

10 April 2025

Our ref: 72402

Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

via email: mail@cook.qld.gov.au

Attention: Lisa Miller

Dear Lisa,

**Material Change of Use Extension to Existing Facility – Health Care Services
38 Regent Street, Coen over Lot 110 C48610**

I am pleased to lodge for consideration this application for a Material Change of Use – Extension to Health Care Services located at 38 Regent Street, Coen over land described ad Lot 110 on C48610.

The relevant information for the application is:

Applicant: Apunipima Primary Health Care Centre
C/- Planz Town Planning
Mailing Address: PO Box 181
Edge Hill QLD 4870
Landowner: Apunipima Cape York Health Council (ACNC Charity Register Certificate Attached)
Application Fee: Please confirm the relevant fee for this application, additionally does Council consider waiving or reducing fees for not-for-profit Charity organisations.

Note -The use will not trigger referral to any state agencies.

Yours sincerely



Kelly Barnes
Planz Town Planning

Att:

1. DA Form 1
2. Planning Report
3. Proposed Plans
4. Charity Registration



APPLICATION FOR DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE -
EXTENSION TO HEALTH CARE SERVICES
38 REGENT STREET, COEN
LOT 110 ON C48610

10 APRIL 2025

PREPARED BY
PLANZ TOWN PLANNING PTY LTD
on behalf of
Apunipima Primary Health Care Centre

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APPLICATION SUMMARY

Application Details	
Proposal	Material Change of Use – Extension to a Health Care Services
Applicant	Apunipima Cape York Health Council
Property Owner	Apunipima Cape York Health Council
Address	38 Regent Street, COEN Qld 4892
Real Property Description	Lot 110 on C48610
Lot Size	1,012 m ²
Zone	Township
Current Use	Health Care Facility
Level of Assessment	Code Assessable
Applicable Codes	6.2.5 Township Zone code 8.2.3 Bushfire Hazard 8.2.4 Character 9.4.2 Parking and access code 9.4.3 Works, Services and Infrastructure
Referral Triggers	Not Applicable

1. INTRODUCTION

1.1 Nature of the Proposal

This application is over land at 38 Regent Street, Coen and described as Lot 110 on C48610 and is for a code assessable Material Change of Use for an extension to an existing Health Care Facility. The site has vehicle access via Armbrust Street and pedestrian access is located on Regent Street.

The current configuration of the existing clinic consists of 4 consulting rooms, office areas, staff room, staff and public facilities and a reception area. With recently acquired funding, it is proposed to add an additional 146m² comprising of an additional 2 consulting rooms (total of 6 consult rooms) staff, meeting rooms and a patient waiting area.

1.2 The Applicant

The applicant for this development extension is Apunipima Cape York Health Council.

The Apunipima Cape York Health Council (Apunipima) was the first community-controlled health organisation to cover the Cape York region. It originally had a mandate to present health related issues from 17 Cape York Aboriginal Communities to both the Cape York Land Council and the then Aboriginal and Torres Strait Islander Commission Peninsula Regional Council. Since then, Apunipima has expanded from an advocacy role to include the provision of more holistic primary health care and is responsible for delivering high quality, culturally appropriate, comprehensive primary health care to 11 Cape York communities including this site in Coen.

2.0 THE SITE

2.1 Address and Location

38 Regent Street, Coen is located on the corner of Regent & Armbrust Streets in Coen and contains a Health Care Facility and associated staffing accommodation. The site is 1,012m² and is formally known as Lot 110 on C48610.



Figure 1 – Locality of the site - 38 Regent Street, Coen

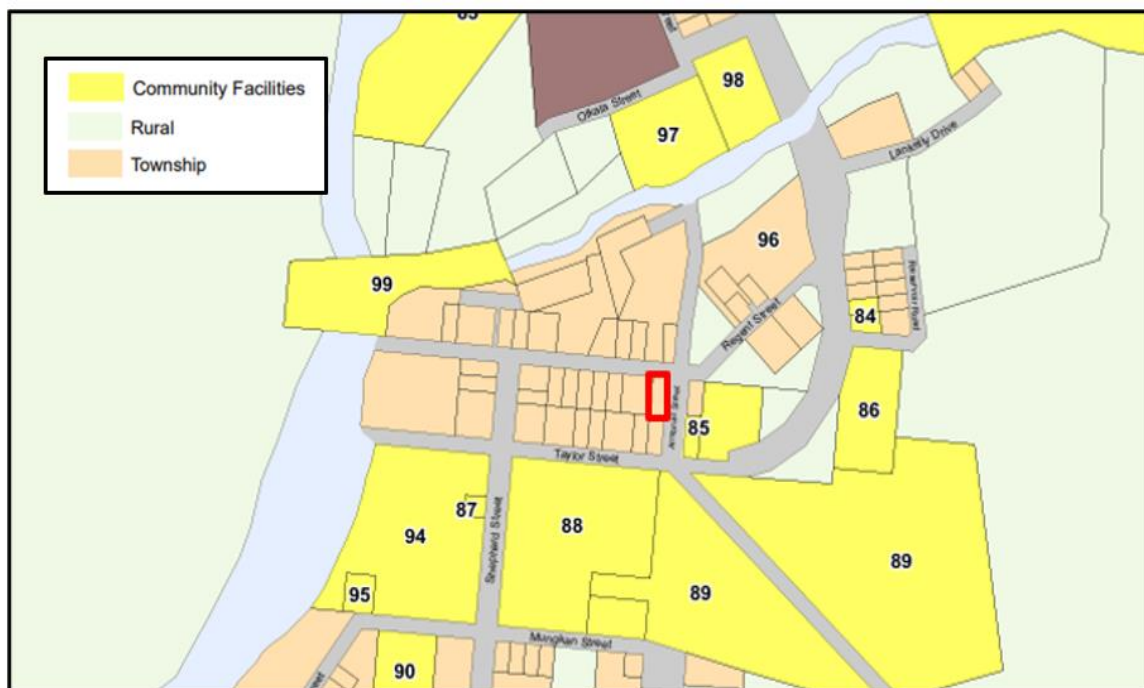


Figure 2 – Zone Mapping of the site – Township

2.2 Surrounding Land Uses

The site located at 38 Regent Street is in the centre of the Coen Township (**figure 1**); the site is in the Township zone (**figure 2**). The site is known as Apunipima Primary Health Care Centre and was established on site in November 2016.

To the west, the site adjoins 34 Regent Street which contains the local General Store, Post Office, a Petrol Station (two fuel pumps), a Caretaker's/Manager's residence and amenities block for the campground located at 32 Regent Street and 33 Taylor Street. (figure 3).

The site to the south located at 1 Armbrust Street contains the Catholic Church facing Taylor Street and the church pastor's residence facing Armbrust Street (figure 3).

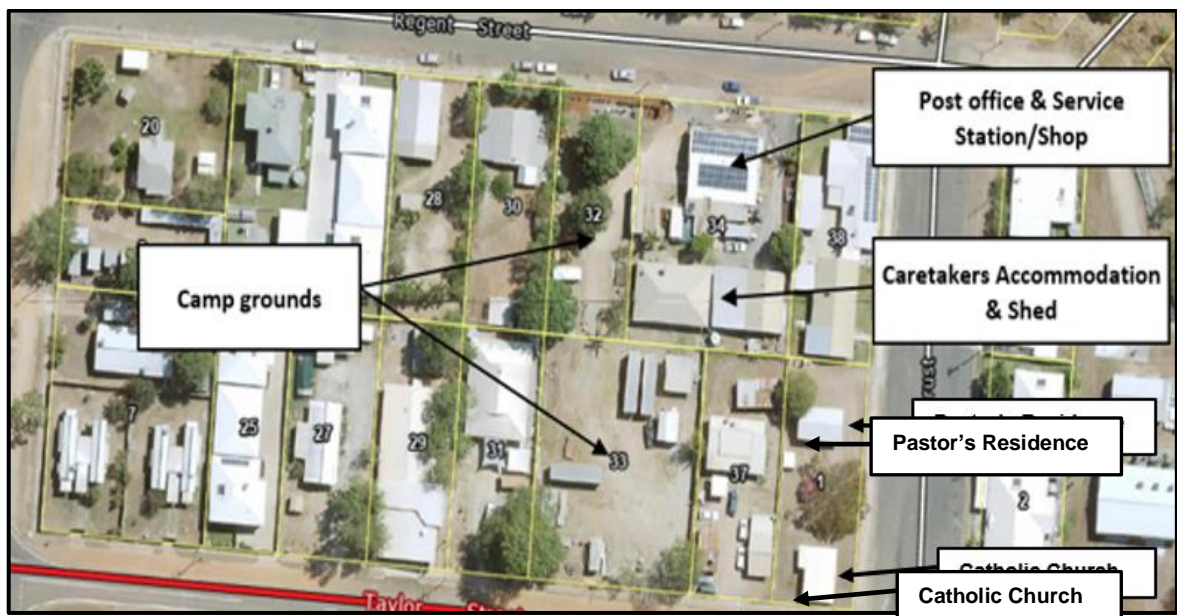


Figure 3 – Surrounding Land Uses

3.0 THE USE

3.1 Overview

The existing clinic consists of 4 consulting rooms, office areas, staff room, staff and public facilities and a reception area. It is proposed to add an additional 146m² comprising of an additional 2 consulting rooms (total of 6 consult rooms) staff and meeting rooms and a patient waiting area. To the rear of the site is an existing building containing accommodation for the visiting Fly-In Fly-Out (FIFO) staff.

The site is serviced by Council's reticulated water supply, reticulated sewerage network, and has existing electricity supply. No excavation or fill is required for this development. The main compliance considerations for the assessment are the setback distance from the western and northern boundaries, the site coverage and the onsite carparking. These matters are addressed in this report and the development complies with

the performance outcomes for these provisions. Council is requested to approve the application subject to reasonable conditions.

The use is defined as:

Health Care Services:

Health Care Service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Examples of the use include Dental clinic, medical centre, physiotherapy clinic.

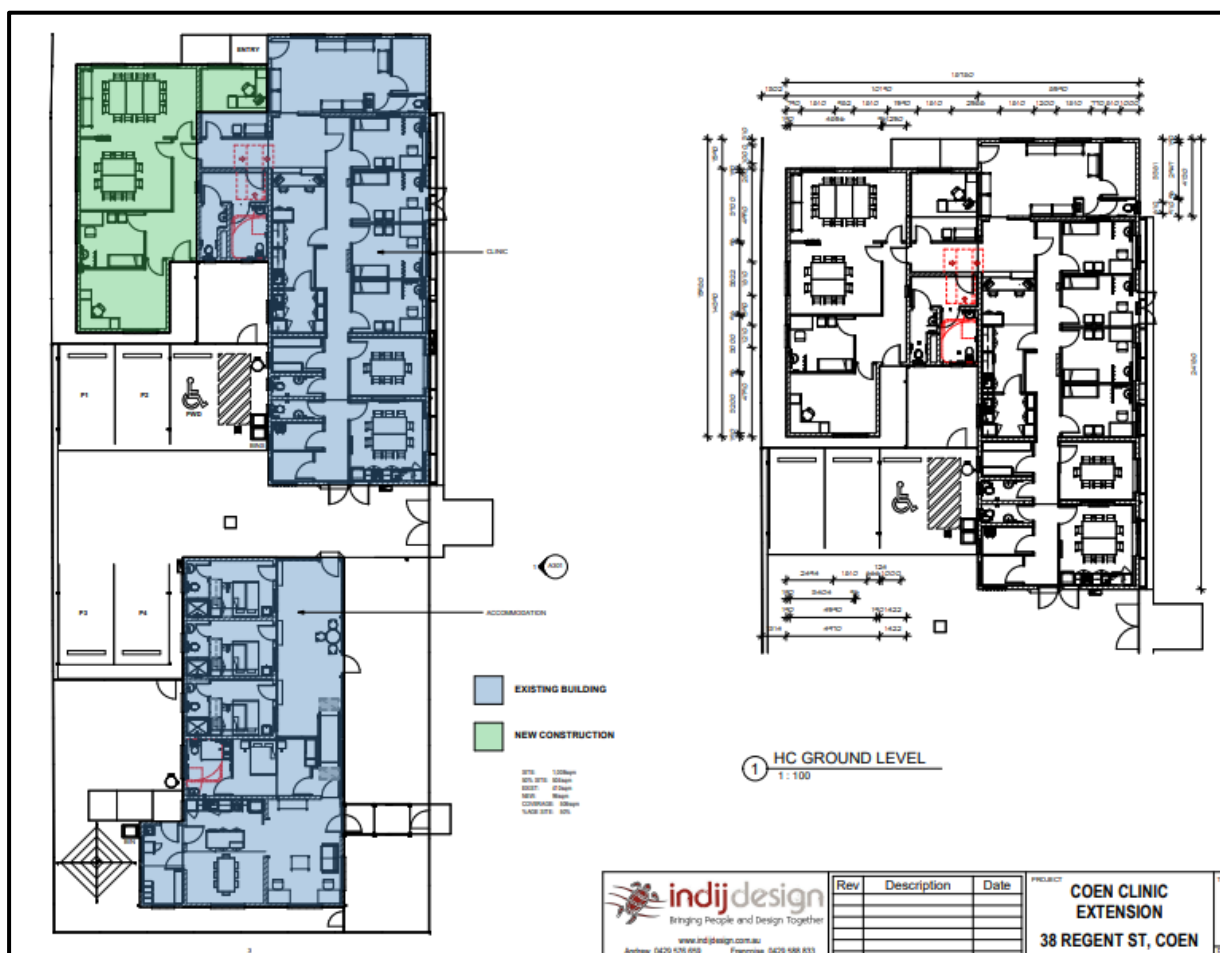


Figure 4: Extract from Proposal Plan(s)

3.2 Hours of Operation and Staff

The Apunipima Cape York Health Council's Coen Medical Centre operates Monday to Friday, from 8:00am to 5:00pm. Current staffing levels range from 4 to 8 personnel, depending on the availability and scheduling of fly-in-fly-out (FIFO) service providers.

The proposed expansion of the facility will accommodate an additional 4 to 6 staff on an intermittent basis. These additional staff will deliver specialist medical and social and emotional wellbeing services through FIFO arrangements. Typically, Cairns-based staff rotate through several of the 11 Apunipima-operated locations across Cape York, with stays of one to two nights in Coen. Staff accommodation is available on-site at the Coen Health Care Facility for short term stay.

The Coen Medical Centre delivers a comprehensive range of primary health care services tailored to meet the needs of the local community. These services include, but are not limited to general health checks, antenatal care, pathology collection, skin checks, chronic disease and diabetes management, immunisations, and home visits for patients unable to attend the clinic in person. Most patients are transported to and from the clinic by Apunipima staff as part of the organisation's commitment to accessible care.

3.3 Access and Parking

The site provides for a total of five (5) car parking spaces on site one of which is PWD compliant. The onsite parking spaces are accessed via a crossover between the two existing buildings on Armbrust Street. The Apunipima staff cars utilise three (3) of these spaces for vehicles associated with client services and transporting of patients.

9.4.2 Parking and access code describes the use as Health Care Services with a requirement of 1 per 50m² of GFA, however the restrictions on site do not allow for additional parking whilst attempting to meet the community needs and expanding the available services.

The purpose of the parking and access code is to ensure transport, access and car parking is safe, efficient and convenient and to ensure that the amount of parking provided for a particular land use is sufficient to meet the parking needs for that use.

As described above, most patients are picked up transported to the clinic by Apunipima staff, most staff are FIFO and transient with local staff walking to work. Therefore, it is considered that the existing on-site parking is sufficient to meet the needs for the Health Care Facility.

4.0 PLANNING CONSIDERATIONS

4.1 State Interest

The *Planning Regulation 2017* and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. **Referral is not required for this application.**

4.2 Planning Scheme Assessment

The proposed use is Code Assessable Development against the *Cook Shire Council Planning Scheme 2017*. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

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

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The assessment and compliance table for this development is shown below.

The proposal satisfies the Performance Criteria and purpose of the Codes, as discussed in detail below.

Planning Scheme Assessment Table Codes		Applicability
Zone Code	6.2.5 Township Zone code	✓
Local Plan	Not Applicable	N/A
Overlay Codes	8.2.1 Airport environs	N/A
	8.2.2 Biodiversity	N/A
	8.2.3 Bushfire Hazard	✓
	8.2.4 Character	✓
	8.2.5 Extractive resources	N/A
	8.2.6 Flood and other coastal hazards	N/A
	8.2.7 Scenic amenity	N/A
	8.2.8 Landslide hazard	N/A
Use Codes	No Code	N/A
Other Development Codes	9.4.2 Parking and access code	✓
	9.4.3 Works, Services and Infrastructure	✓
	9.4.4 Third party signs	N/A

4.4 Compliance

Boundary setbacks

The existing development is built to boundary for 6.5m along the Regent Street frontage and for approximately 20m along Armbrust Street. The additional 146m² of the clinic will be located at the north/western portion of the site facing Regent Street and adjacent to the driveway of the neighbouring property at 34 Regent Street. It is proposed to be built seamlessly with the existing single-story building on site. It is proposed to have a pitched roof design following the existing roofline.

In accordance with the plans, the front section of the extension is proposed to be a minimum of 1.5m from the front boundary for approximately 10m adjacent to the entrance to the facility, with the western wall proposed to be 1.3m off the side boundary for 14.4m. As previously described the land use on the adjacent property is a General Store, Post Office, a Petrol Station and Caretaker's residence with the main building being located approximately 10m off the boundary. Therefore, it is considered that the proposed development will not have any adverse impacts on the amenity of adjoining sensitive uses and the streetscape and complies with performance outcome PO2 of the Township Code.

5.0 CONCLUSION

This report supports a Development Application made by Apunipima Primary Health Care Centre seeking a statutory development approval from Cook Shire Council to support the extension of the existing Health Care Facility over Lot 110 on C48610 located at 34 Regent Street, Coen (the site).

This application has sought the following development approval from Council:

- **Development Permit for a Material Change of Use – Extension to Health Care Facility.**
- **Siting Dispensation.**

This report has described the site and proposed development, identified the applicable statutory and legislative requirements of Cook Shire Council under their Planning Scheme, as well as at the State level under the *Planning Act 2016*, and other, relevant State legislation and requirements, and in doing so, demonstrated the suitability of the site to accommodate the proposed development.

This report has highlighted that the proposed development is generally compliant with OR, can be conditioned to be compliant with the Acceptable Outcomes of the Planning Scheme. Where the proposed development does have a non-compliance with the 'deemed to comply' Acceptable Outcomes, a performance-based assessment has been provided to justify and demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and higher order sections of the Planning Scheme and in turn, the applicable code, the Planning Scheme and all other relevant assessment benchmarks can be achieved. Accordingly, the development should be approved subject to the imposition of reasonable and relevant conditions of approval.

APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

6.2.5 Township zone code

Purpose

The purpose of the township zone is to—

- (a) small to medium urban areas in a rural or coastal area; and
- (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
- (c) tourist attractions and short-term accommodation, if appropriate for the area

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

- (a) A range of commercial, retail and community land uses, as well as low density residential, is to be provided.;
- (b) Employment generating activities are located to support the local community without detrimentally impacting upon the amenity of the township;
- (c) Subdivision of land only occurs where there is a demonstrated community need; and
- (d) The design of buildings and structure is sympathetic to the existing character and the natural setting of the township.

Table 6.5—Accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
Section 1 - For accepted and assessable development		
Built Form		
PO1 The scale, height and bulk of buildings is consistent with the existing pattern of construction.	AO1.1 Accommodation density does not exceed one dwelling per site. And	Complies with performance outcome The additional area of the clinic will be located at the north/western portion of the site facing Regent Street and adjacent to the driveway of

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>AO1.2 Building height does not exceed 8.5m.</p> <p>And</p> <p>AO1.3 Site cover does not exceed 50%.</p> <p>And</p> <p>AO1.4 Buildings are to have pitched roof forms.</p>	<p>the neighbouring property at 34 Regent Street.</p> <p>It is proposed to be built seamlessly with the existing single story building on site. It is proposed to have a pitched roof design following the existing roofline.</p> <p>The proposed extensions result in a site coverage of 50%. The design and location of the building screens the bulk of the building from the street.</p> <p>Therefore, the proposed development is of a consistent scale, height, and bulk with the existing uses on the site.</p>
Siting		
<p>PO2</p> <p>High standards of residential amenity and landscaping are maintained, and new buildings are setback from boundaries so as to minimise adverse impacts on the amenity of adjoining sensitive uses and the streetscape.</p>	<p>AO2.1</p> <p>Buildings and structures are setback 6m to the primary street frontage and 3m from all other boundaries.</p>	<p>Complies with acceptable outcome</p> <p>The existing development is built to boundary for 6.5m along the Regent Street frontage and for approximately 20m along Armbrust Street.</p> <p>The extension will to the West of the existing building and will not have an adverse impact on adjoining uses or the streetscape.</p>
Section 2 For accepted development subject to requirements and assessable development		
Design		
PO3	AO3.1	Complies with performance outcome

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>New buildings and structures are designed to:</p> <ul style="list-style-type: none"> (a) Provide a high level of visual appeal and attractive presentation to the street. (b) Be in keeping with the predominant character of the area. (c) Ensure that walls facing the street frontage are articulated with windows and doors; and long expanses of blank and/or flat walls are avoided. (d) Incorporate Crime Prevention Through Environmental Design (CPTED) through casual surveillance of the street frontage and car parking areas. 	<p>The following design features are included:</p> <ul style="list-style-type: none"> (a) Windows, doors and balconies fronting the street. (b) Privacy screens on decks and balconies overlooking habitable areas on neighbouring properties; (c) Non-residential uses provide weather protection for pedestrians. <p>And</p> <p>AO3.2 Built form protects views to significant local landmarks and distant views to prominent features and landscapes.</p> <p>And</p> <p>AO3.3 Where a non-residential use is proposed and the adjoining premises is used for any residential or community purpose (excluding a Utility installation or Telecommunications facility), the following shall be used:</p> <ul style="list-style-type: none"> (a) A solid 1.8m high fence (e.g. timber paling, masonry, brick, metal cladding with neutral finishes); and (b) A minimum 2m wide landscaped buffer provided and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy 	<p>The proposed extension includes three (3) windows facing Regent Street set back 1590mm from the front boundary and the existing built form that is built to boundary on both Street frontages.</p> <p>The proposed extension is single storey, will improve the visual appeal of the building when combined with the existing health care facility on the site.</p> <p>Therefore, the proposed development is of a consistent scale, height, and bulk with the existing character of the site and wider area.</p> <p>Parking areas are located in between the existing facility and accommodation on site.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
PO4 Non-residential uses provide appropriate weather protection for pedestrians.	AO4.1 Awnings provide pedestrian shelter, consistent with the character of the Township, and: <ul style="list-style-type: none"> (a) includes under awning lighting (b) protects the normal flow of pedestrians (c) is continuous across the frontage/s of a site (d) aligns to provide continuity with shelter on adjoining sites (e) is cantilevered from the main building. Posts within the footpath must be non-load-bearing <p>Note: Council must provide written consent prior to awnings being constructed over public land.</p>	Complies with performance outcome The covered parking area on site and the entrance and ramp on Regent Street are covered for pedestrian access.
PO5 Safe and efficient vehicle movements are facilitated.	AO5.1 No acceptable outcome specified.	Complies with performance outcome The proposed development will utilise the existing access via Armbrust Street. The proposed development provides onsite parking that is safe with efficient vehicle movements.
Waste management		
PO6 Waste storage and collection areas must be unobtrusive, and adverse impacts on the environment and neighbouring properties must be mitigated.	AO6.1 All bins and waste storage areas are located on site and screened so as to not be visible from the street or neighbouring properties.	Complies with acceptable outcome All bins and waste storage areas are located on site
Acid sulphate soils		
PO7	AO7.1	Not applicable

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulphate soil by:</p> <ul style="list-style-type: none"> (a) Avoiding disturbance of such areas; or (b) Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and (c) Treating and managing surface and groundwater flows from areas of acid sulphate soils to minimise environmental harm. 	<p>No potential or actual acid sulphate soils are disturbed as part of the development.</p> <p>Or</p> <p>AO7.2 Where the proposal disturbs soil below 5m AHD or 500m³ or more of soil, the impacts are appropriately managed.</p>	<p>Not applicable</p>
Pest management		
<p>PO8 Movement of State declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> (a) not introducing any new declared or environmental pest plants or animals onto the property; and (b) not allowing seed or plant parts of declared or environmental pest plants to leave the property 	<p>AO8.1 No Acceptable Outcome specified.</p>	<p>Complies with performance outcome</p> <p>The proposed development will not introduce State declared or environmental pest plants and pest animals.</p>

8.2.3 Bushfire hazard overlay code

Purpose

The purpose of the Bushfire Hazard Overlay Code is to:

- (a) Provide for the assessment of the suitability of development in the Bushfire Hazard Overlay area to ensure that risk to life, property, community, economic activity and the environment during bushfire events is minimised.
- (b) Ensure that development does not increase the potential for bushfire damage on site or to other property.

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

- (a) the development siting, layout, and access responds to the risk of the bushfire hazard and minimises risk to personal safety
- (b) the development is resilient to bushfire hazard events by ensuring siting and design accounts for the potential risks of bushfire hazards to property
- (c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities
- (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of then bushfire hazard and does not significantly increase the potential for damage on the site or to other properties
- (e) development avoids the establishment or intensification of vulnerable uses in or near areas subject to bushfire hazard
- (f) the development avoids the release of hazardous materials as a result of a bushfire hazard event
- (g) impacts from bushfire mitigation treatments on natural processes and the protective function of landforms and/or vegetation are avoided or minimised.

Table 8.3—Accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
Section 1 - For accepted and assessable development		
PO1 Development is sited in a Bushfire Hazard area only where there is no reasonable opportunity to avoid the area and where the extent of development in the Bushfire Hazard area has been minimised.	AO1.1 No Acceptable Outcome	Complies with performance outcome The proposed extension will not increase the risk to life, property and community.

Performance Outcomes	Acceptable Outcomes	Applicant Response
Safety		
PO2 Development maintains the safety of people and property by avoiding Bushfire Hazard areas or mitigating the risk of bushfire hazard through lot design, firebreaks, emergency vehicle access, safe evacuation and adequate water supply.	AO2.1 Development is located wholly outside of an area mapped as Bushfire Hazard Area and Potential Impact Buffers on OM2 – Bushfire Hazard Overlay Map . Or AO2.2 Development is located wholly or partly within an area mapped as a Bushfire Hazard Area and/or Potential Impact Buffers and the applicant has completed the 'Bushfire Hazard Checklist' in Bushfire Hazard Analysis Planning Scheme Policy confirming the development will be located in an area with a Low or Very Low Bushfire Hazard Rating.	Complies with performance outcome The proposed extension will not increase the risk to life, property and community. The site has two street frontages to assist with emergency vehicle access and safe evacuation of all persons on site. Therefore, the development maintains the safety of people by avoiding the impacts of bushfire, supply adequate water supply, and maintains the safety of people onsite.
PO3 Landscaping does not increase the potential bushfire risk	AO3.1 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads in separation areas	Complies with acceptable outcome
PO4 The risk of bushfire and the need to mitigate that risk is balanced against the impacts on natural processes and the protective function of landforms and/or vegetation.	AO4.1 Bushfire risk mitigation treatments do not involve vegetation clearing within an area identified on OM1 – Biodiversity Overlay Map.	Complies with acceptable outcome
Private water supply – in areas with no water reticulation		
PO5 The development provides adequate water supply for fire fighting purposes, safely	AO5.1 A water tank is provided within 10 metres of each building (other than a Class 10 building)	Not applicable Site is connected to Council's reticulated water supply.

Performance Outcomes	Acceptable Outcomes	Applicant Response
located and freely accessible for fire fighting purposes at all times.	<p>which:</p> <ul style="list-style-type: none"> (a) Is either below ground or of non-flammable construction; and (b) Provides the following capacities exclusively for fire fighting purposes: <ul style="list-style-type: none"> (i) 10KL for residential buildings; (ii) 45KL for industrial buildings; (iii) 20KL for other buildings; and (c) Minimum pressure and flow of 10L per second at 200kPa; and (d) Fitted with a 50mm male camlock or, if underground, an access hole of a minimum 200mm to accommodate suction lines; and (e) Includes a hardstand area allowing a 15 tonne fire appliance access within 6 metres of the tank; <p>Or</p> <p>AO4.2 The property contains:</p> <ul style="list-style-type: none"> (a) Storage in an accessible location such as a dam or swimming pool installed upon construction of the dwelling. 	Not applicable
Private water supply – in areas with water reticulation		
PO6 The water supply must be reliable and have sufficient flow and pressure requirements for fire fighting purposes at all times	AO6.1 Reticulated water supply is provided in accordance with FNQROC.	Complies with performance outcome
Section 2 - For assessable development		
Firebreaks and vehicular access for Reconfiguring a Lot applications		

Performance Outcomes	Acceptable Outcomes	Applicant Response
P07 Firebreaks and roads must: (a) Enable access for fire fighters, residents and equipment; (b) Mitigate against fire hazard by slowing a fire's rate of spread.	AO7.1 The subdivision design incorporates a firebreak and vehicular access that: (a) Is located between the perimeter boundary of the lots and proposed house sites; and (b) has a minimum cleared width of 6 metres; and (c) A maximum gradient of 16% with adequate drainage to prevent soil erosion and minimise ongoing maintenance; and (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. And	Not applicable
	AO7.2 Private driveways: (a) Have a maximum length of length of 60m from the street to the building; and (b) Do not exceed a gradient of 12.5%; and (c) Have a minimum width of 3.5 metres; and (d) Have a minimum of 4.8 metres vertical clearance; and (e) Serve no more than 3 dwellings or buildings. And	Not applicable
	AO7.3 Road design is capable of providing access	Not applicable

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>for fire fighting and emergency vehicles in accordance with the FNQROC.</p> <p>And</p> <p>AO7.4 Vehicular links are provided along the firebreak either to existing firebreaks or roads, and these links are designed to suit topography, fire fighter safety and access to water supplies.</p> <p>And</p> <p>AO7.5 The firebreak and/or road has vehicle access at both ends to either another firebreak or road.</p> <p>Or</p> <p>AO7.6 A turning circle, or 'T' or 'Y' shaped turning bay, is provided at the end of the firebreak/road, provided it is of sufficient size for the turning of a fire fighting vehicle.</p> <p>And</p> <p>AO7.7 The firebreak provides areas for vehicles to pass or turn at intervals of not more than 400 metres and with a maximum grade of 5% (1 in</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>20).</p> <p>And</p> <p>AO7.8 Firebreaks/vehicle access located on private land have an access easement granted in favour of Council and fire brigades.</p>	Not applicable
Land use		
<p>PO8 Vulnerable uses must not result in a high concentration of people living or congregating in a Very High, High or Medium Bushfire Hazard Area unless there is an overriding need or other exceptional circumstances.</p>	<p>AO8.1 Vulnerable uses are not established or expanded in a Very High, High or Medium Bushfire Hazard Area unless supported by a Bushfire Hazard Management Plan.</p> <p>Or</p> <p>AO8.2 Vulnerable uses proposed in a Very High, High or Medium Bushfire Hazard Areas are supported by a Bushfire Hazard Management Plan demonstrating satisfactory safety measures and have direct access to low hazard evacuation routes.</p>	<p>Not applicable</p> <p>Not applicable</p>
<p>PO9 Development involving hazardous materials manufactured or stored in bulk does not create an increase in risk of bushfire hazard.</p>	<p>AO9.1 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area.</p>	Not applicable

8.2.4 Character overlay code

Purpose

The purpose of the Character overlay code is to ensure development protects heritage places and areas of local or state heritage value.

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

- (a) The built heritage values of historic streetscapes and individual sites within those streetscapes are protected and (where feasible) enhanced;
- (b) New buildings or structures and extensions to new buildings and structures incorporate (but not necessarily identically replicate) the main features of existing historic architectural styles and streetscape values within the character precinct and are sympathetic to and blend with the original building types in the character precinct;
- (c) New buildings and structures on or adjoining the Cooktown waterfront, when viewed from both land and water, exhibit a high standard of design consistent with their function, so as to achieve attractive presentation and distinct point of entry for residents and visitors arriving by water; and
- (d) Demolition of existing buildings and structures only occurs where those buildings and structures have no significant built heritage value or where there is no feasible alternative to demolition.
- (e) Development on or adjacent to a Heritage Place will not have an adverse impact in terms of:
 - (i) Visibility
 - (ii) Public accessibility
 - (iii) Physical change; or
 - (iv) Damage or removal.

Table 8.4—Assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
Architectural form		
PO1 New building and structures and alterations to	AO1.1 Commercial buildings incorporate the	

Performance Outcomes	Acceptable Outcomes	Applicant Response
the external appearance of buildings and structures are of a high quality design, reflecting the built heritage features of historic buildings and the streetscape.	<p>following design features (refer to figures 1 to 10 of this code for illustration):</p> <p>Cooktown</p> <ul style="list-style-type: none"> (a) High pitched roof forms. Flatter roof forms may be used provided they are hidden behind parapet walling, which is continuous across the façade and sides of the building. (b) Cantilevered awnings with imitation supporting posts set back 600mm from the face of the kerb and extending the full width of the building frontage (awning and setback mandatory). This includes buildings on corner sites. (c) Gable ends. (d) Skillion, bellcast or concave roofs for footpath awnings. (e) Parapet walling. (f) Walls include features such as cornice, picture rails, window hoods, pilasters. (g) Verandahs are unenclosed by permanent construction, however roll –up blinds may be incorporated to provide protection from the elements. (h) Verandah balustrade must be open. (i) Awnings and verandahs must include features such as brackets, capitals, astragals and stop chamfered posts. (j) Rectangular or square building form. (k) Extensive use of timber, rendered brick, or masonry block or other material that imitates rendered brick or block i.e. sheet 	<p>Not applicable</p> <p>The proposed development is not located in Cooktown.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>material that is rendered.</p> <ul style="list-style-type: none"> (l) Extensive use of corrugated iron. (m) Quadrant or ogee roof guttering is used. (n) The major doorway for customer use faces the major street. (o) Staircases and balustrade to staircases must be open. <p>Coen, Laura and Maytown</p> <ul style="list-style-type: none"> (a) High pitched roof forms. (b) Post supported awnings extending to the street property boundary and the full width of the building frontage (awning mandatory). This includes buildings on corner sites. (c) Gable ends. (d) Skillion awnings. (e) Rectangular or square building form. (f) Extensive use of timber and corrugated iron. (g) Quadrant or ogee roof guttering is used. (h) The major doorway for customer use faces the major street (i) Staircases and balustrade to staircases must be open. <p>And</p> <p>AO1.2 Residential buildings and structures reflect vernacular “Queenslander” design and incorporate:</p>	<p>Complies with acceptable outcome</p> <p>The proposed development has been designed to seamlessly extend from the existing single-story facility and includes the design elements outlined.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Cooktown <ul style="list-style-type: none"> (a) High pitched roof forms. (b) Gable or hip roofs. (c) Skillion, bellcast or concave roofs for verandahs. (d) Window hoods. (e) Verandahs are unenclosed by permanent construction, however roll –up blinds may be incorporated to provide protection from the elements. (f) Verandah balustrade must be open. (g) Verandahs must include features such as brackets, capitals, astragals and stop chamfered posts. (h) The proportions of windows emphasising the vertical and where more natural light is required, windows are divided into a series of windows. 	Not applicable The proposed development is not located in Cooktown.
Scale		
PO2 Buildings and structure do not diminish the amenity of the area or create an adverse impact on the historic character of the precinct due to excessive scale and bulk.	AO2.1 Commercial buildings and structures (refer to figures 1 to 10 of this code for illustration): Cooktown <ul style="list-style-type: none"> (a) Are of a scale and bulk that is consistent with adjoining development and the local streetscape. (b) Obstruction of significant local and distant views of prominent features, landscapes and landmarks is minimised. (c) Have parapet walls on frontages of similar design to existing development in the local streetscape. 	Not applicable The proposed development is not located in Cooktown.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>(d) Have their visual impact softened by the introduction of horizontal and vertical architectural elements such as cornice detailing, sill locations, false windows panel features, awning and verandah post detailing and stepping in vertical planes. Such detailing will be provided to building facades of all street frontages including corner sites.</p> <p>(e) May exceed two storeys, however the facade must emulate a two storey building characteristic of the historic streetscape.</p> <p>Coen, Laura and Maytown</p> <p>(f) Are of a scale and bulk that is consistent with adjoining development and the local streetscape.</p> <p>(g) Obstruction of significant local and distant views of prominent features, landscapes and landmarks is minimised.</p> <p>(h) Have their visual impact softened by the introduction of horizontal and vertical architectural elements such as cornice detailing, sill locations, false windows panel features, awning and verandah post detailing and stepping in vertical planes. Such detailing will be provided to building facades of all street frontages including corner sites.</p> <p>(i) Must not exceed two storeys.</p> <p>Or</p>	<p>Complies with acceptable outcome</p> <p>The proposed development has been designed to seamlessly extend from the existing single-story facility and includes the design elements outlined.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>AO2.2 Residential buildings and structures:</p> <p>Cooktown (a) Minimise the obstruction of significant local and distant views of prominent features, landscapes and landmarks. (b) May exceed two storeys, however the facade must emulate a two storey building characteristic of the historic streetscape.</p> <p>Coen, Laura and Maytown (a) Minimise the obstruction of significant local and distant views of prominent features, landscapes and landmarks. (b) Must not exceed two stories</p>	<p>Not applicable The proposed development is not located in Cooktown.</p> <p>Complies with acceptable outcome The proposed development is single story and does not cause an obstruction to significant local and distant views of prominent features, landscapes and landmarks.</p>
Materials		
<p>PO3 Building materials emulate the architectural materials characteristic of the historic streetscape</p>	<p>AO3.1 Building materials are employed as follows (refer figures 1 to 10 of this code for illustration):</p> <p>Cooktown (a) External wall materials of commercial buildings are predominately rendered masonry or have the appearance of rendered masonry. This includes side wall facades on corner lots. (b) Roofing is corrugated sheeting. (c) Timber weather board, chamfer board or similar is extensively utilised.</p>	<p>Not applicable The proposed development is not located in Cooktown.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>(d) Glass windows, doors or display windows below the awning must be the dominant element of the building frontage. These features must comprise a minimum area of 50% of the ground floor frontage.</p> <p>(e) External staircases and appurtenant balustrades are constructed in timber and verandah balustrades are constructed in timber, cast iron or similar material.</p> <p>And</p> <p>AO3.2 Residential buildings and structures:</p> <p>(a) Extensive use of corrugated iron and timber.</p> <p>(b) Roofing is corrugated sheeting.</p> <p>(c) Quadrant or ogee roof guttering is used.</p> <p>(d) Walls are clad in corrugated iron or horizontal timber chamfer board or weatherboard.</p>	<p>Complies with acceptable outcome</p> <p>The proposed development has been designed to seamlessly extend from the existing facility and includes the design elements outlined.</p>
Texture		
<p>PO4 Building design avoids repetition and creates textural effect in the streetscape.</p>	<p>AO4.1 Commercial buildings and structures (refer figures 1 to 10 of this code for illustration):</p> <p>(a) Have primary entrance doorways recessed to provide off-footpath entry.</p> <p>(b) Use only parapets and awning fascia for commercial advertising signage.</p> <p>(c) Have window hoods installed over windows (not required under awnings or</p>	<p>Complies with acceptable outcome</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>verandahs).</p> <p>(d) Utilise timber framed or coloured aluminium framed windows and doors.</p> <p>(e) Windows have a vertical dimension greater than their horizontal dimension.</p> <p>(f) Incorporate composite materials in the facade and awning.</p> <p>Or</p> <p>AO4.2 Residential buildings and structures incorporate:</p> <p>(a) Window hoods over windows (not required under awnings or verandahs).</p> <p>(b) Staircases feature on the elevation facing the street frontage.</p> <p>(c) Building elevations facing the major street frontage incorporate verandahs.</p>	Not applicable
Setting		
<p>PO5 New buildings and structures and extensions to existing buildings and structures complement the setting of the existing historic streetscape.</p>	<p>AO5.1 Commercial buildings and structures (refer figures 1 to 10 of this code for illustration):</p> <p>Cooktown</p> <p>(a) Are oriented parallel with the street frontage</p> <p>(b) Have car parking, loading and unloading bays located at the rear (or otherwise screened from the street frontage).</p> <p>(c) Utilise enclosed timber paling fencing with minimum height of 1.8 metres.</p> <p>(d) Employ street furniture (where provided)</p>	<p>Not applicable The proposed development is not located in Cooktown.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>of a simple design which does not imitate generic heritage designs.</p> <p>(e) Provide simple square paling surround planter boxes similar to the fencing style.</p> <p>(f) Are painted in a heritage colour scheme sympathetic to the buildings' architectural style and the streetscape generally.</p> <p>(g) Comply (where advertising is provided) with Lettering and Signs on Buildings c.1850 - 1900 Australian Council of National Trust technical bulletin 2.2 published March 1984.</p> <p>Coen, Laura and Maytown</p> <p>(a) Are oriented parallel with the street frontage.</p> <p>(b) Have car parking, loading and unloading bays located at the rear (or otherwise screened from the street frontage).</p> <p>(c) Employ street furniture (where provided) of a simple design which does not imitate generic "heritage designs".</p> <p>(d) Are painted in a heritage colour scheme sympathetic to the building's architectural style and the streetscape generally.</p> <p>(e) Comply (where advertising is provided) with Lettering and Signs on Buildings c.1850-1900 Australian Council of National Trust technical bulletin 2.2 published March 1984.</p>	<p>Complies with acceptable outcome</p> <p>The proposed development has been designed to seamlessly extend from the existing facility and includes the design elements outlined.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	And AO5.2 Residential buildings and structures: (a) Are oriented parallel with the street frontage. (b) Utilise enclosed timber paling fencing with a minimum height of 1.2 m. (c) Are painted in a heritage colour scheme sympathetic to the building's architectural style and the streetscape generally.	Not applicable
Demolition		
PO6 Demolition of existing buildings and structure only occurs where: (a) The existing building or structure has no significant built heritage value; or (b) It is not feasible to restore the existing building and there is no reasonable alternative to demolition; Providing that in either case, plans for replacement buildings or structures which comply with the requirements of this code are provided prior to such demolition being approved.	AO6.1 Engineering documentary evidence is provided to substantiate demolition need. And AO6.2 Recording of buildings or structures is undertaken by a suitably qualified person. And AO6.3 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the additional works are constructed in a similar character to the original building and the remaining part of the building retains its original character.	Not applicable No demolition is proposed. Not applicable No demolition is proposed. Not applicable No demolition is proposed

Performance Outcomes	Acceptable Outcomes	Applicant Response
Protection of cultural heritage values		
P07 Development involving a Heritage Place must provide for the conservation and management of cultural heritage values.	AO7.1 No Acceptable Outcome specified.	Not applicable The site does not contain a Heritage Place.
P08 Development on land adjacent to a Heritage Place must be designed, executed and operated to: <ul style="list-style-type: none"> (a) Be compatible with the cultural heritage significance of the listed site and not detrimentally impact on its values or its setting; and (b) Not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into the place. 	AO8.1 No Acceptable Outcome specified.	Not applicable The land adjacent does not contain a Heritage Place.
Protection of archaeological values		
P09 Development does not adversely affect the archaeological significance of a place.	AO9.1 For development on the site identified as having archaeological values in Schedule 1 of this Code, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance. Or AO9.2 The impact of any excavation is minor and limited to parts of the site that have been	Not applicable The site does not contain archaeological values.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	disturbed by previous excavation.	

9.4.2 Parking & Access code

Purpose

The purpose of the Transport, parking and access code is to ensure transport, access and car parking is safe, efficient and convenient.

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

- (a) The amount of parking provided for a particular land use is sufficient to meet the parking needs for that use;
- (b) Parking and manoeuvring areas, passenger setdown/pickup areas and goods loading/unloading facilities are provided in a safe and efficient manner; and
- (c) Access arrangements do not compromise the safety and efficiency of the transport network.

Table 9.7—Accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
Car Parking Provision		
PO1 Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1 Car parking for the land uses listed in the table in Schedule 1 of this code is provided as per that table.	Complies with performance outcome The proposed development provides five (5) parking spaces including a person with disability (PWD) space. As most patients are transported to and from appointments from Apunipima staff it is considered that the provided parking is sufficient for the use.
Car Parking Location		
PO2 On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AO2.1 For residential uses, short-term visitor parking is provided at the front of the site, with direct access to the building entry.	Complies with performance outcome A sign will be erected to show the entrance to the onsite parking areas.

Performance Outcomes	Acceptable Outcomes	Applicant Response
Access		
PO3 Access points are located to operate efficiently and safely and minimise conflicts considering the: (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances.	AO3.1 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities.	Complies with acceptable outcome The proposed development will utilise the existing crossover on Armbrust Street.
Design & Layout		
PO4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.	AO4.1 The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities.	Complies with performance outcome The proposed development provides a suitable sized parking area that meets the likely demand of the use.
	And AO4.2 Car parking spaces are line marked	Complies with acceptable outcome
PO5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.	AO5.1 Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities and meet the minimum design	Complies with performance outcome

Performance Outcomes	Acceptable Outcomes	Applicant Response
	requirements for the service vehicle specified in Schedule 2 of this code.	
PO6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.	AO6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 Parking Facilities – Off-street Carparking. And AO6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 Design for access and mobility – General requirements for access – New building work. And AO6.3 Disabled parking is directly accessible from the entrance of the premises. And AO6.4 Disabled parking is clearly identified via signage and/or line marking.	Complies with acceptable outcome The proposed development will provide sufficient parking space available for the ease of persons who require accessibility. Complies with acceptable outcome The proposed development will provide sufficient parking space available for the ease of persons who require accessibility. Complies with acceptable outcome Complies with acceptable outcome The proposed development will provide additional signage to ensure users know where to access disability parking.

Schedule 1—Vehicle parking and service vehicle requirements

Use	Minimum Number of Car Parking Spaces
Health Care Services	1 space per 50m2 of GFA

9.4.3 Works, services and infrastructure code

Purpose

The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community.

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

- (a) Infrastructure is designed and constructed to a suitable standard;
- (b) Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards; and
- (c) Development is designed, constructed and managed to avoid or minimise impacts on receiving waters.



Table 9.8—Accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
Infrastructure services		
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	AO1.1 If the site is located within Council's reticulated water area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy.	Complies with acceptable outcome The site is connected to Council's reticulated water supply system.
PO2 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of	AO2.1 If the site is located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated	Complies with acceptable outcome The site is connected to Council's reticulated sewerage network.

Performance Outcomes	Acceptable Outcomes	Applicant Response
the effluent disposal system or as a result of the cumulative effect of systems in the locality.	<p>sewerage network in accordance with Section D7 of the Development Manual Planning Scheme Policy.</p> <p>And</p> <p>AO2.2 If the site is not located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, an on-site sewerage treatment facility must be installed.</p>	Not applicable
PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AO3.1 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.	Complies with acceptable outcome
PO4 Land is provided with a reliable electricity supply.	AO4.1 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.	Complies with acceptable outcome
PO5 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of: <ul style="list-style-type: none"> (a) Vehicles on the road adjacent to the site; (b) Vehicles to and from the site; (c) Pedestrians and cyclists adjacent to the site; and (d) Pedestrians and cyclists to and from the site. 	<p>AO5.1 The road to the frontage of the site is constructed in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p> <p>And</p> <p>AO5.2 Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of the Development Manual</p>	<p>Complies with acceptable outcome</p> <p>Complies with acceptable outcome The proposed use will use the existing crossover on Armbrust Street.</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Planning Scheme Policy.	
PO6 Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations.	AO6.1 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.	Complies with acceptable outcome
Filling and excavation		
PO7 Filling and excavation does not result in the instability of a site or adjacent land.	AO7.1 Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level). And AO7.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height. And AO7.3 Filling and excavation does not occur within 2m of the site boundary. And AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month.	Not applicable No excavation or fill is proposed. Not applicable Not applicable Not applicable

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>And</p> <p>AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 Guidelines on Earthworks for Commercial and Residential Development as set out in Section D2 in the Development Manual Planning Scheme Policy.</p>	Not applicable
<p>PO8 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.</p>	<p>AO8.1 Filling and excavation does not result in the ponding of water on the site or adjacent land.</p> <p>And</p> <p>AO8.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.</p> <p>And</p> <p>AO8.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.</p> <p>And</p> <p>AO8.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the</p>	<p>Not applicable No excavation or fill is proposed.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Development Manual Planning Scheme Policy.	
PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO9.1 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.	Not applicable No excavation or fill is proposed.
PO10 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	No Acceptable Solution specified.	Not applicable No excavation or fill is proposed.
PO11 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	AO11.1 Filling and excavation and associated site works and construction activity are carried out as follows: (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and (e) Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least 3 months.	Not applicable No excavation or fill is proposed.
Major electricity infrastructure and buffers		
PO12 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO12.1 Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map:	Complies with acceptable outcome The site is mapped outside the major electricity infrastructure and buffer area.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	(a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts; or (c) 40m for transmission lines exceeding 275 kilovolts.	
PO13 Major electricity infrastructure on private land is included in an easement.	ASO13.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.	Not applicable
Fire services in developments accessed by common private title		
PO14 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO14.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should be situated above or below ground. AO14.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	Not applicable to this scale of development
PO15 Road widths and construction within the development are adequate for fire emergency	AO15.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided	Not applicable to this scale of development

Performance Outcomes	Acceptable Outcomes	Applicant Response
vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	for safe passage of emergency vehicles.	
PO16 Hydrants are suitably identified so that fire services can locate them at all hours.	AO16.1 Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant indication system' available on the Department of Transport and Main Roads Website	Not applicable to this scale of development

APPENDIX 2: PROPOSAL PLANS

Drawing or Document	Reference	Date
Project Number 2324-141 drawn by Indijdesign		
Cover Sheet	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Site Plan – A01.01	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Floor & Roof Plan – A02.012	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Elevations – A04.01	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Sections – A05.01	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Sections – A05.02	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Room Details – A06.01	Health Care Facility – Clinic Extension - 38 Regent St, Coen	31 March 2025
Room Details – A06.02	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
Schedules – A08.01	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025
3D Images – A13.01	Health Care Facility – Clinic Extension - 38 Regent St, Coen	28 March 2025

APPENDIX 3: SITE PHOTOS

Location of the site and surrounding land uses



Existing – built to boundary on the corner of Armburst and Regent Streets, Coen



Regent Street Frontage – showing where the extension is proposed to be build adjacent to the boundary of 34 Regent Street, Coen.



Armburst Street frontage – showing the existing built form on site including medical facilities on the corner and staff accommodation for FIFO workers to the rear of the site.





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ABN 83 128 085 870

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
Contact name (only applicable for companies)	C-/ Planz Town Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 181
Suburb	Edge Hill
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4041 0445
Email address (non-mandatory)	kelly@planztp.com
Mobile number (non-mandatory)	0404 882 366
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		38	Regent Street	Coen
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4892	110	C48610	Cook Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Extensions to the existing Health Care Facility

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Extension to Existing Health Care Facility	Health Care Services		

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)

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

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

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

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

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

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

Division 3 – Operational work

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Cook 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

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

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
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 .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):

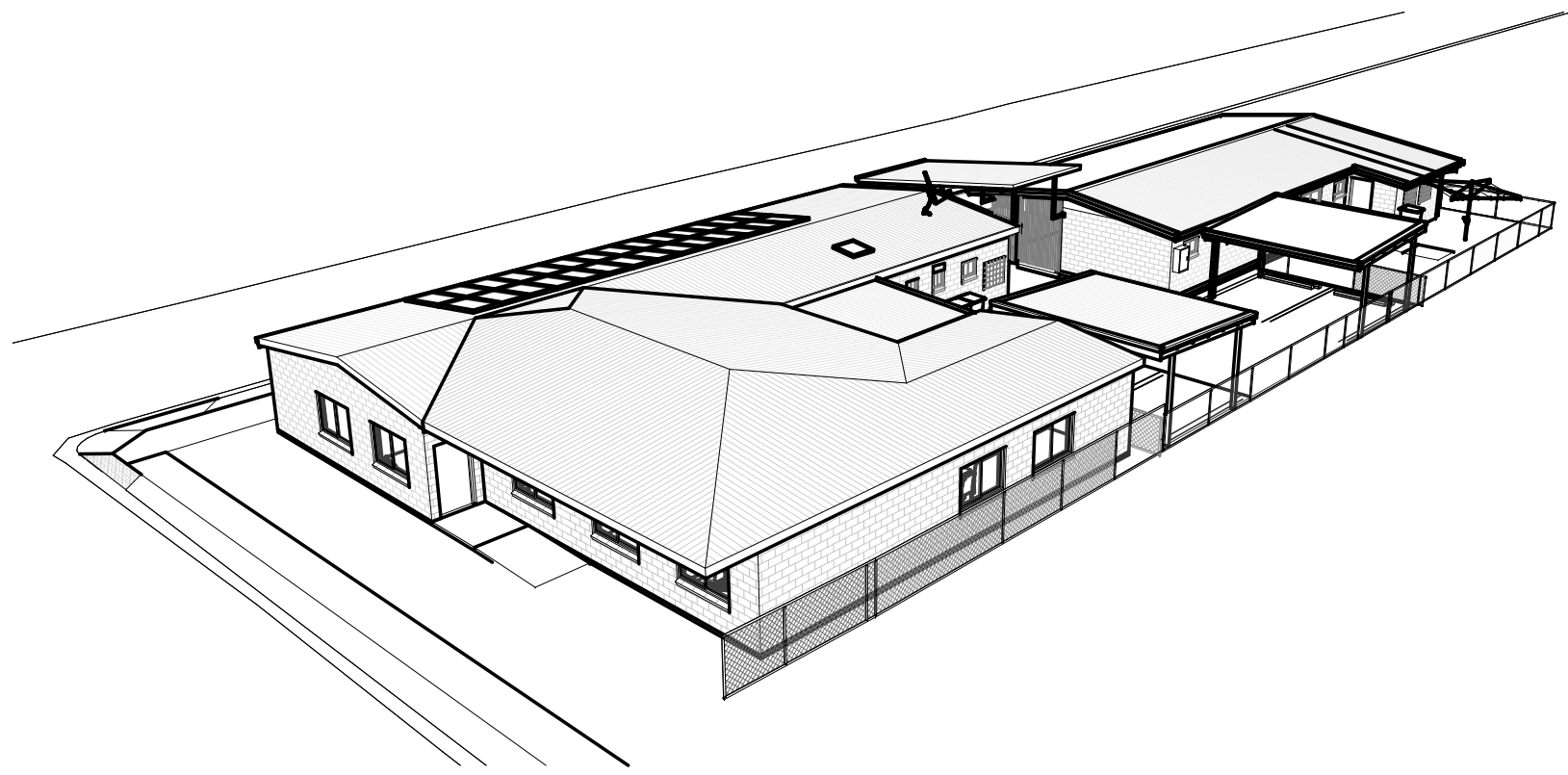
Notification of engagement of alternative assessment manager

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

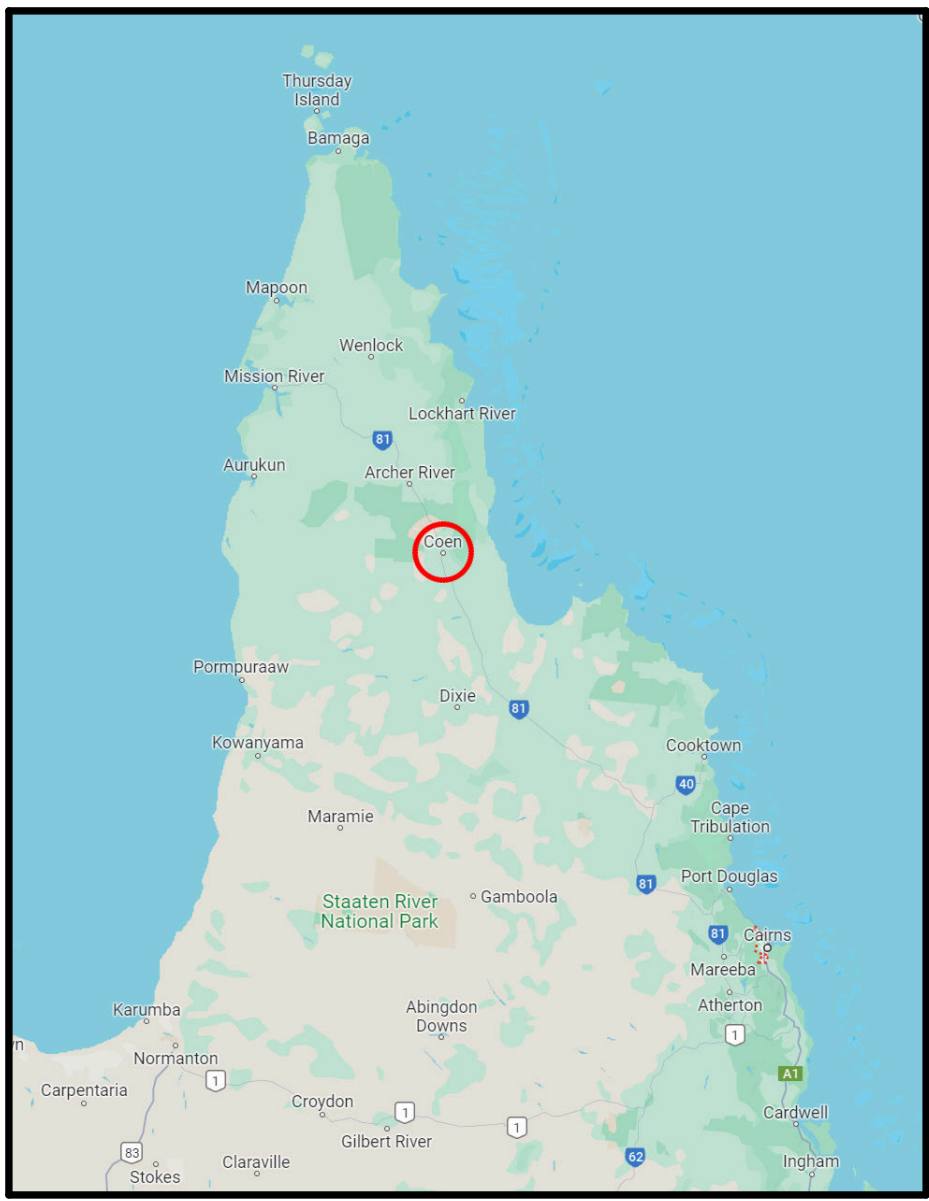
Note: For completion by assessment manager if applicable

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	



COEN CLINIC EXTENSION
38 REGENT ST, COEN
APUNIPIMA CAPE YORK HEALTH COUNCIL

DRAWING LIST		
DWG No.	DESCRIPTION	REV
A00.01	COVER SHEET	
A01.01	SITE PLAN	
A02.01	FLOOR & ROOF PLAN	
A04.01	ELEVATIONS	
A05.01	SECTIONS	
A05.02	SECTIONS	
A06.01	ROOM DETAILS	
A06.02	ROOM DETAILS	
A08.01	SCHEDULES	
A13.01	3D IMAGES	



COEN LOCALITY



COEN TOWN



SITE LOCATION



2 SITE
1 : 500





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Andrew 0429 576 659 Francoise 0429 588 833

DRAWING STATUS

SCHEMATIC DESIGN

Rev	Description	Date

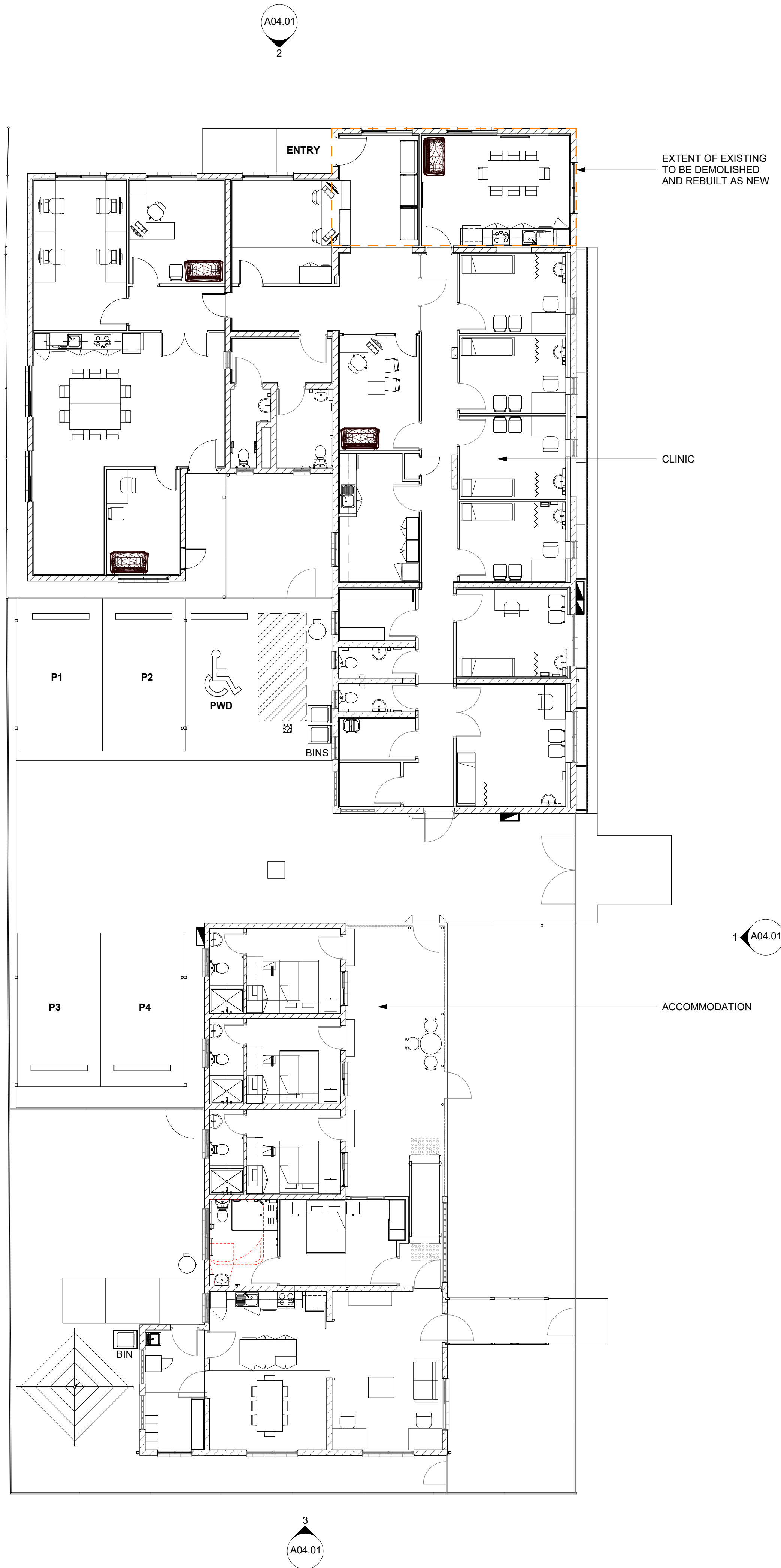
PROJECT

COEN CLINIC
EXTENSION
38 REGENT ST, COEN

CLIENT

APUNIPIMA CAPE YORK
HEALTH COUNCIL

TITLE		
COVER SHEET		
DRAWN BY AL	CHECKED BY AL	DATE 28 MAR 25
SCALE (@ A1) 1 : 500		PROJECT NUMBER 2324-141
DRAWING NUMBER A00.01		REV





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Andrew 0429 576 659 Françoise 0429 588 833

DRAWING STATUS

SCHEMATIC DESIGN

Rev	Description	Date

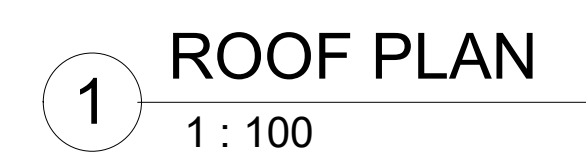
PROJECT


**COEN CLINIC
EXTENSION**
38 REGENT ST, COEN

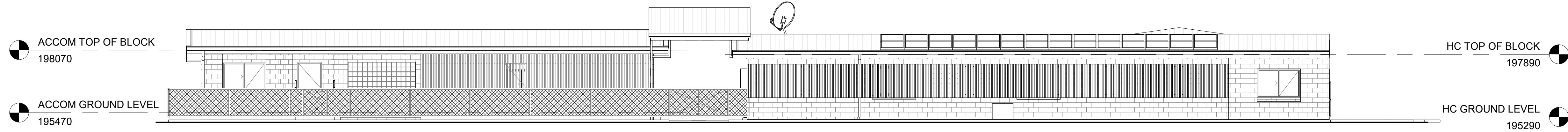
CLIENT

**APUNIPIMA CAPE YORK
HEALTH COUNCIL**

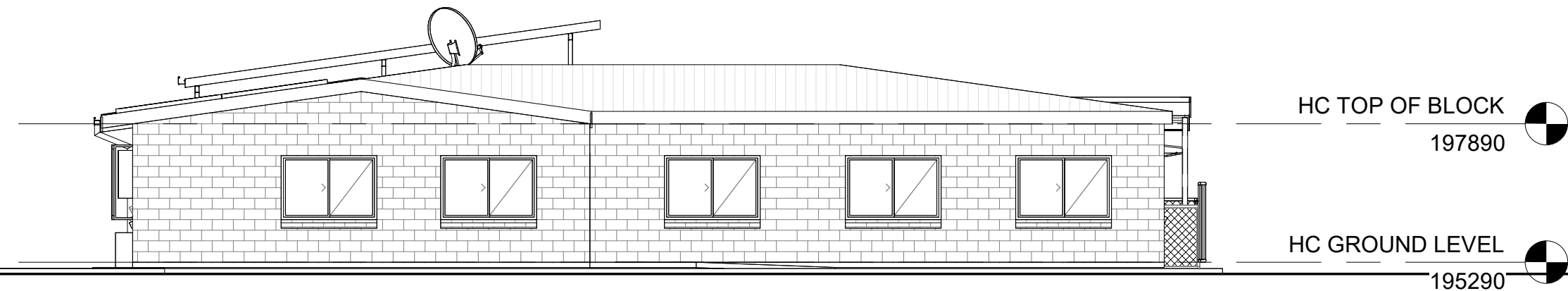
TITLE		
SITE PLAN		
DRAWN BY AL	CHECKED BY AL	DATE 28 MAR 25
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2324-141
DRAWING NUMBER A01.01		REV



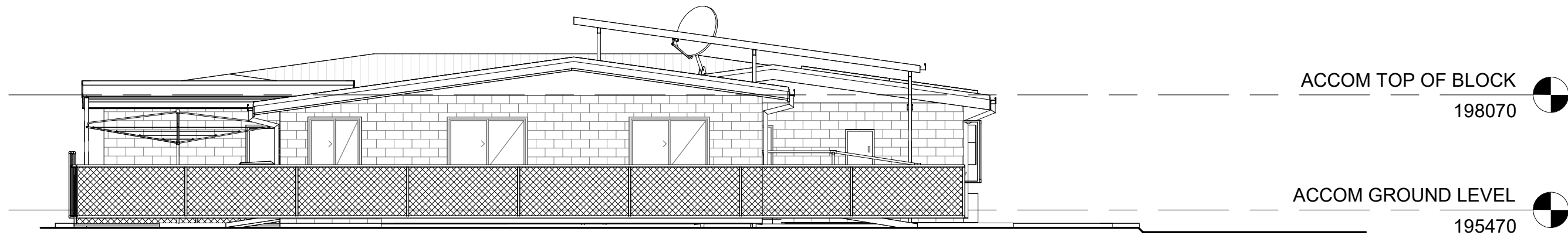
 indijdesign Bringing People and Design Together www.indijdesign.com.au Andrew 0429 576 659 Francoise 0429 588 833	Rev	Description	Date	PROJECT COEN CLINIC EXTENSION 38 REGENT ST, COEN	TITLE FLOOR & ROOF PLAN		
DRAWING STATUS			CLIENT	DRAWN BY AL		CHECKED BY AL	DATE 28 MAR 25
SCHEMATIC DESIGN			APUNIPIMA CAPE YORK HEALTH COUNCIL	SCALE (@ A1) 1 : 100		PROJECT NUMBER 2324-141	
				DRAWING NUMBER A02.01		REV	



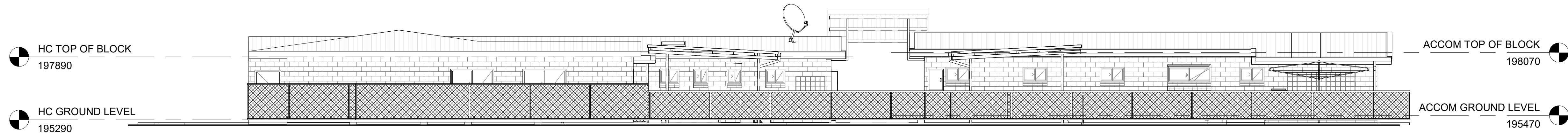
1 EAST
1 : 100



2 NORTH
1 : 100



3 SOUTH
1 : 100



4 WEST
1 : 100



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DRAWING STATUS

SCHEMATIC DESIGN

Rev	Description	Date

PROJECT

**COEN CLINIC
EXTENSION**
38 REGENT ST, COEN

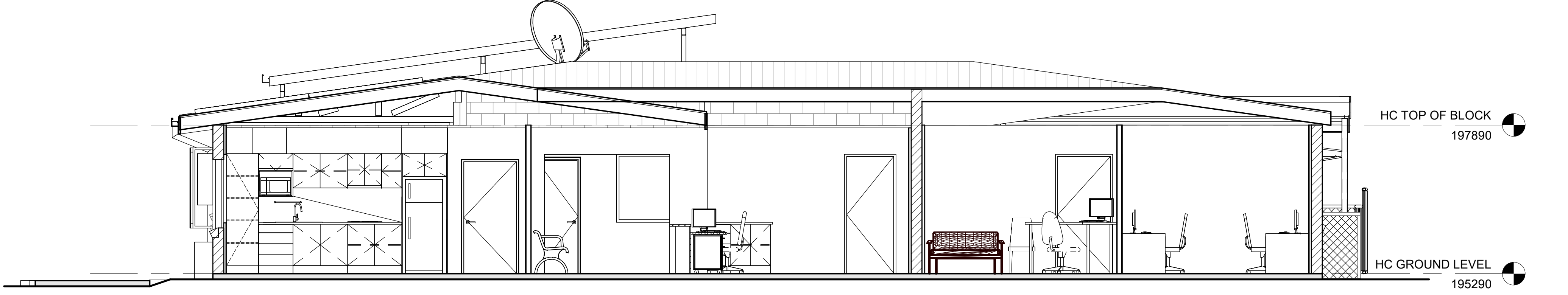
CLIENT

**APUNIPIMA CAPE YORK
HEALTH COUNCIL**

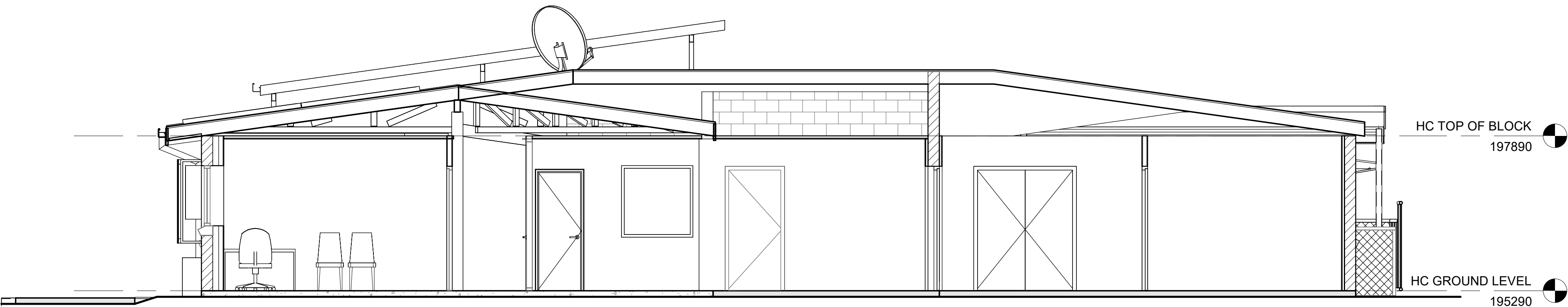
TITLE

ELEVATIONS

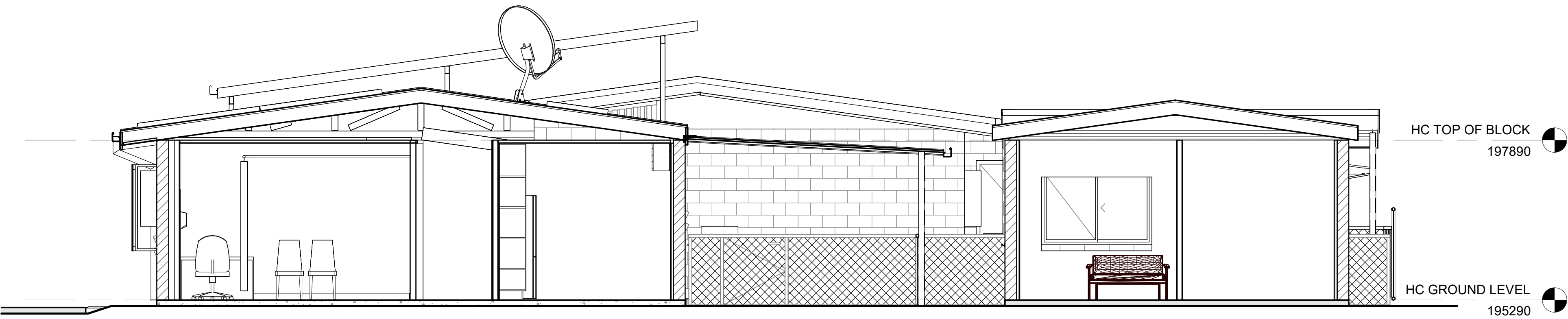
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SCALE (@ A1) 1 : 100		PROJECT NUMBER 2324-141
DRAWING NUMBER A04.01		REV



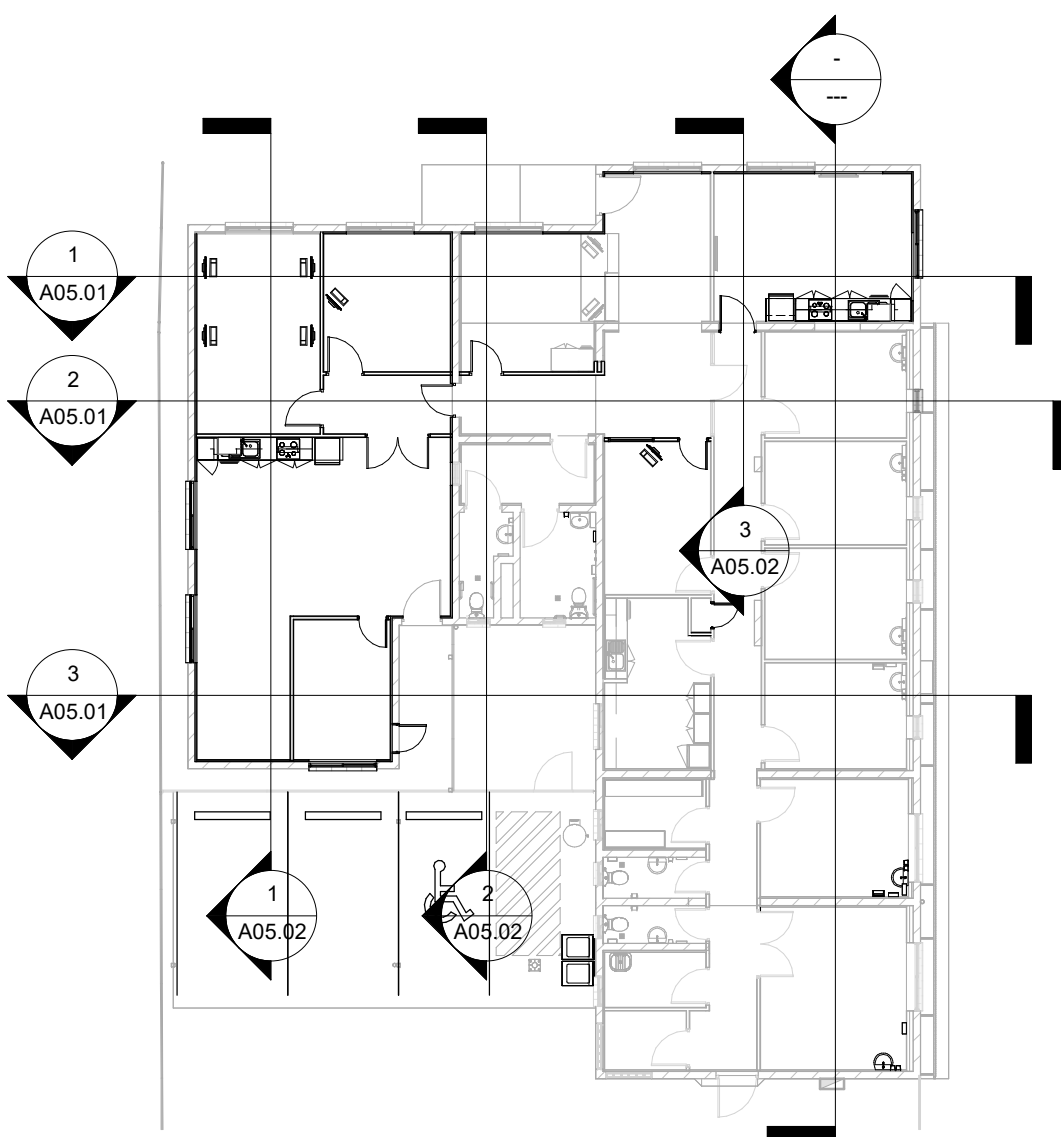
1 EW SECTION 1
1 : 50



2 EW SECTION 2
1 : 50



3 EW SECTION 3
1 : 50



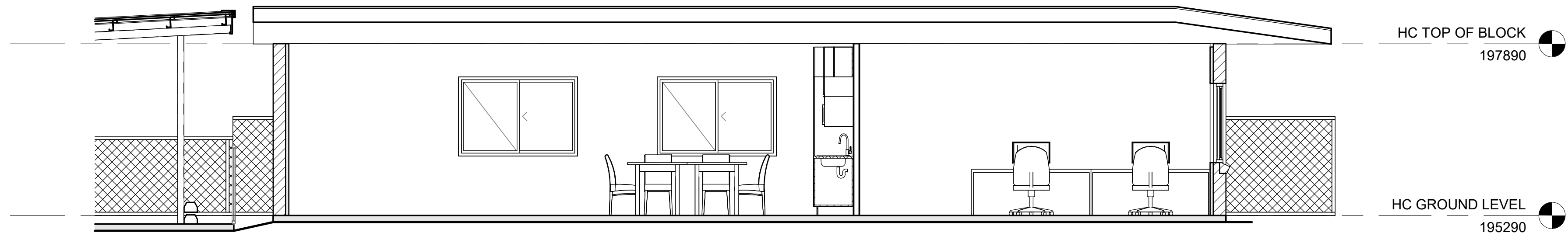
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DRAWING STATUS

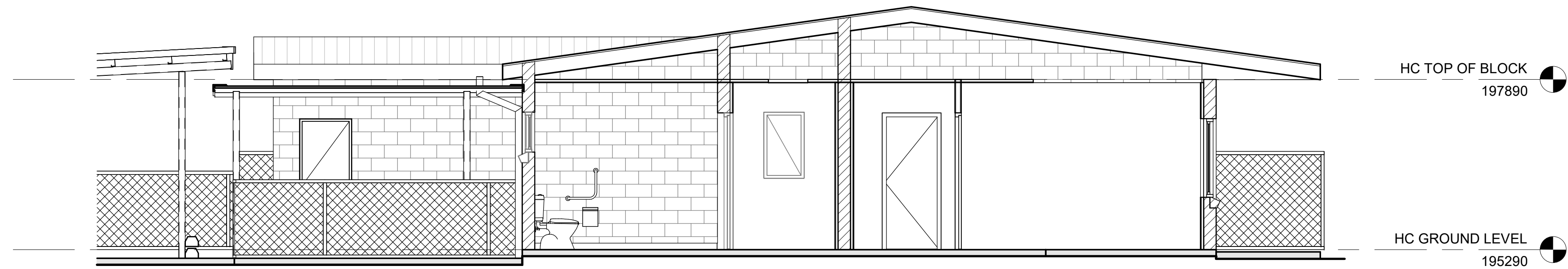
SCHEMATIC DESIGN

Rev	Description	Date

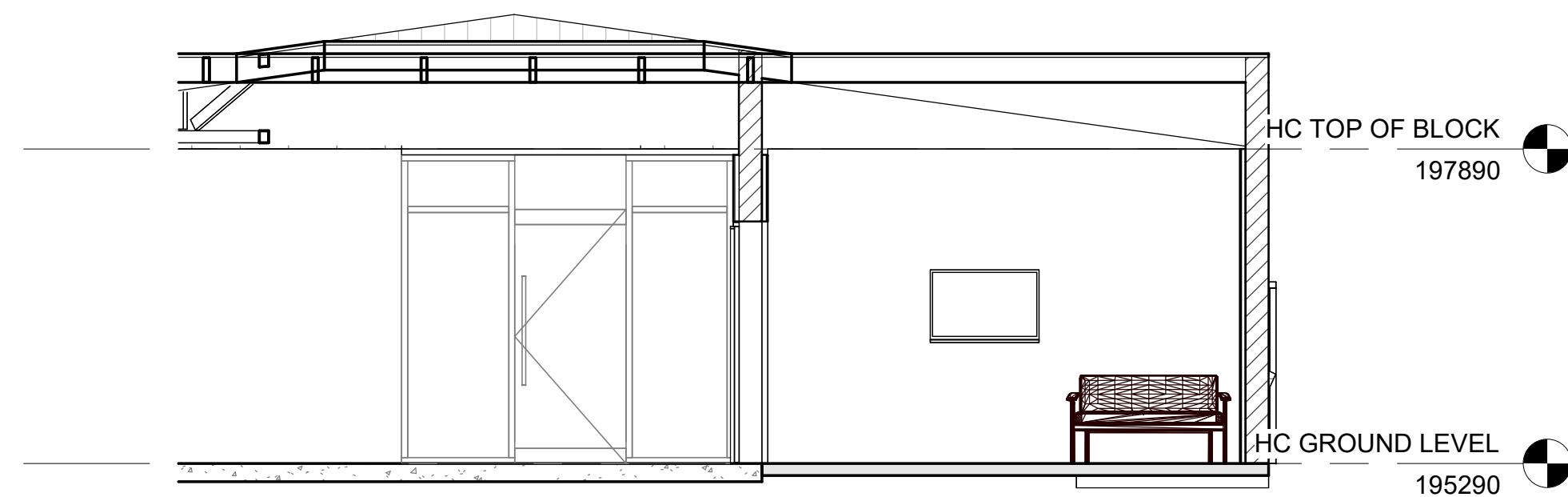
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COEN CLINIC EXTENSION		SECTIONS	
38 REGENT ST, COEN			
CLIENT	SCALE (@ A1) As indicated	CHECKED BY AL	DATE 28 MAR 25
APUNIPIMA CAPE YORK HEALTH COUNCIL		PROJECT NUMBER 2324-141	REV
DRAWING NUMBER A05.01			



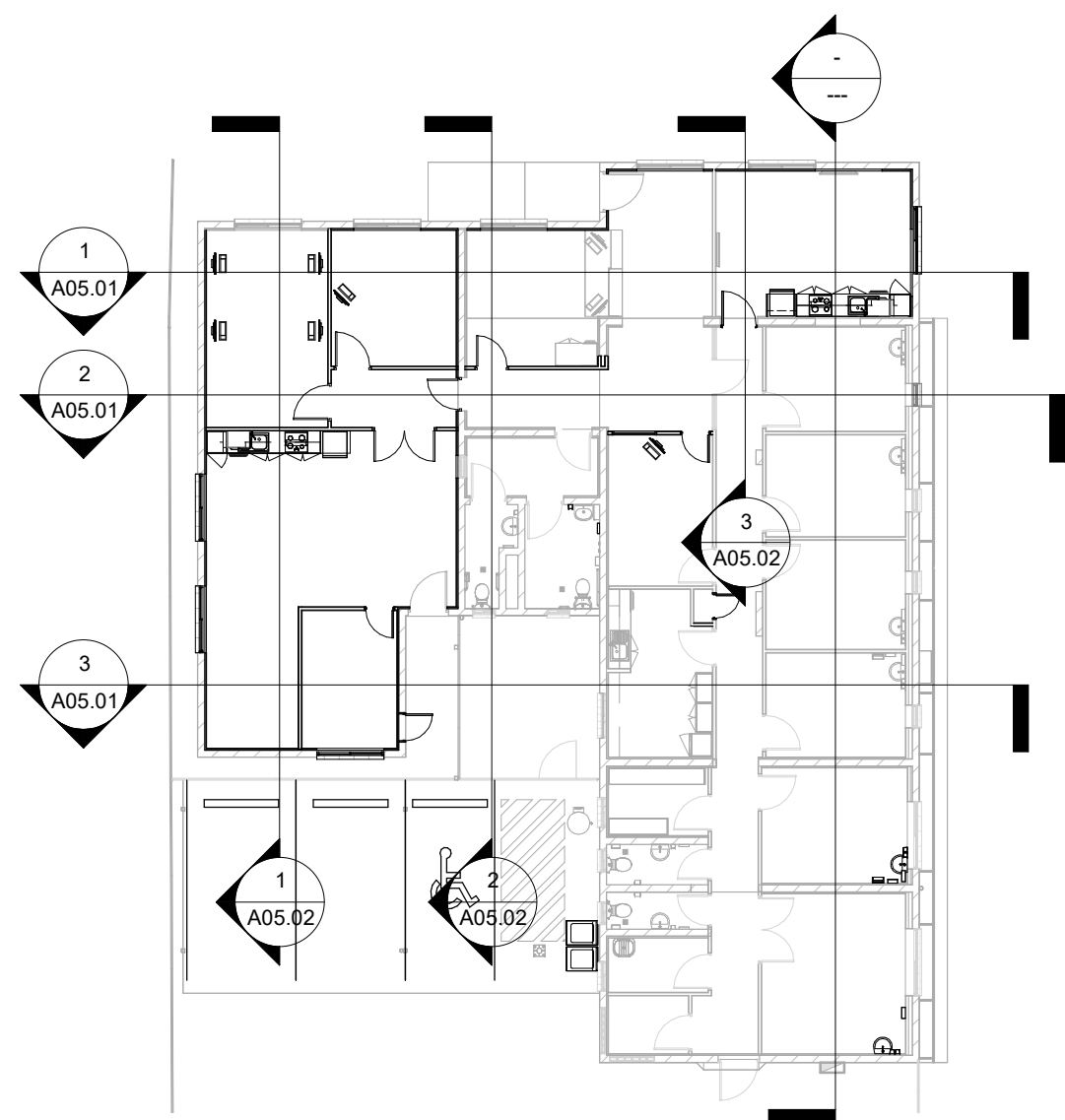
1 NS SECTION 1
1 : 50



2 NS SECTION 2
1 : 50



3 NS SECTION 3
1 : 50

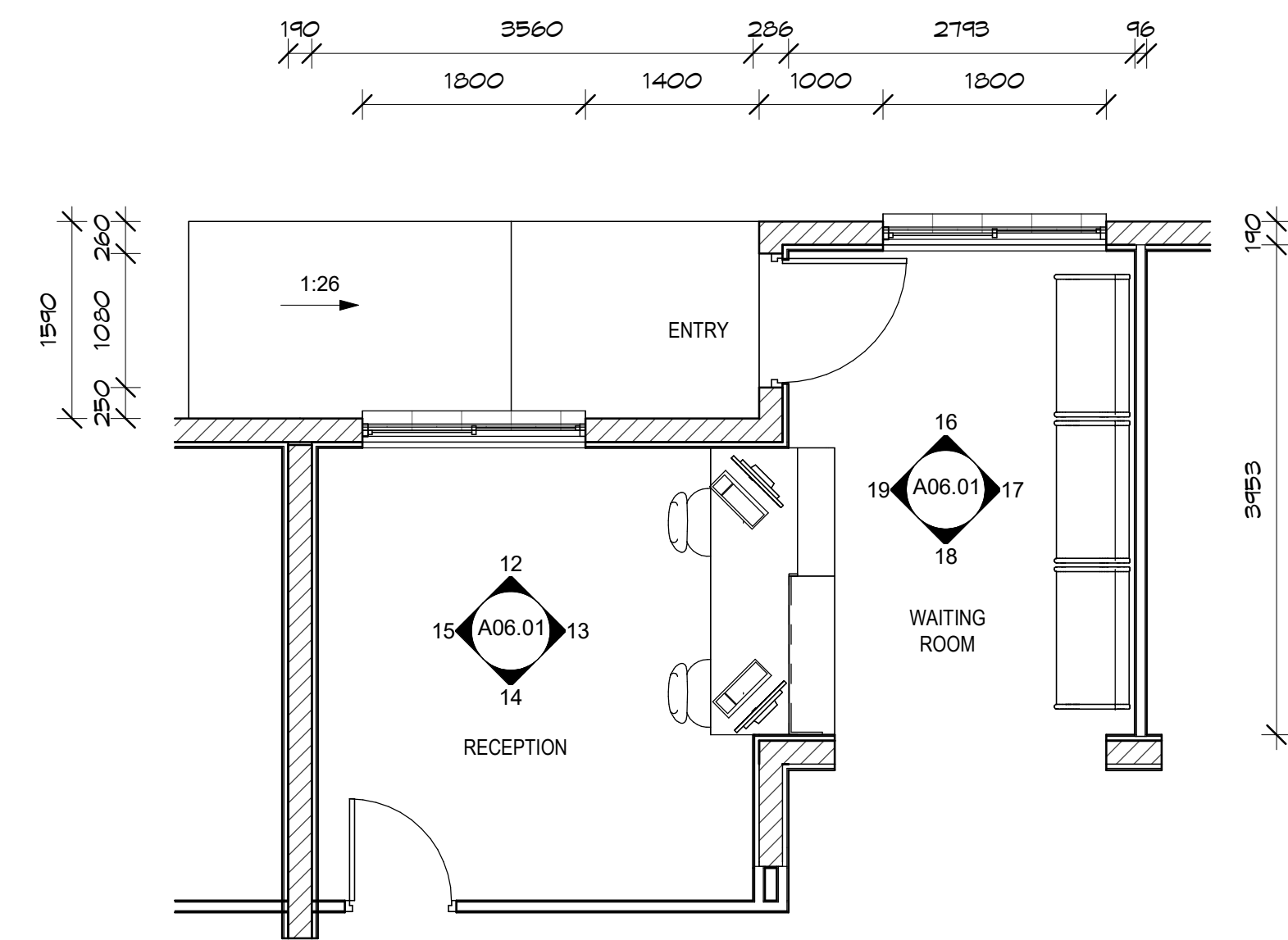


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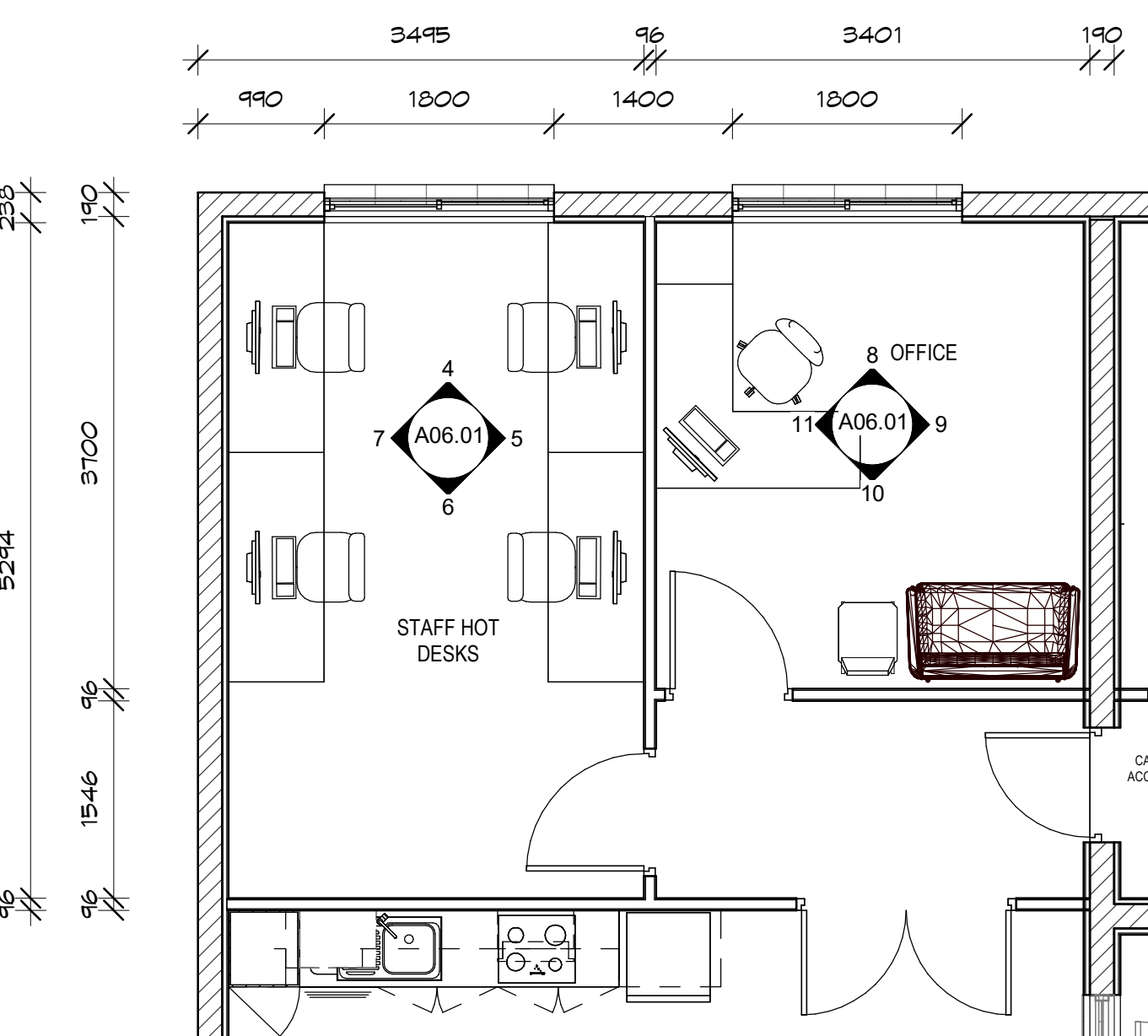
DRAWING STATUS
SCHEMATIC DESIGN

Rev	Description	Date

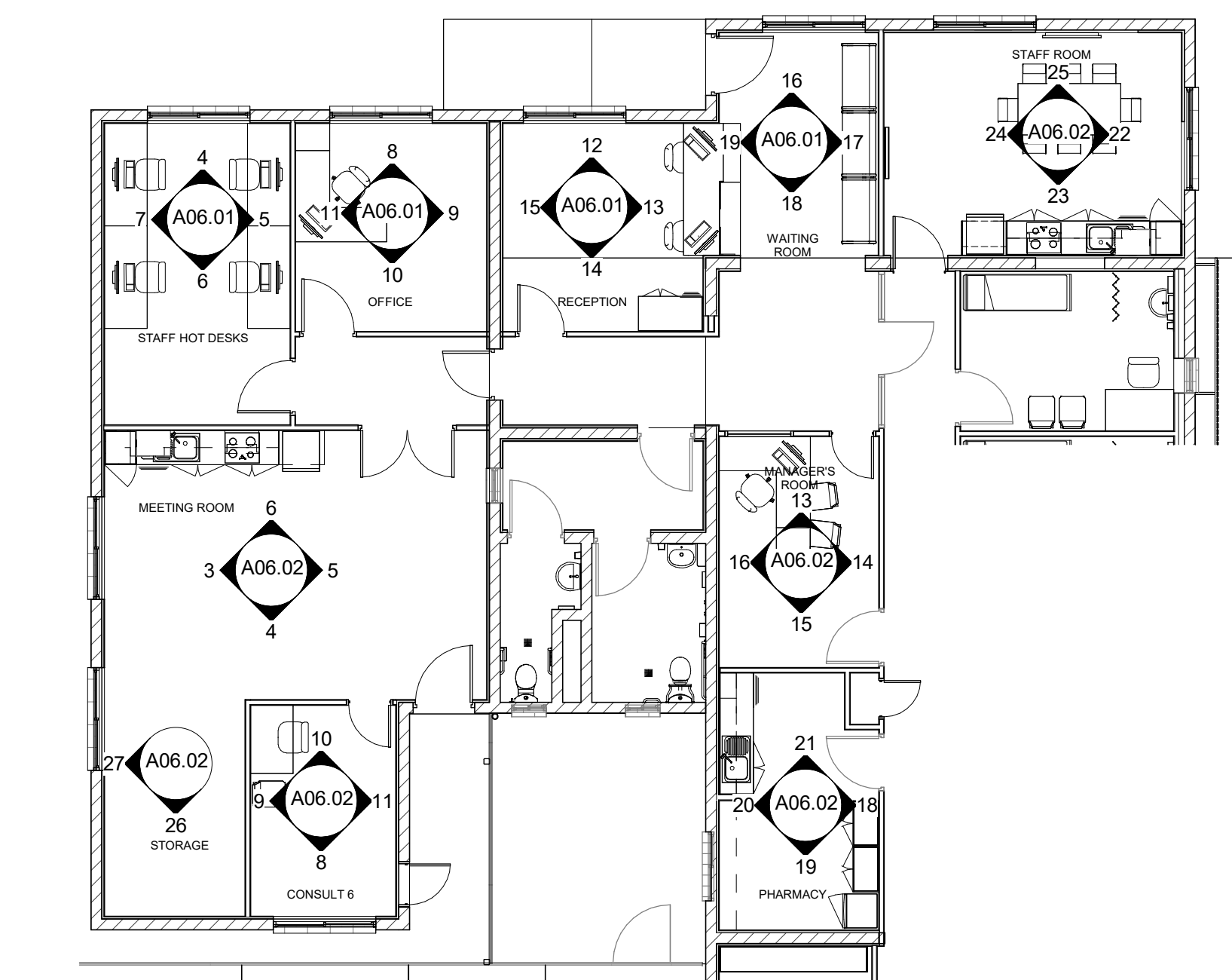
PROJECT COEN CLINIC EXTENSION		TITLE SECTIONS	
38 REGENT ST, COEN			
CLIENT APUNIPIMA CAPE YORK HEALTH COUNCIL	DRAWN BY AL	CHECKED BY AL	DATE 28 MAR 25
	SCALE (@ A1) As indicated	PROJECT NUMBER 2324-141	
	DRAWING NUMBER A05.02	REV	



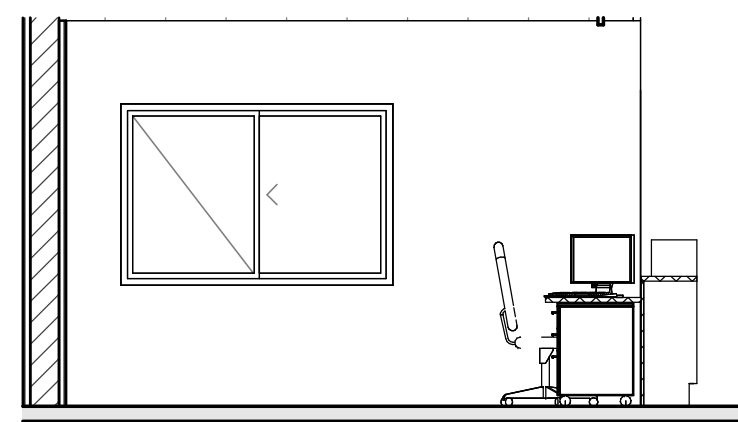
1 RECEPTION/WAITING
1 : 50



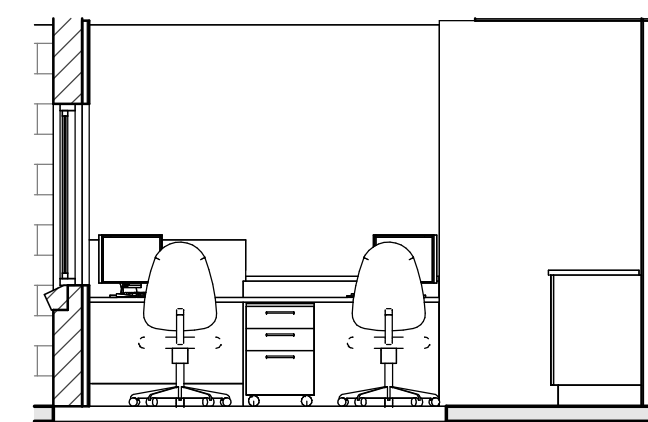
2 HOT DESKS/OFFICE
1 : 50



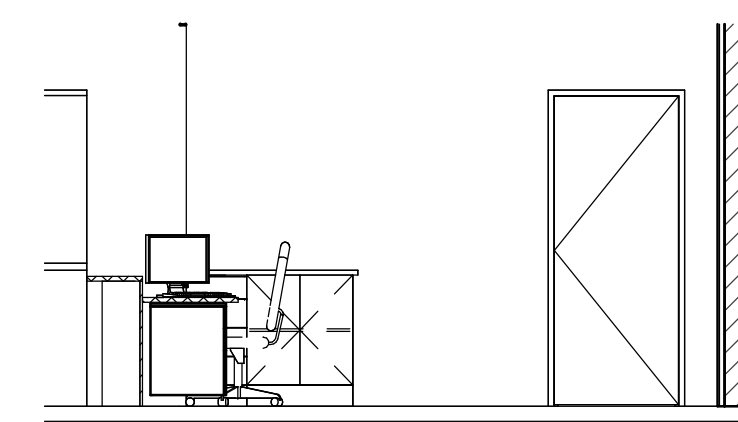
3 ELEV LEGEND 1
1 : 100



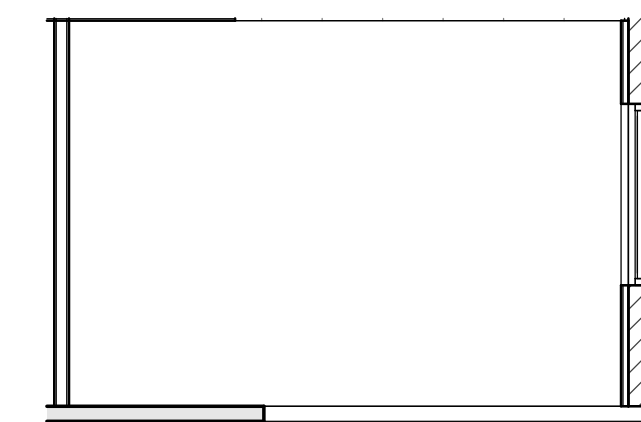
12 RECEPTION 1
1 : 50



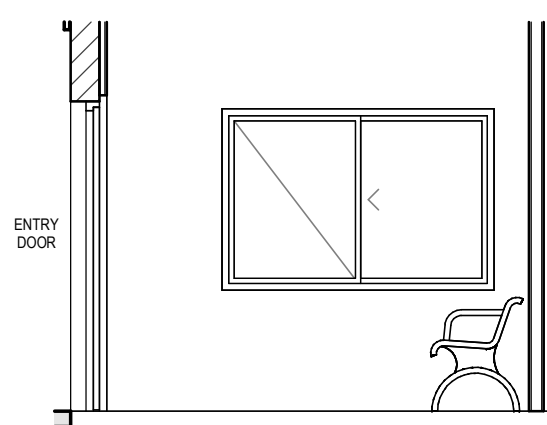
13 RECEPTION 2
1 : 50



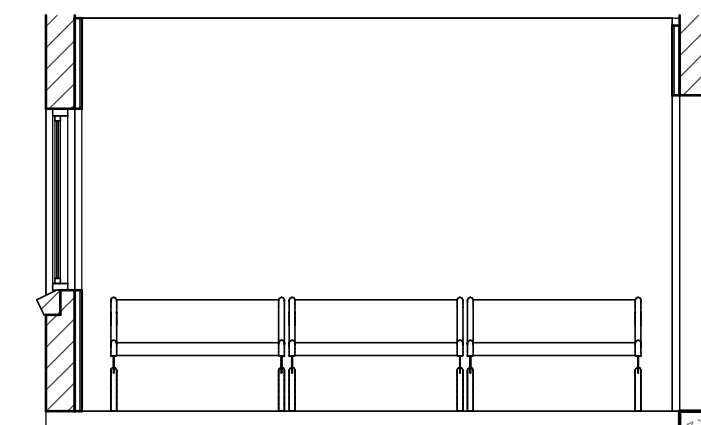
14 RECEPTION 3
1 : 50



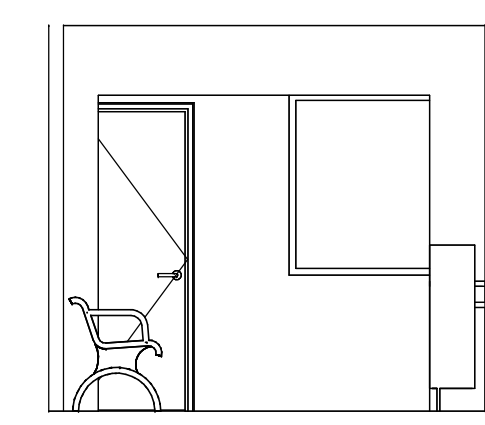
15 RECEPTION 4
1 : 50



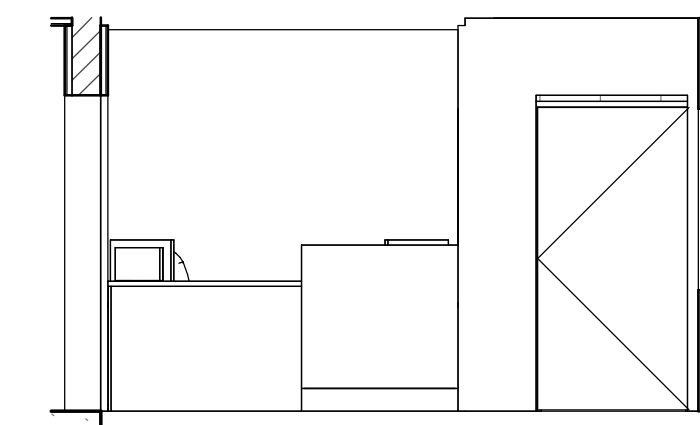
16 WAITING ROOM 1
1 : 50



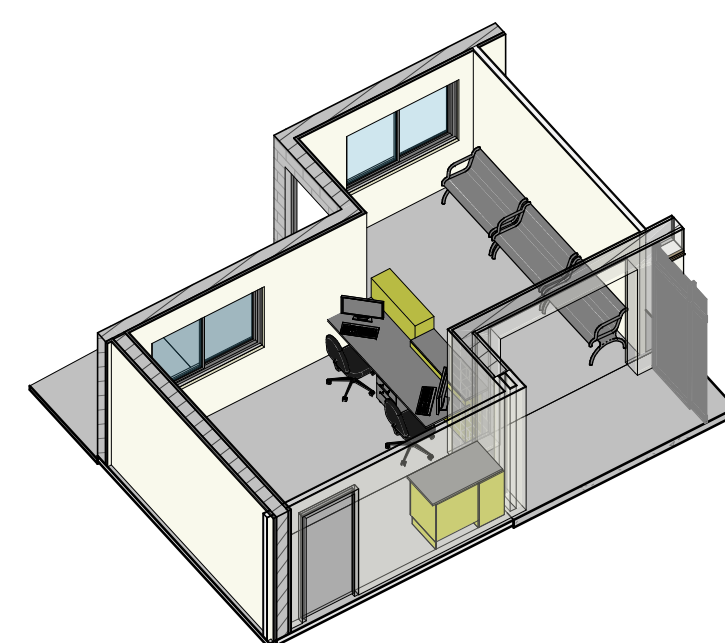
17 WAITING ROOM 2
1 : 50



18 WAITING ROOM 3
1 : 50



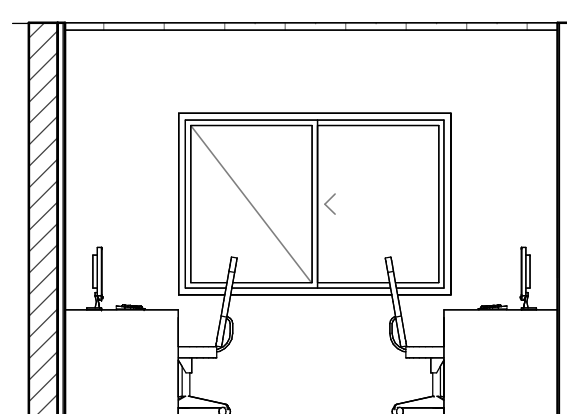
19 WAITING ROOM 4
1 : 50



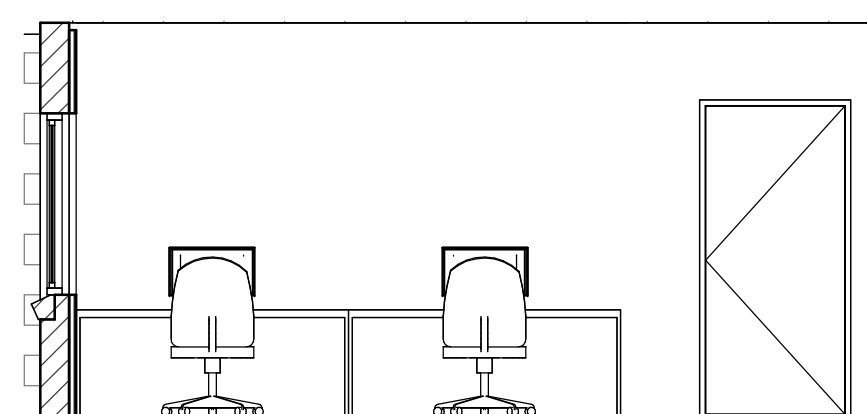
20 3D RECEPTION/WAITING



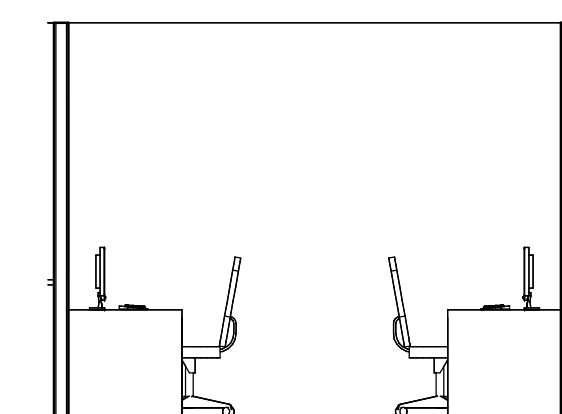
21 3D OFFICE/HOT DESKS



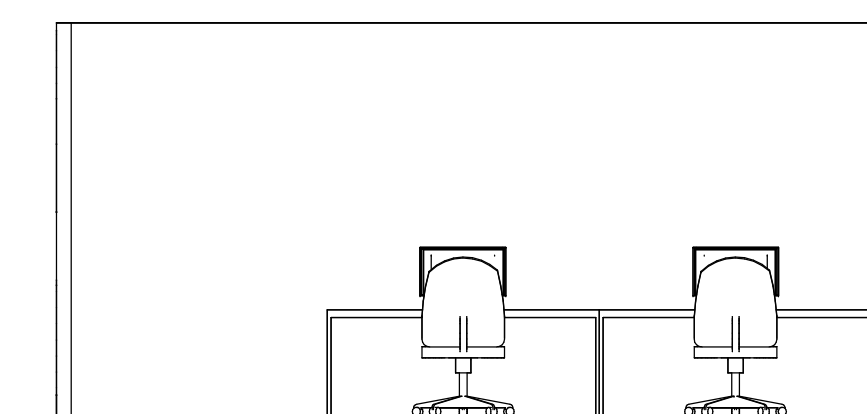
4 HOT DESK 1
1 : 50



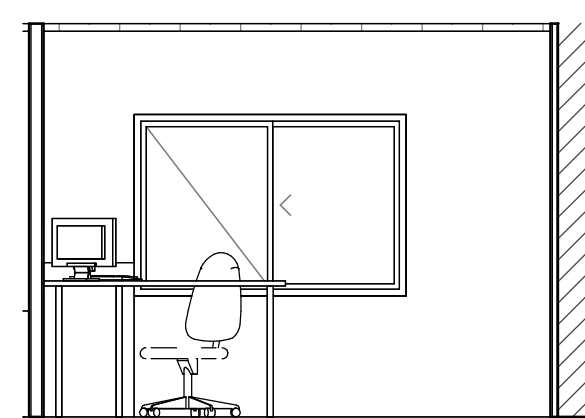
5 HOT DESK 2
1 : 50



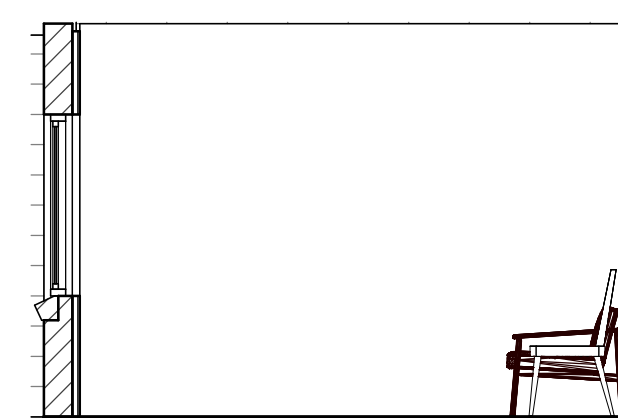
6 HOT DESK 3
1 : 50



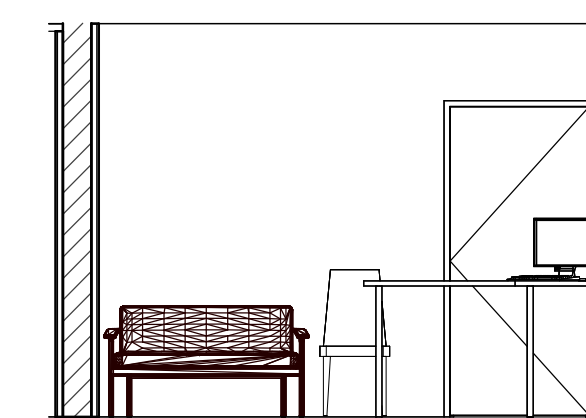
7 HOT DESK 4
1 : 50



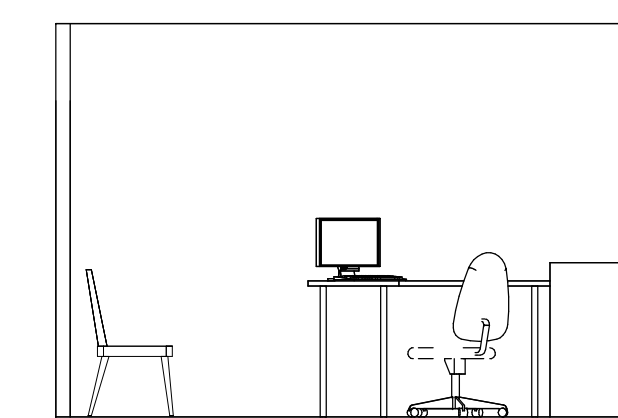
8 OFFICE ELEV 1
1 : 50



9 OFFICE ELEV 2
1 : 50



10 OFFICE ELEV 3
1 : 50



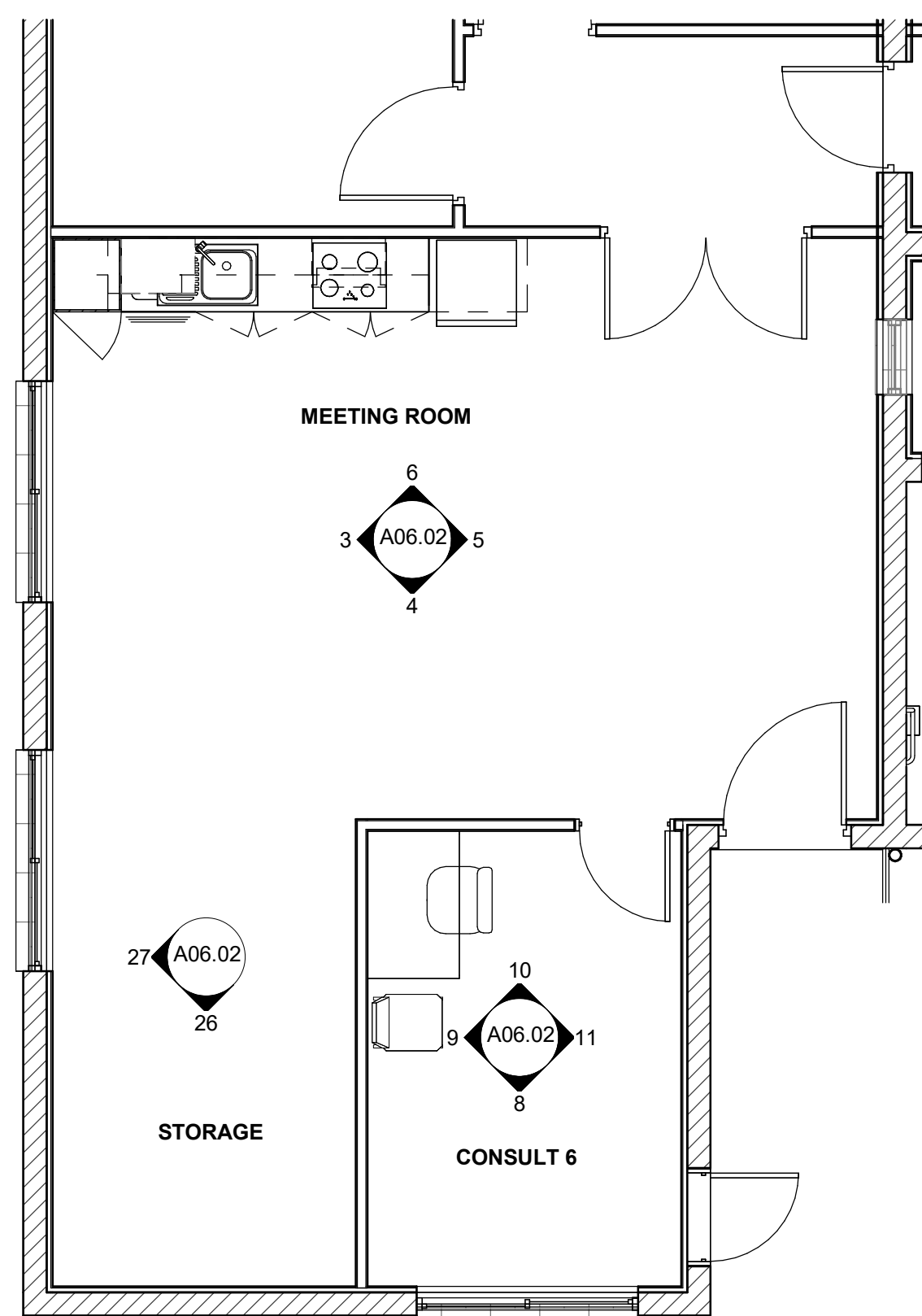
11 OFFICE ELEV 4
1 : 50



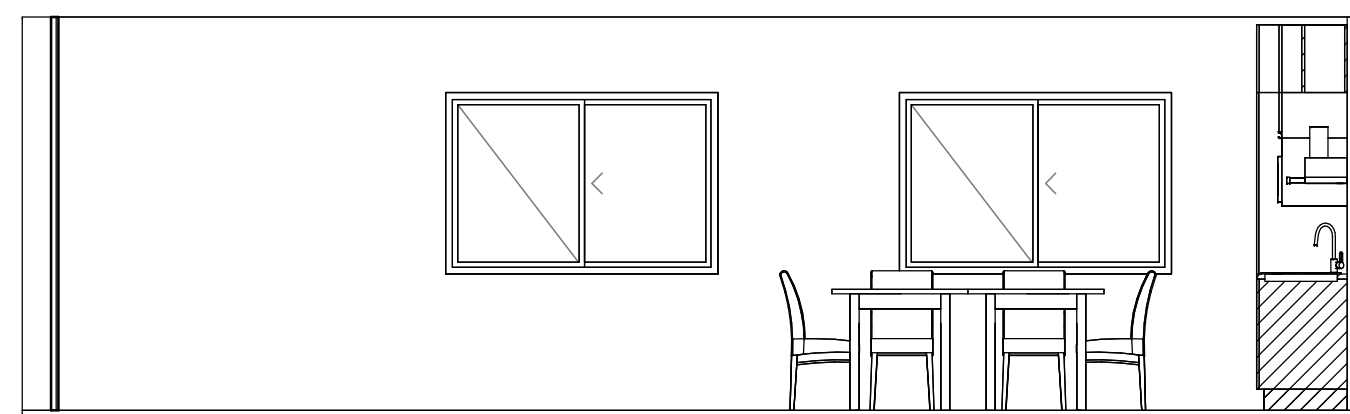
DRAWING STATUS
SCHEMATIC DESIGN

Rev	Description	Date

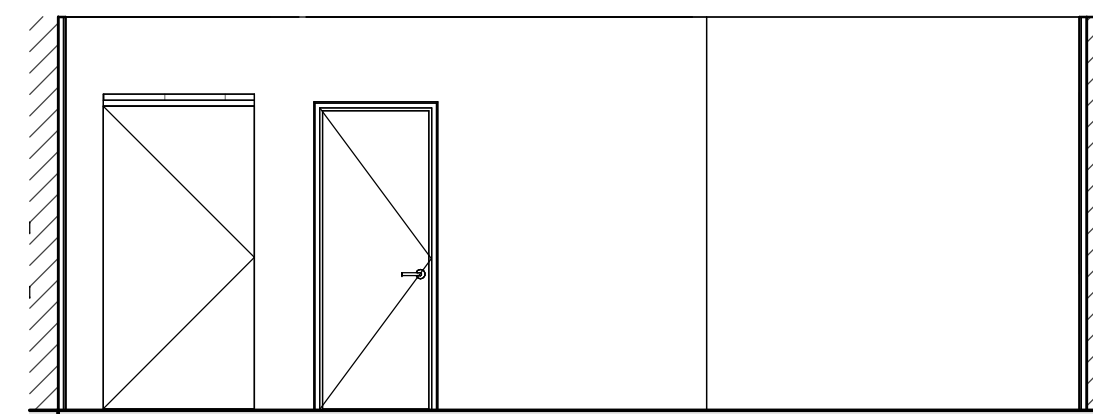
PROJECT COEN CLINIC EXTENSION 38 REGENT ST, COEN			TITLE ROOM DETAILS	
CLIENT APUNIPIMA CAPE YORK HEALTH COUNCIL	DRAWN BY AL	CHECKED BY AL	DATE 03/31/25	PROJECT NUMBER 2324-141
	SCALE (@ A1) As indicated			DRAWING NUMBER A06.01
				REV



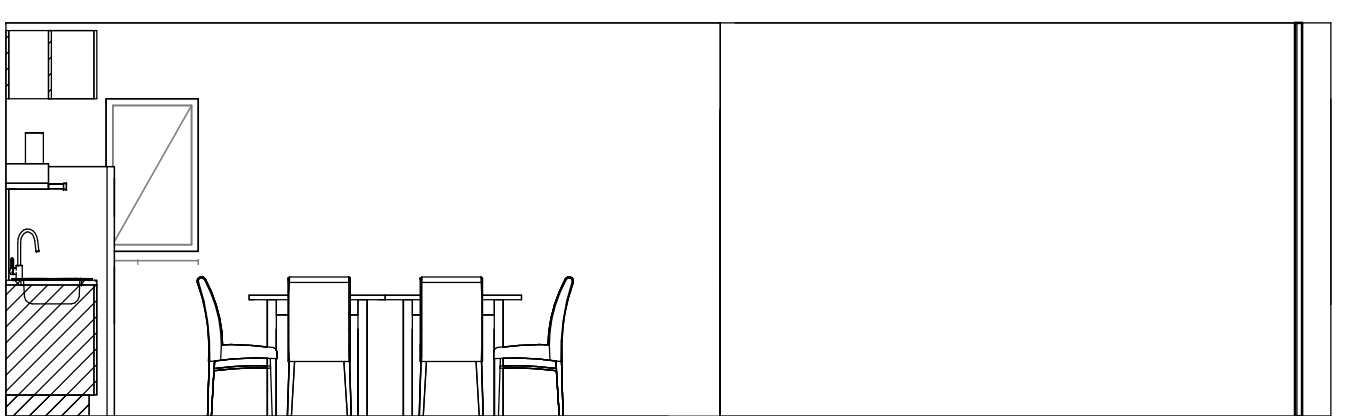
2 MEETING/CONSULT 6
1 : 50



3 MEETING 1
1 : 50



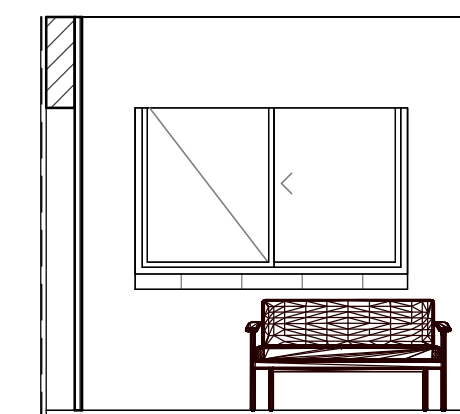
4 MEETING 2
1 : 50



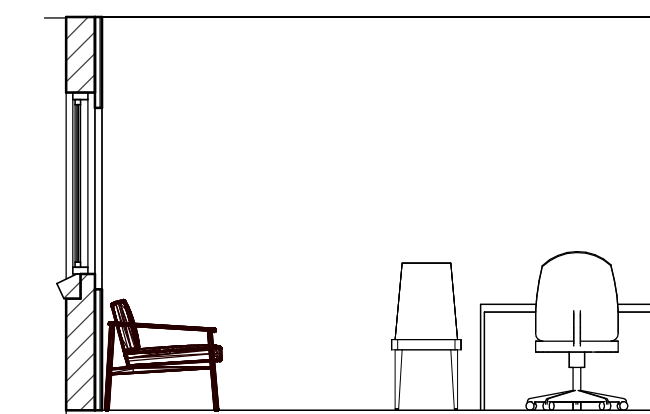
5 MEETING 3
1 : 50



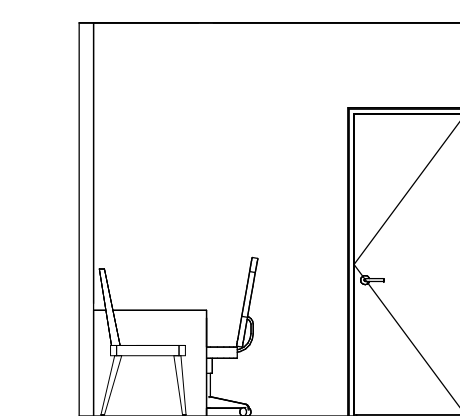
6 MEETING 4
1 : 50



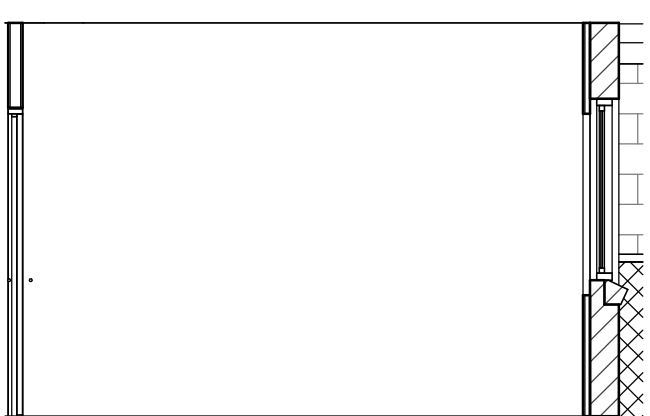
8 CONSULT 1
1 : 50



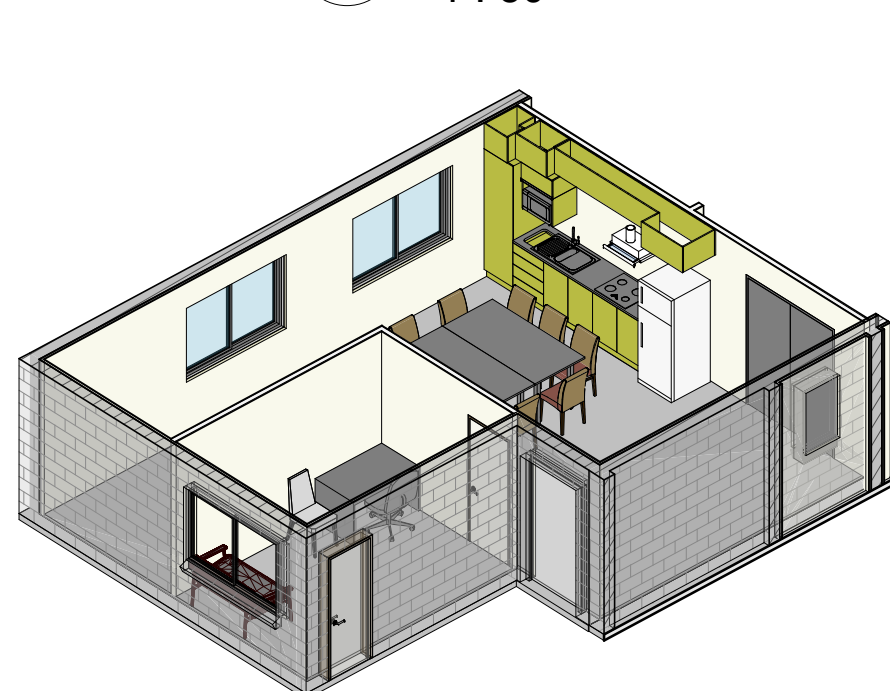
9 CONSULT 2
1 : 50



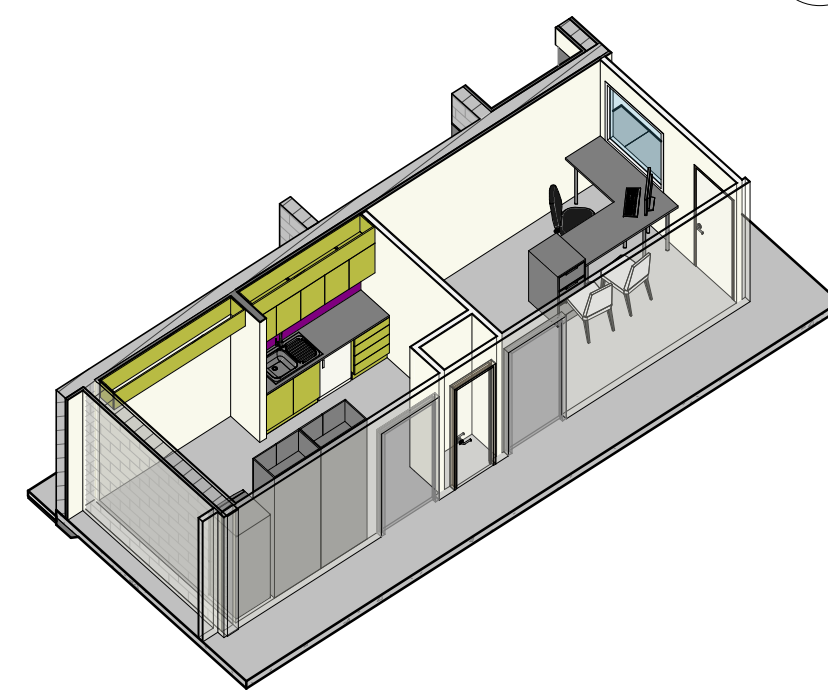
10 CONSULT 3
1 : 50



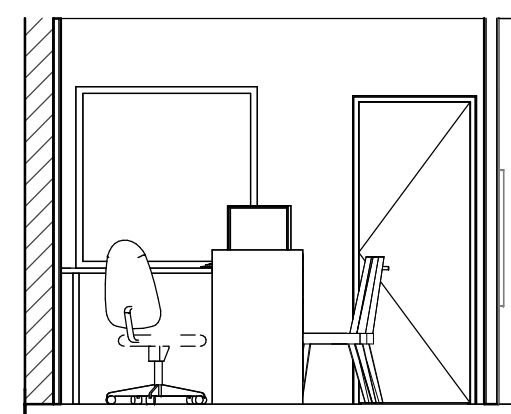
11 CONSULT 4
1 : 50



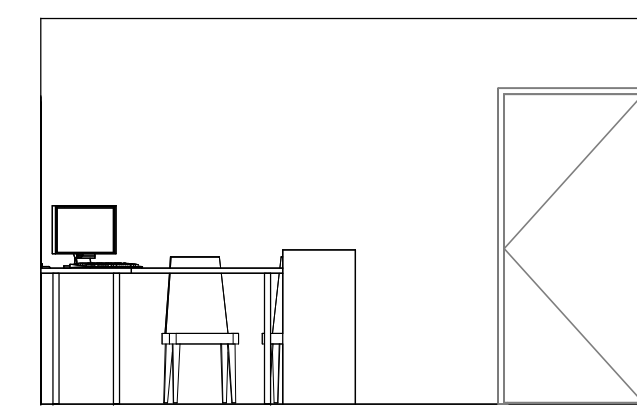
7 MEETING/CONSULT 6



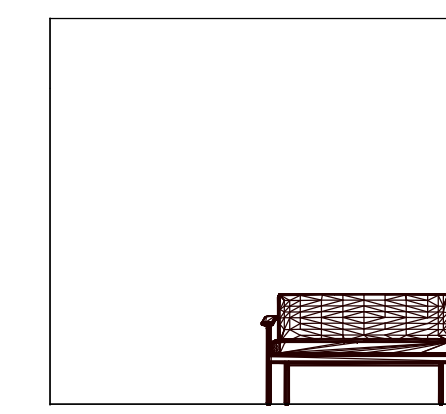
17 MANAGER/PHARMACY



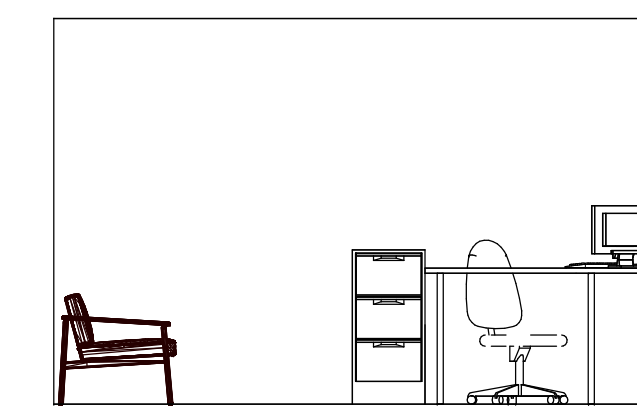
13 MANAGER 1
1 : 50



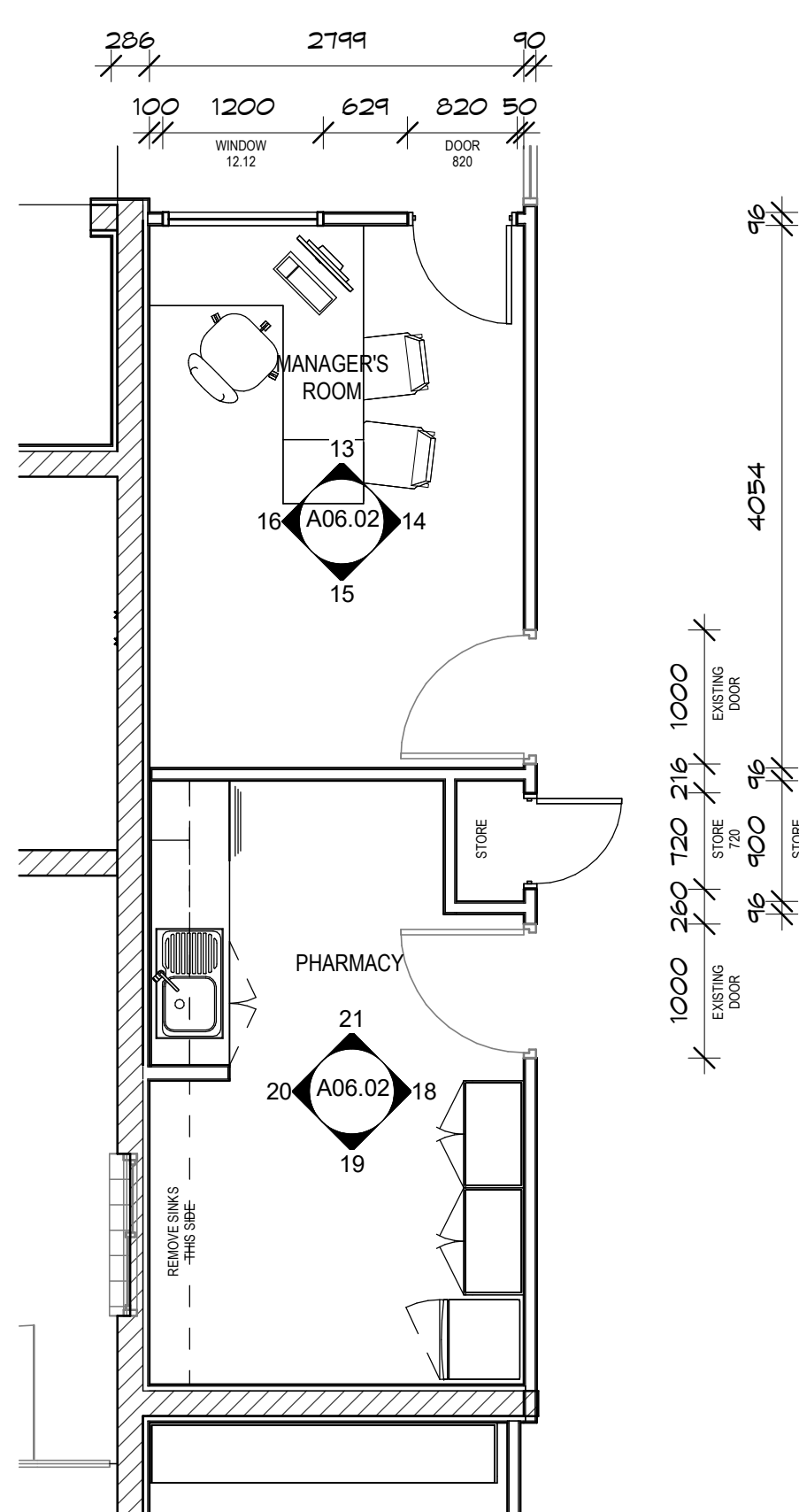
14 MANAGER 2
1 : 50



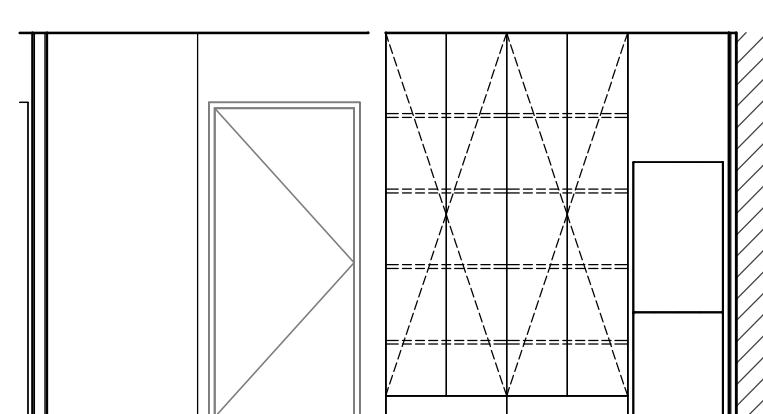
15 MANAGER 3
1 : 50



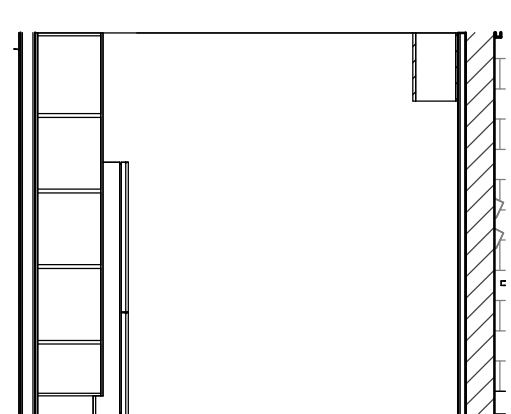
16 MANAGER 4
1 : 50



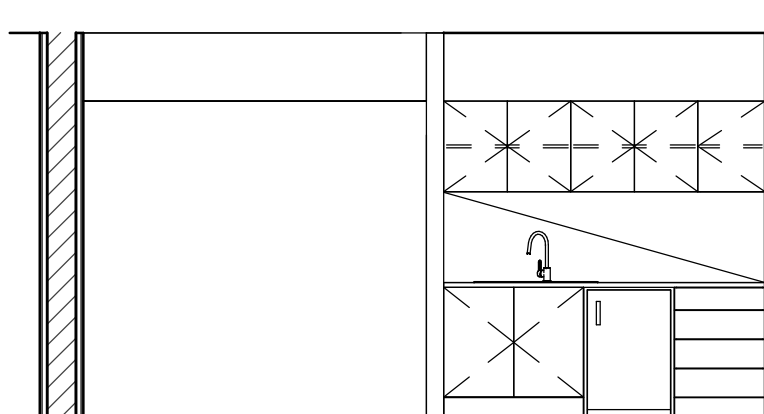
12 MANAGER/PHARMACY
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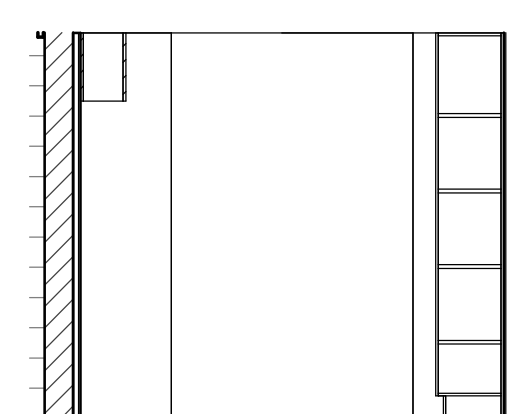
18 PHARMACY 1
1 : 50



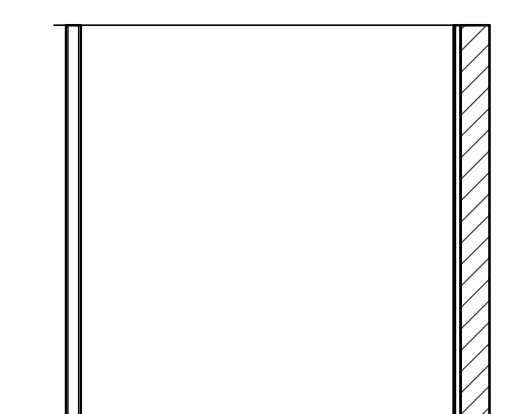
19 PHARMACY 2
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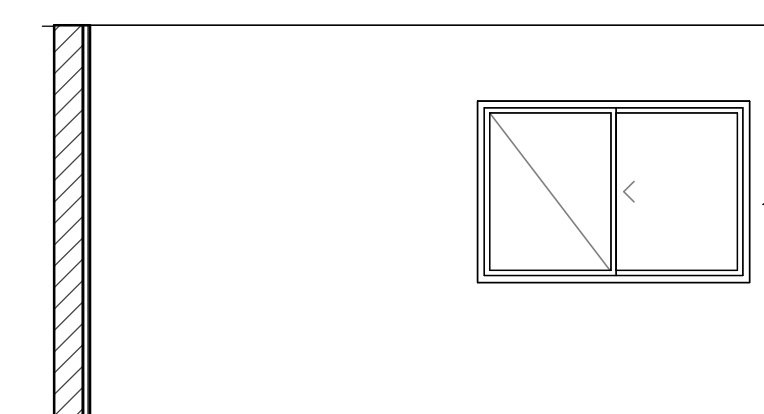
20 PHARMACY 3
1 : 50



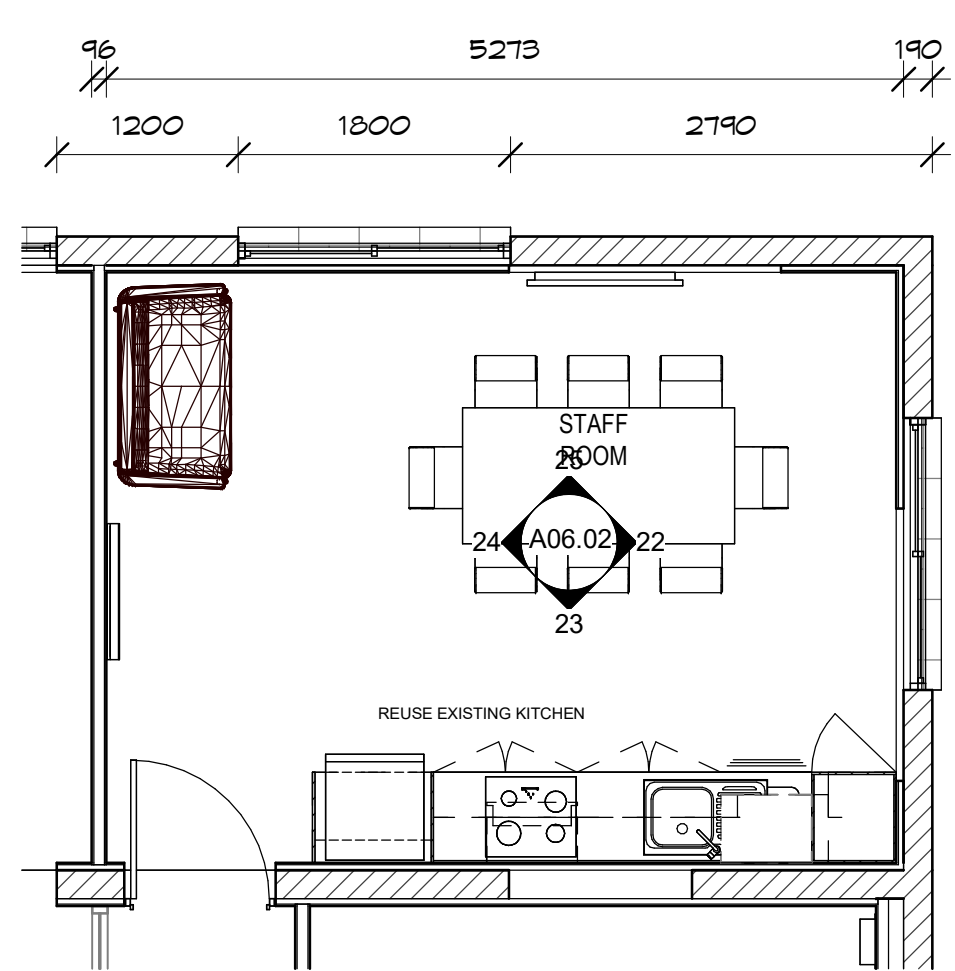
21 PHARMACY 4
1 : 50



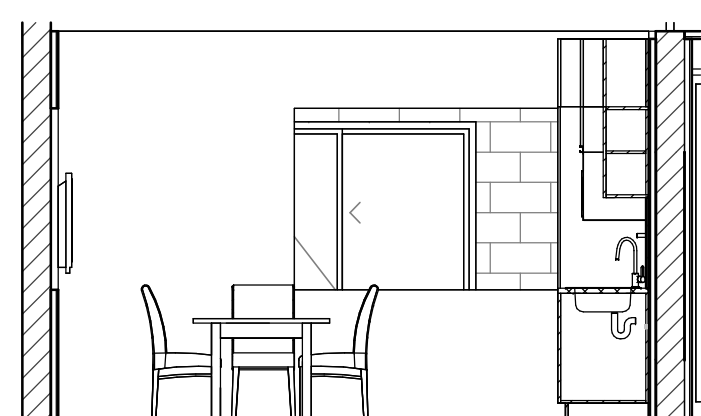
26 STORAGE 1
1 : 50



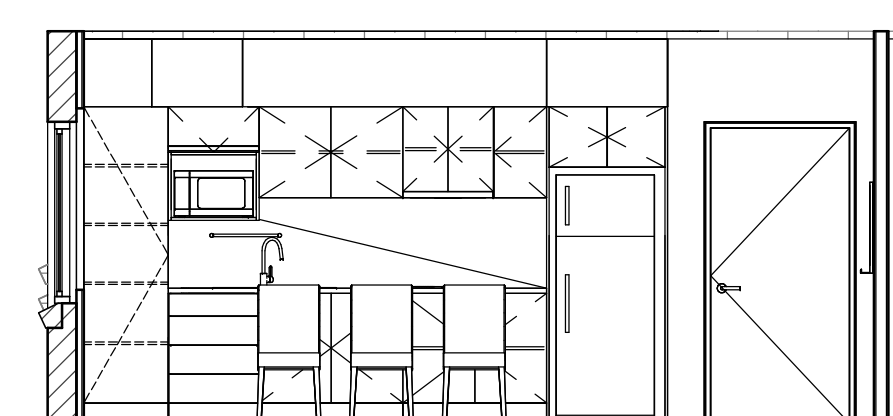
27 STORAGE 2
1 : 50



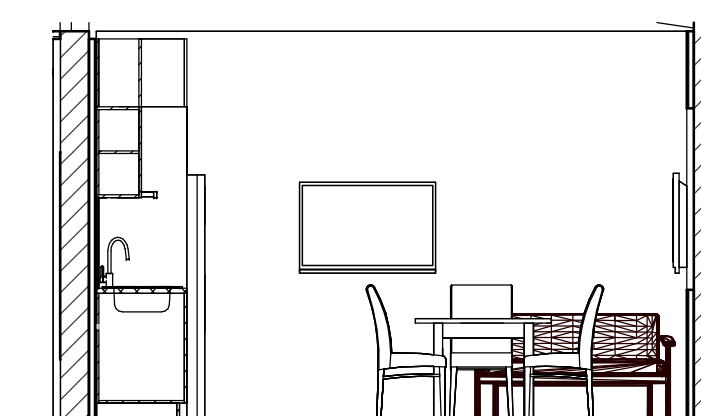
1 STAFF ROOM
1 : 50



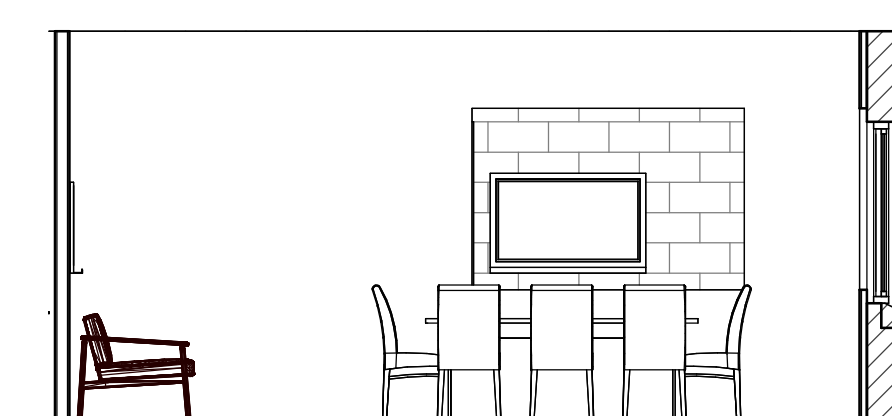
22 STAFF 1
1 : 50



23 STAFF 2
1 : 50



24 STAFF 3
1 : 50



25 STAFF 4
1 : 50

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DRAWING STATUS

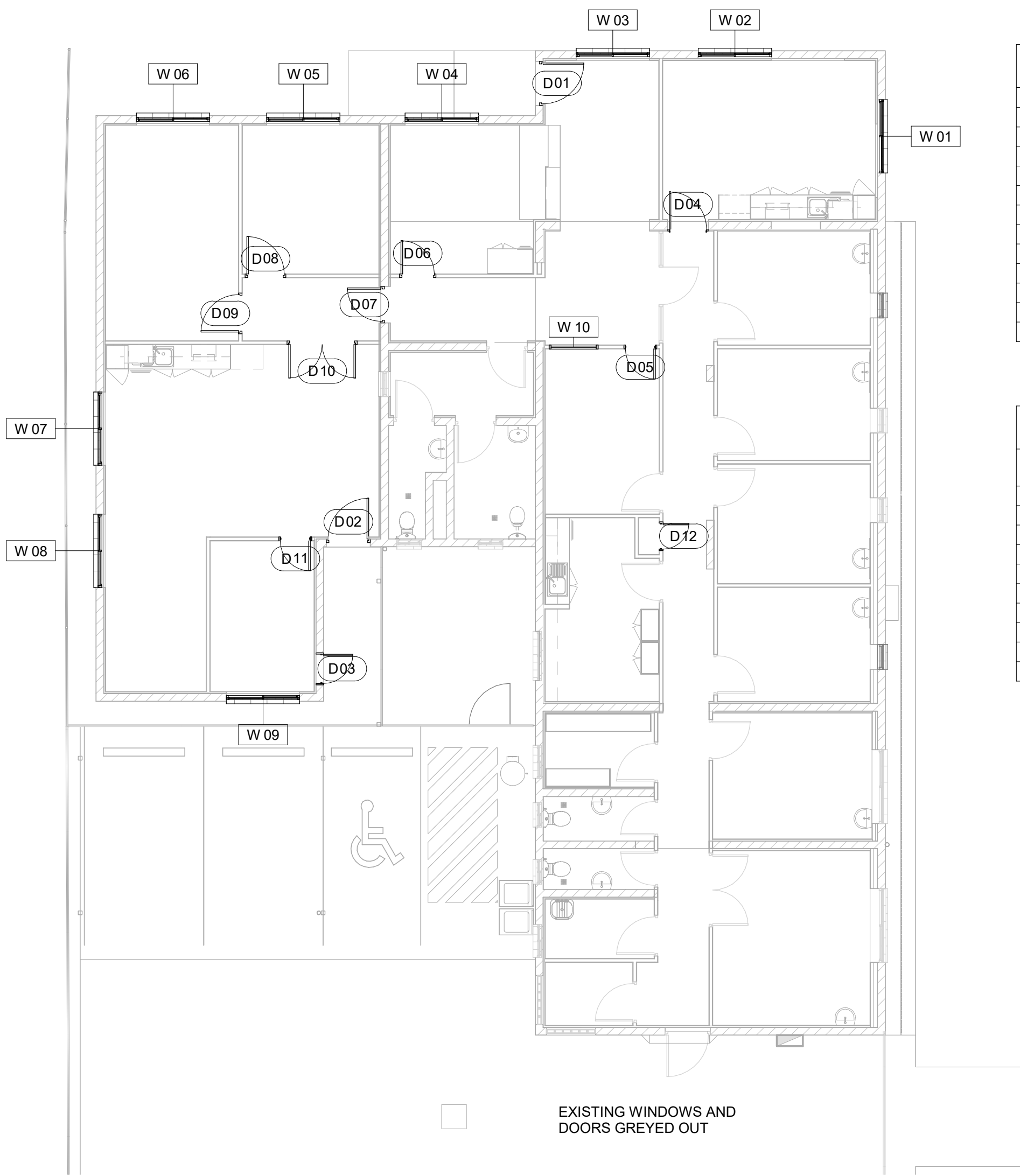
SCHEMATIC DESIGN

Rev	Description	Date

PROJECT
**COEN CLINIC
EXTENSION**
38 REGENT ST, COEN

CLIENT
**APUNIPIMA CAPE YORK
HEALTH COUNCIL**

TITLE ROOM DETAILS		
DRAWN BY AL	CHECKED BY AL	DATE 28 MAR 25
SCALE (@ A1) 1 : 50	PROJECT NUMBER 2324-141	
DRAWING NUMBER A06.02		REV



DOOR SCHEDULE				
No.	WIDTH	HEIGHT	DESCRIPTION	
01	1000	2000	Solid Core Door with Security Lockset	
02	1000	2000	Solid Core Door with Security Lockset	
03	800	2000	External Solid Core Door - Not General Entry	
04	1000	2000	Single Leaf Solid Core Door	
05	820	2040	Internal Single	
06	820	2040	Solid Core Internal Door with Privacy Lockset	
07	820	2040	Solid Core Internal Door with Privacy Lockset	
08	920	2040	Solid Core Internal Door with Privacy Lockset	
09	920	2040	Solid Core Internal Door with Privacy Lockset	
10	820	2040	Internal Single	
11	820	2040	Internal Single	
12	720	2040	Solid Core Pantry Door	

WINDOW SCHEDULE				
No.	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION
01	1800	1200	2000	Al. Sliding with Crimsafe to Openable Section
02	1800	1200	2000	Al. Sliding with Crimsafe to Openable Section
03	1800	1200	2000	Al. Sliding with Crimsafe to Openable Section
04	1800	1200	2000	Al. Sliding with Crimsafe to Openable Section
05	1800	1200	2000	Al. Sliding with Crimsafe to Openable Section
06	1800	1200	2000	Al. Sliding with Crimsafe to Openable Section
07	1800	1200	2100	Al. Sliding with Crimsafe to Openable Section
08	1800	1200	2100	Al. Sliding with Crimsafe to Openable Section
09	1800	1200	2100	Al. Sliding with Crimsafe to Openable Section
10	1200	1200	2100	1200x1200 Fixed Glass Window



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DRAWING STATUS

SCHEMATIC DESIGN

Rev	Description	Date

PROJECT

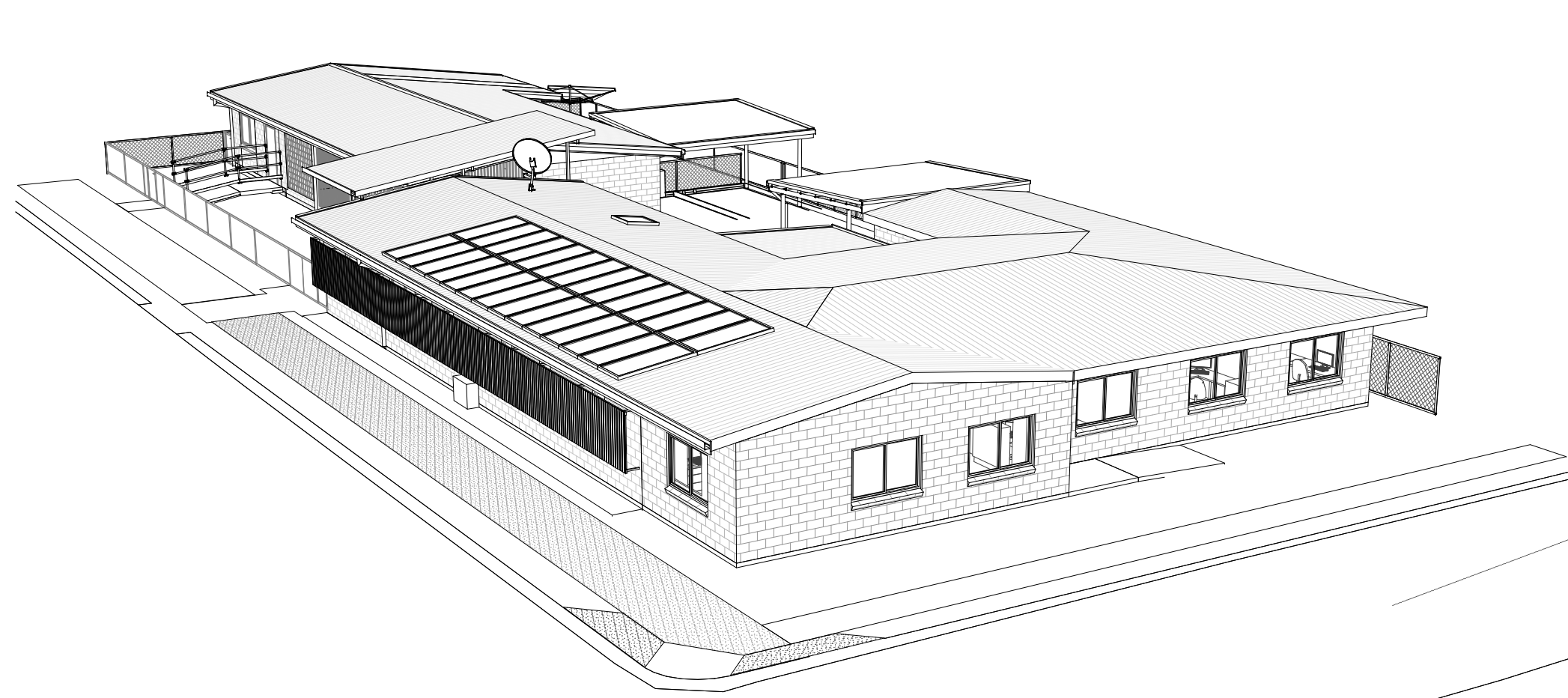
**COEN CLINIC
EXTENSION**

38 REGENT ST, COEN

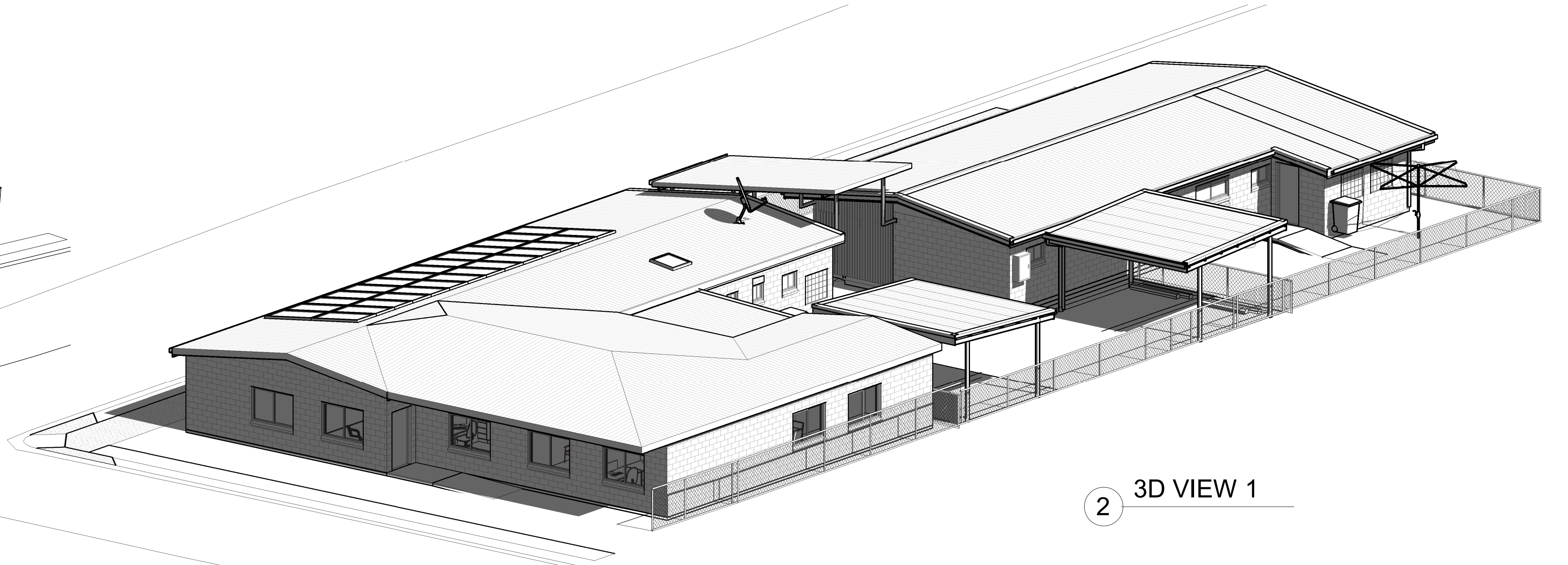
CLIENT

**APUNIPIMA CAPE YORK
HEALTH COUNCIL**

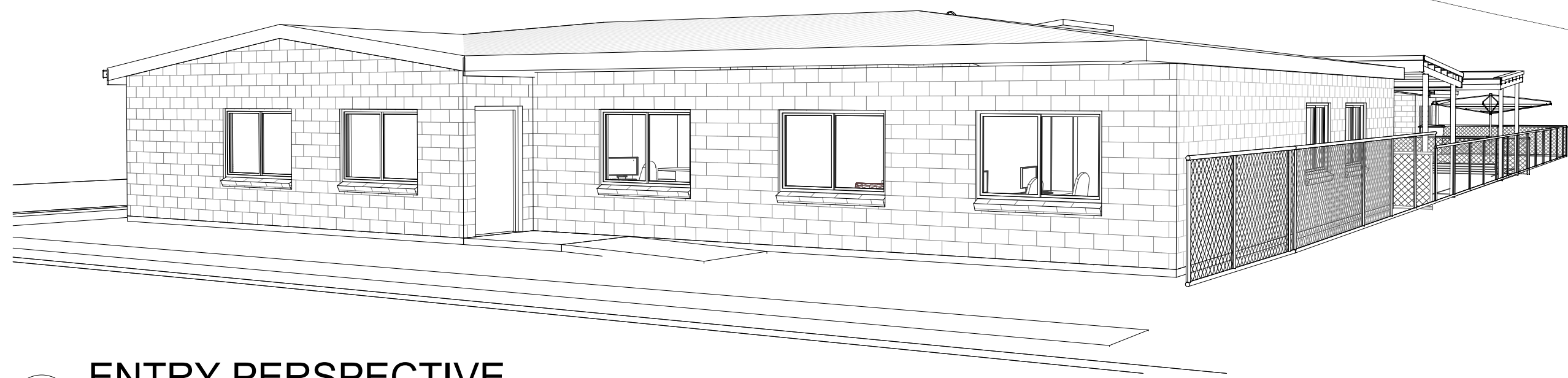
TITLE		
SCHEDULES		
DRAWN BY AL	CHECKED BY AL	DATE 28 MAR 25
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2324-141
DRAWING NUMBER A08.01		REV



1 STREET PERSPECTIVE



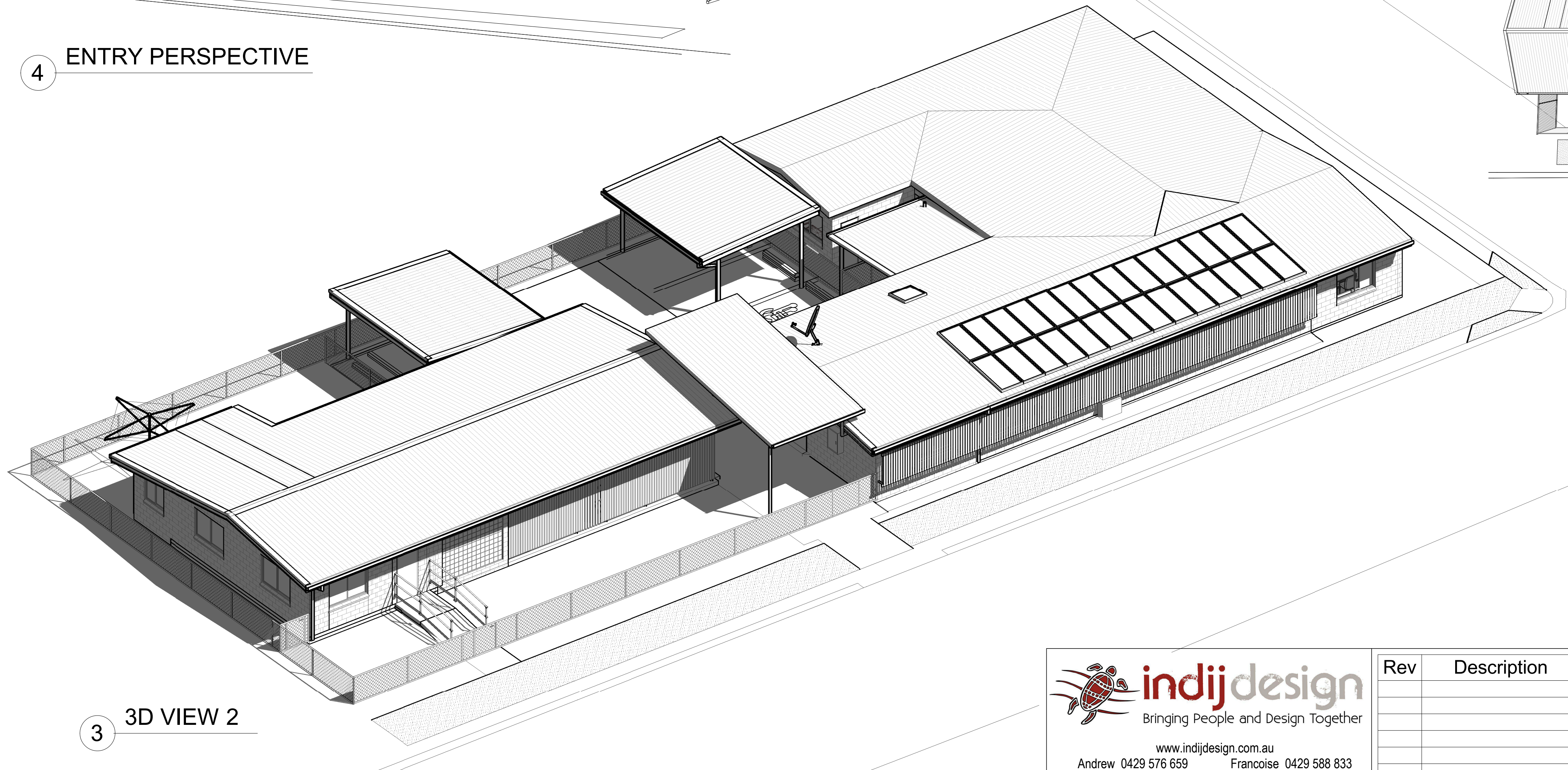
2 3D VIEW 1



4 ENTRY PERSPECTIVE



5 OVERHEAD VIEW



3 3D VIEW 2



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SCHEMATIC DESIGN

Rev	Description	Date

PROJECT
**COEN CLINIC
EXTENSION**
38 REGENT ST, COEN

CLIENT
**APUNIPIMA CAPE YORK
HEALTH COUNCIL**

TITLE 3D IMAGES			
DRAWN BY AL	CHECKED BY AL	DATE 28 MAR 25	
SCALE (@ A1)		PROJECT NUMBER 2324-141	
DRAWING NUMBER A13.01			REV