	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.	
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.**
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.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	**Not applicable.**

Performance outcomes	Acceptable outcomes	Response
	AO56.4 Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	

State code 14: Queensland heritage

Guideline – SDAP State code 14: Queensland heritage which provides direction on how to address this code.

Table 14.1: Applicable criteria for development associated with a Queensland heritage place

Type of development on a Queensland heritage place	Relevant provisions of code
All **development** on a **Queensland heritage place**	Table 14.2 — PO1 – PO4
Reconfiguring a lot on land containing a **Queensland heritage place**	Table 14.3 — PO5 – PO7
Material change of use on land **adjoining** a **Queensland heritage place** or on a lot containing a **Queensland heritage place**, but not carried out on the **Queensland heritage place**	Table 14.4 — PO8

Table 14.2: Development on a Queensland heritage place

Performance outcomes	Response
PO1 Development minimises adverse impacts on the **cultural heritage significance** of a **Queensland heritage place**.	**Not applicable.**
PO2 Development on a **Queensland heritage place** with **identified archaeological potential** manages adverse impacts on **artefacts**.	**Not applicable.**
PO3 Development employs methods and utilises materials that are compatible with the **conservation** of built and landscape **features** that form part of the **cultural heritage significance** of the **Queensland heritage place**.	**Not applicable.**
Development proposing to destroy or substantially reduce the cultural heritage significance of a Queensland heritage place	
PO4 Development proposing to **destroy or substantially reduce** the **cultural heritage significance** of the **Queensland heritage place** must demonstrate that there is **no reasonable alternative** to the **development** that would conserve the **cultural heritage significance** of the **Queensland heritage place**.	**Not applicable.**

Table 14.3: Reconfiguring a lot on land containing a Queensland heritage place

Performance outcomes	Response
PO5 Development does not result in a lot size or configuration which adversely impacts the aspects of the **setting** that form part of the **cultural heritage significance** of the **Queensland heritage place**.	**Not applicable.**
PO6 Development does not result in a lot size and configuration which adversely impacts the ongoing **conservation** management of the **Queensland heritage place**.	**Not applicable.**
Where the relationship between built and open spaces forms part of the cultural heritage significance of the place	

Performance outcomes	Response
PO7 Development on a place where the relationship between built and open spaces form part of the **cultural heritage significance** of the place, maintains a lot size and configuration which facilitates the **conservation** of these relationships.	**Not applicable.**

Table 14.4: Material change of use on land adjoining a Queensland heritage place or on a lot containing a Queensland heritage place, but not carried out on the Queensland heritage place

Performance outcomes	Response
PO8 Development is located, designed and scaled so that its form, bulk and proximity minimises adverse impacts on the **cultural heritage significance** of the **Queensland heritage place**.	**Complies with PO8.** The proposal adapts the existing two-storey building at 6 Front Street for ground-floor health care services and ancillary staff accommodation above. The adjoining Daintree Inn/Former Exchange Hotel is not altered by the development. Form and bulk: The principal roof form, building height and street-facing envelope are retained. Internal refurbishment adds no external bulk, and the modest partial undercroft enclosure sits within the established building form. No additional storey or freestanding building competes with the hotel's scale or prominence. Proximity and setting: The existing relationship between the buildings is maintained. No new building is placed between the hotel and its street frontages, and the principal building does not extend towards the hotel. This retains the established public view relationship and avoids new obstructions to its presentation. Heritage fabric: No demolition, alteration or attachment to the hotel, or works on its land, is proposed. The use therefore avoids direct disturbance of heritage fabric. Signage can be conditioned to remain subordinate and preserve hotel views. Retaining the established form, bulk and proximity minimises adverse heritage impacts.