

ORDINARY MEETING 25 NOVEMBER 2009	8
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PORT DOUGLAS WATERFRONT MASTER PLAN

Paul Cohen : 8/26/25: #2163238

RECOMMENDATION:

That Council:

- A. Adopts the Port Douglas Waterfront Master Plan, dated September 2009 prepared by Urbis, as the primary strategic plan for incremental redevelopment of the Port Douglas Waterfront;**
- B. Resolves to prepare a planning scheme amendment pursuant to Section 1 (1) of Schedule 1 of the *Integrated Planning Act 1997* with the proposed planning scheme amendment to reflect the Port Douglas Waterfront Master Plan which will include tropical and sustainable design elements;**
- C. Prepares a submission to the State Government and strongly advocates for the maximum financial return from the sale of any of the leasehold lands (State Revenue Share Policy) be reinvested in the implementation of the Master Plan;**
- D. Notes the recommendations of the Waterfront Management Committee; and**
- E. Thanks the Waterfront Management Committee and the Project Advisory Group for their participation in the preparation of the Master Plan.**
- F. Requests Infrastructure Management to review the Master Plan to prioritise elements for consideration in Council's five year capital works program.**

INTRODUCTION:

The Port Douglas Waterfront Master Plan is a strategic plan produced to guide the incremental transformation of the Port Douglas Waterfront. It balances development opportunities with environmental preservation, heritage conservation and enhancing public and tourist recreation opportunities. The Master Plan provides guidance to Council when considering operational matters, where to make physical improvements and outlines different opportunities and constraints that exist in the township.

This report provides a summary of the contents of the Port Douglas Waterfront Master Plan, the Master Planning Process, the strong community support for the plan and for Council's ongoing commitment to the delivery of the Master Plan outcomes. It is recommended that Council adopt the Port Douglas Waterfront Master Plan and commence its implementation and supporting planning scheme amendments.

BACKGROUND:

The former Douglas Shire Council resolved in 2005 to plan for the integrated redevelopment of the Dickson Inlet Waterfront in Port Douglas. Following initial steps, a bolder commitment to an integrated master plan for this complex area emerged covering not just the waterfront but also how it integrates with surrounding areas.

As the waterfront leasehold areas between Wharf Street and the Dickson Inlet are in State Government ownership, a key element has been State participation in the (non-statutory) strategic planning process. Community engagement was also given high priority, particularly from early 2007 following parallel investigations by Council and The Coordinator General (Queensland Government) during 2006.

A Waterfront Management Committee (WMC) comprising Council, State Government and community and business representatives met at key milestones to consider and discuss project-related issues. A community-based Project Advisory Group (PAG) also met on a regular basis as part of the community engagement process.

In early 2007, the former Douglas Shire Council committed to an inclusive, multi-phased master plan process. In August 2007, Council adopted a summary methodology and timetable for delivery of the final phases of the master plan process – Phases 3, 4 and 5. The timeframes for the final activities of Phase 4 have been drawn out. However, the process is now at a stage where Council can adopt the Master Plan.

COMMENT:

The Port Douglas Waterfront Master Plan is the culmination of extensive work produced over a number of years with community members, Council officers and Councillors (from both the former Douglas Shire and present Cairns Regional Council) along with State government representatives.

The following discussion aims to provide context to Council's adoption of the Port Douglas Waterfront Master Plan and commence implementation and planning scheme amendments.

Master Planning Process

The Port Douglas Waterfront Master Plan has been the subject of a rigorous planning and engagement process. Due to the process developed specifically for this project, the Master Plan has strong community support and ownership.

Council has noted reports on the progression of the Master Planning Process on a number of occasions, particularly in relation to Stage 3 and early milestones of Stage 4. As a recap, the Master Planning Process consisted of 5 phases (see Attachment 3), the first 3 for scoping, initial community engagement and technical studies. Phase 4 was the preparation of the Master Plan and Phase 5 is the production of planning scheme amendments.

Phase 4

Phase 4 commenced with the appointment of Urbis as the Principal Master Plan Consultancy following the completion of technical studies. Within Phase 4, a number of successive milestones were achieved. These included:

- A successful enquiry by design
- production of a draft master plan
- consultation of the draft master plan
- revision of the draft master plan based on submissions received
- Project Advisory Group endorsement of the revised master plan, and
- Waterfront Management Committee's endorsement of the final master plan.

These are discussed in further detail below.

Enquiry by Design

An Enquiry by Design (EbD) workshop, consisting of Council, State Government representatives and community members, was held to facilitate the production of a master plan. The EbD was held in two parts; a "pre-EbD" workshop and a three-day EbD.

The EbD was an opportunity for full community and agency stakeholder participation in the production of a preliminary concept Master Plan

Six key themes were explored during the EbD. These included:

- Getting Around
- Land Use, Economy and Tourism
- Community and Social Character
- Physical Character
- Heritage
- Natural Environment and Sustainability

Intensive group debate and discussion in was held around options for potential solutions to the opportunities and constraints in each of the themes. Through a review of all of the community responses to each opportunity and constraint, a baseline of the commonalities and innovative ideas was drawn.

Draft Master Plan

In early 2009, Urbis delivered a draft Master Plan for consultation. The draft master plan reflected the outcomes of the EbD and was built upon to provide the vision, themes, illustrative elements, layered strategies, alternative scenarios and implementation priorities. The Master Plan went through a consultation phase from mid-February to late March. During that period approximately 30 submissions were received, with more than 200 community members attending drop-in sessions where one-on-one questions and answers were facilitated with project team members.

Submission content ranged from general comment about the Master Plan (as a whole) to very specific responses to particular parts of the plan. The following table summarises the parts of the Master Plan which attracted submissions.

General Submission Content	Specific Submission Content
<ul style="list-style-type: none"> • Clarity of some plans • Clearer statements • Scope of the plan 	<ul style="list-style-type: none"> • Swimming lagoon feasibility • Sugar Wharf use and Sugar Wharf Inlet • Rail extension feasibility and access issues • Combined club car parking • Mobility Hub form • Coastguard/DPI/Dixies Shed location • Re-location of boat ramp/Slipway conflicts • Macrossan Street improvements • Strategic Circulation/Cycle Routes • Strategy for Four Mile Beach • Scale of development opportunity • Implementation plan detail

These submissions were responded to in a revised Draft Master Plan. The revised draft Master Plan addressed the submissions generally as described in the table below.

General Responses	Specific Responses
<ul style="list-style-type: none"> • Editorial amendments (and interim plan) • Structure of document • More detailed action plan • Addition of new scenarios 	<ul style="list-style-type: none"> • Family water activity area as an option • Boat ramp not re-instated • Rail extension retained but with caveats • Marine industry defined • Inconsistencies in land use / open space plan rectified • Arrival points more clearly defined • Car parking added to Combined Club • Clearer link from Rex Smeal Park to Island Point Rd • Mobility Hub concept revisited • Rail extension retained as an option, but loop removed • Coastguard/Dixies Shed retained

	<ul style="list-style-type: none"> • Principal cycle network illustrated • Schedule of projects added • New inlet added as an option
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In accordance with the terms of reference, the PAG was afforded the opportunity to provide advice to the WMC on the response to the submissions received. The PAG's response highlighted:

- a need to gain certainty to the future of the Police Reserve;
- lack of certainty about the capacity of the yacht club to contain a boat ramp and trailer parking;
- the Coast Guard should remain generally in its current location;
- confirm the capacity of Marano lease to have a new slipway;
- clarity that the DPI will move over time;
- ensuring that the architecture of buildings and infrastructure in illustrative material is reflective of the tropical character of Port Douglas;
- a 'soft edge' is delivered to the Waterfront, instead of hard infrastructure;
- Esplanade improvements are acknowledged and planned;
- clarity is given to the existing slipway's use and role in the Waterfront;
- a greater emphasis is required on the Rex Smeal Park to Four Mile Beach linkage;
- the Mobility Hub has a landscaped edge instead of a built or hard form fronting Mowbray Street;
- further studies are required; and
- that the use of the Sugar Wharf is predominantly for community based activity, not particularly commercial enterprise.

Notwithstanding the minor changes necessary to address the comments, the PAG was strongly supportive of the revised Draft Master Plan, expressing strong ownership of the outcomes and a willingness to work with Council on delivering the Master Plan. The WMC was presented with the revisions addressing the PAG's comments. The WMC supported the changes, endorsed the Master Plan and has made further recommendations to Council (which is discussed in further detail later in the report). The Port Douglas Waterfront Master Plan is considered to be at a stage that allows its adoption and implementation.

Port Douglas Waterfront Master Plan

The Port Douglas Waterfront Master Plan is a strategic plan developed to provide direction to the gradual redevelopment and change in the Port Douglas Waterfront necessary to enhance the town's status as an international tourist destination but retain its distinct character and environmental qualities. The Master Plan balances development opportunities with environmental preservation, heritage conservation and enhancing public and tourist recreation opportunities. This document is the tool that Council will use to guide planning scheme amendments and implementing physical improvements through a capital works program.

The Port Douglas Waterfront Master Plan is structured to provide detailed background information along with the Master Plan framework, vision, themes, key elements, strategies, actions and alternative scenarios. The following paragraphs provide a brief summary of the content of the plan, which will assist in the understanding of what the plan seeks to achieve.

Framework

The master plan was developed upon the following framework:

- With the exception of wider circulation initiatives, an expectation of minimal changes to areas outside of the waterfront.
- Access and circulation strategy that includes improvements to the intersection of Davidson and Mowbray Streets as the key gateway to the town. The utilisation of Mowbray Street as the first node of arrival highlights the importance of the proposed community and cultural precinct around the existing community centre and sets the scene for the creation of a 'mobility hub' at the eastern end of Mowbray Street.
- A 'mobility hub' which is intended to consolidate visitor car parking, coach drop off and pick up facilities, cycle storage and hire car offices. The initiative does not remove the need for on street parking or other existing parking resources but, importantly, will lower demand on parking in the police reserve, prolonging the life of the mature stand of trees in that area.
- Limited change to Rex Smeal Park with the expectation of limited pathway and tree protection measures and the removal of parking.
- Protection of established areas of mangroves and remnant vegetation as a key feature of the overall 'green character' of the town.
- The celebration of the Sugar Wharf and its setting including the adaptive reuse of the building and recognition of the historic quay line to improve the overall interpretation of the area.
- The removal of several buildings associated with existing waterfront leases, with an overall aim being to allow unrestrained public access to the waterfront from Rex Smeal Park through to the existing slipway operation and beyond to the Yacht Club.
- The creation of sufficient mooring space to accommodate the local fishing fleet as well as additional private boating activity.
- The creation of a Green Spine along Macrossan Street aimed at improving pedestrian amenity, shade and visual linkages to the waterfront parklands.
- The redevelopment of the Marina Mirage site in a way that ensures the public activation of the quayside. This includes a sculpting of the quay line along the axis of Mowbray Street so that water and marine activity is visible on approach to the waterfront.
- The encouragement of further land use activation along the western edge of Wharf Street, overlooking the open space of the waterfront.
- The introduction of tourism and interpretative opportunities associated with the working slipway as a key feature of the waterfront.
- The use of natural or 'water sensitive urban design' solutions to manage the potential impacts of stormwater run off.
- Improvements to the existing sporting ground facilities including the possible consolidation of tennis court and other facilities into a single precinct that supports the creation of a 'community and cultural precinct'.
- Through sensitive design and construction, the unlocking of views toward the ocean from Flagstaff Hill along the alignment of Grant Street.
- The identification of a pool 'investigation area' adjacent to Rex Smeal.

Vision & Themes

The Master Plan's vision is to ensure the Port Douglas Waterfront:

- is sensitively and incrementally transformed;
- provides for economic development and reinforces strong environmental and community values;
- contains a blend of maritime activities, tourism opportunities, environmental preservation, sensitive development, and green open space; and
- is a focal point for the local community and local activity.

Six themes are explored within the Master Plan to achieve the vision. These include:

- Access - new gateways, public transport, walking and cycling opportunities, mobility hub, tourism rail opportunities.
- Land Use and Economics - working waterfront, diversify tourism offer, Sugar Wharf use, reinforce Macrossan Street economic driver.
- Environment and Sustainability – sustainable building design, stormwater management, vegetation protection.
- Physical Character - informal and low scale, distinctly tropical, celebrate heritage.
- Public Realm and Streetscape - tropical streets, waterside plaza, views to water.
- Phasing and Implementation - clear actions, scenarios for flexibility, further technical testing.

Plan, Elements & Strategies

The framework, vision and themes noted above provide the overarching direction for the Master Plan. The physical changes which achieve these are represented within an illustrative plan and key elements descriptions. In support of the plan a number of more detailed strategies have been developed, each aiming to provide further clarity in relation to the projects and initiatives that will require delivery if the vision is to be realised. These strategies are presented in layers (or themes) to assist in their interpretation, but should be read as a whole. They are the overall outcomes that will assist in decision making and planning processes throughout the plan's life. The Strategies include:

- Strategy 1 – Access: Focus on creating gateways and encouraging public transport, walking and cycling.
- Strategy 2 – Land Use and Economics: Setting out the proposed future land uses for areas within, and adjacent to, the Waterfront.
- Strategy 3 – Environment and Sustainability: Securing the measures that will be put in place by the master plan (and subsequent planning policy) to preserve and enhance the environment.
- Strategy 4 – Physical Character: Describing the height, scale, form and style of new buildings and the character of the waterfront open spaces.
- Strategy 5 – Public Space and Streetscape: A framework identifying the proposed interconnected network of streets and public spaces and the unique qualities of each.

Phasing and Implementation

The Master Plan reflects the need for a flexible framework to be able to respond to the long timeframe that is needed to fully realise the entire Master Plan. The plan should be considered a “living document” which is robust in content, yet able to respond to changing circumstances over time. Delivery of the projects outlined in the Master Plan will need to be successive, but with sufficient flexibility, acknowledging the various factors which could determine the sequencing and delivery. These include:

- the tourism market;
- the property market;
- future planning policy;
- environmental quality;
- ownership of different parts of the Waterfront; and
- the public support of the Master Plan.

Most notably, the strong public support for this Master Plan should be remembered when making decisions in relation to matters in which the document touches on. Changes to the Master Plan or decisions that deviate from its intent should be made in consultation with the community.

Alternative Scenarios

During the enquiry by design, it was noted that particular projects or elements of the Master Plan could be achieved in more than one way, or that further feasibility or investigation is necessary before significant capital is invested in a project. These are outlined as Alternative Scenarios within the Master Plan.

Waterfront Management Committee Recommendations

While the PAG’s role was to advise the WMC that the master planning process was on-track, the WMC’s primary role was to advise Council when the Master Plan could be adopted and provide policy considerations throughout the Master Planning Process. In late October, Council was provided with such advice from the Chair of the WMC (see Attachment 2). The committee’s considerations and subsequent recommendations to Council focus not only on the adoption of the plan alone, but at ensuring a continuation of the project through the implementation phase.

Three recommendations have been made to Council from the WMC, with two included in the recommendation to Council. These recommendations made by the WMC are outlined below along with discussions.

Recommendation 1: Sale of land

That Cairns Regional Council prepares a submission to the State Government and strongly advocates for the maximum financial return from the sale of any of the leasehold lands (State Revenue Share Policy) to the community for the implementation of the Master Plan.

The WMC recognises that the largest stakeholder of leasehold land in the Waterfront, Meridien, may seek freehold tenure over parts of the waterfront to secure investment opportunities. In recognising this, the WMC notes that it may be acceptable to facilitate the sale of leasehold land if the proceeds of the sale can provide for implementation of the Master Plan. It is considered that this is a sound operational decision framework and that advocating this to the State is appropriate.

Recommendation 2: Sustainable, tropical building design

Tenders or development applications for new buildings within the Master Planned Area require assessment against performance criteria ensuring best practice tropical and sustainable design.

To retain the distinct character of Port Douglas and encourage sustainable design in the Waterfront the WMC has recommended criteria be employed in decision frameworks. The Planning Scheme amendments that will be completed to reflect the master plan contain performance criteria relating to best practice tropical and sustainable design and will build on the existing provisions of the Douglas Shire Planning Scheme that already encourage and facilitate these desired outcomes.

Recommendation 3: Implementation Committee

The Cairns Regional Council appoint a Port Douglas Waterfront Development Implementation Committee consisting of community representatives, appropriate Cairns Regional Council and Queensland State Government representatives to provide advice, when financial or order of works priorities need to be established. Should the Committee wish to seek broader views the PAG opinion would be sought.

The WMC has noted that the integrated approach to planning with the community is, to a large part responsible for public endorsement of the Master Plan. The WMC and PAG have ensured the master planning has balanced the complexity of land tenure, redevelopment and investment opportunities against social infrastructure and character. For these reasons, the WMC has recommended that Council establish a new committee which continues, to a large part, to perform the function of the WMC and that the PAG members would continue to be part of the process as a community reference group.

The delivery of projects through Council's capital works program is not facilitated by external committees advising the priorities lay before Council when considering implementing a project plan. The factors influencing decisions concerning priorities on an annual basis, when considering not only a single Master Plan, but a series of plans, projects and programs across the region will vary from year to year. The implementation of the Master Plan will take time and it is not considered that a new standalone committee would be the most appropriate conduit to Council regarding the priority of works across the region. Notwithstanding this, Council the Douglas Advisory Board could act as a conduit to Council, either as a whole or by sub-committee to provide advice regarding the ongoing implementation of the Master Plan.

Noting the Waterfront Management Committee Recommendations

The terms of reference for the WMC outline that the role of the committee does not extend beyond providing advice to Council and assistance and leadership with the PAG throughout the Master Planning Process. However, as an ordinary consequence of the planning process, the WMC's focus has shifted towards implementation and beyond the adoption of the Master Plan.

The successful contribution of the PAG and the WMC to the Master Planning Process is acknowledged. The first recommendation is an appropriate action to carry forth and provides Council with the ability to advocate to the State Government its intention to carry forth the Master Plan into action. The second recommendation is supported and will be addressed through the proposed amendments to the Douglas Shire Planning Scheme.

Although the third recommendation of the WMC is considered to have merit, it is not considered to be the most appropriate mechanism for ongoing input for the implementation of the Port Douglas Waterfront Master Plan. Until a list of capital works projects are prioritised for Council to consider as part of the five year capital works program, it would be premature to establish a group without a quantifiable scope of works. Input at this stage in the implantation can be provided through the divisional Councillor or should a project group be desired, an appropriate mechanism could be through the Douglas Advisory Board, either as a whole or by sub-committee.

Further Actions to Compliment the Master Plan

The intention of the Master Plan is to provide a vision for the Waterfront, reflective of community views and aspirations and to benefit and strengthen the local and regional tourism and economy. Initially it was the view of the Douglas Shire Council that the Master Plan would become part of the Planning Scheme. The Master Plan has evolved beyond just that of a gazetted plan and has a range of issues relating to implementation. This is a multi-dimensional plan that requires implementation through planning instruments, capital funding, economic development and governance. To achieve this, there are a number of actions that need to occur in conjunction with the Master Plan. These include (but are not limited to):

- Amend the Planning Scheme for the Douglas Shire.
- Develop capital works programs to support the indicative project list provided within Chapter 6 of the Master Plan.
- Prepare additional supporting documents, such as landscape and parkland design plans, car park design plans and stormwater management plans that provide further guidance to implementing projects from the Master Plan.
- Review when and how the renewal of Waterfront leases in the Waterfront will be managed when expiration of leases occur (administrative instructions).

The Port Douglas Waterfront Master Plan is the strategic plan for improvements in Port Douglas. The operational plans to implement the change follow from this document.

Planning Scheme Amendments (Phase 5)

Phase 5 of the Master Planning Process is to amend the Planning Scheme for the Douglas Shire 2006. To commence this phase, Council must resolve to amend the planning scheme pursuant to Section 1, Schedule 1 of the *Integrated Planning Act 1997*. A proposed planning scheme amendment will follow, along with an impact report addressing the protected provisions and iconic values in support of the *Iconic Queensland Places Act 2008*.

While the imminent Sustainable Planning Act will provide a process for amending the planning scheme, the State Government has not been forthcoming in the details of the amendment process as it is to be contained in a Statutory Guideline that has not been subject to any consultation. For this reason it is important to make a resolution under the current planning legislation to commence the amendment process. It is anticipated that the Sustainable Planning Act will take effect in the coming weeks.

Notwithstanding Council's resolution to create a new planning scheme for the Cairns region, this amendment needs to be undertaken to reflect the non-statutory Master Plan in a statutory framework as per the master planning process. It is not intended that amendments to the existing planning schemes will occur often. However, Council will need to amend its existing schemes from time to time to ensure statutory frameworks are provided for important planning issues.

CONSIDERATIONS:

Corporate and Operational Plans:

The Port Douglas Waterfront Master Plan (including the master planning process) is aligned with following elements of the Corporate Plan:

Goal 1 – Caring for the Environment

Objective: To ensure that the natural and built environments are managed and protected in a sustainable manner.

- 1.2 Achieve greater recognition of the natural environment as an integral part of the region's identity and fundamental to quality of life.

Goal 2 – Building Vibrant Communities

Objective: To build more creative, innovative and self-reliant communities where participation in community life is enabled and encouraged.

- 2.2 Improve the quality and opportunities for use of public space across the region.

Goal 3 – Delivering Integrated Planning

Objective: To take an integrated planning approach to development that creates a sustainable region reflective of our uniqueness and tropical lifestyle.

- 3.1 Implement an integrated approach to planning by Council and stakeholders.
- 3.2 Deliver integrated provision of physical and social infrastructure in existing and future parts of the region.
- 3.4 Protect and manage the heritage and culture of the region.
- 3.6 Prepare integrated local area plans across the region using a place based planning approach.
- 3.7 Promote good urban design outcomes which are responsive to the region's tropical environment and unique character.

The Operational Plan identifies a commitment to progress projects from the Master Plan.

Statutory:

There are no legislative requirements to consider at this point in time as the Master Plan is a non-statutory plan. However, when the Planning Scheme for the Douglas Shire is amended to reflect the Master Plan, consideration to the effect and process of the *Integrated Planning Act 1997* and *Iconic Queensland Places Act 2008* must be made.

Policy:

The Port Douglas Waterfront Master Plan is not a policy. Rather it acts as the guiding tool for physical improvements and projects for future capital works and funding programs, renewal of lease arrangements and for future direction of the Planning Scheme for the Douglas Shire.

Financial and Risk:

Consideration will need to be given to cost in the delivery of Master Plan elements (particularly public infrastructure improvements) in future capital works programs. The implementation of the Master Plan will need to be done incrementally and equitably for the Port Douglas community and the Region.

Sustainability:

A dedication to creating a sustainable Waterfront is an underpinning principle of the development of the Port Douglas Waterfront Master Plan. The Master Plan will encourage and help facilitate sustainable economic, social and cultural development and prosperity for Port Douglas and the Region.

CONSULTATION:

Consultation with the community and stakeholders was incorporated and carried out throughout the Master Planning Process.

OPTIONS:

Council may either:

- Adopts the Port Douglas Waterfront Master Plan;

OR

- Not adopt the Port Douglas Waterfront Master Plan.

If Council does not adopt the Master Plan then consideration of the other recommendations are unnecessary. Further, if Council adopts the Master Plan but considers an alternative resolution to the subsequent recommendations, then Council should consider the merits of the alternative in light of the discussions within this report.

CONCLUSION:

The Port Douglas Waterfront Master Plan is the culmination of a significant amount of work with experts, elected representatives and community members. In light of the discussions in this report, it is recommended that Council adopt the Port Douglas Waterfront Master Plan and commence planning scheme amendments. This is a significant milestone for the Port Douglas community and for all involved in the project to date.

It is important to recognise that the completion of all projects in the Master Plan is a long term goal. Flexible delivery of the Master Plan is necessary to respond to external influences and social, economic and natural environmental factors that will vary over time.

It is also recommended that Council endorse and act on the recommendations of the Waterfront Management Committee.

ATTACHMENTS:

- Attachment 1 – Port Douglas Waterfront Master Plan
- Attachment 2 – Waterfront Management Committee Recommendations
- Attachment 3 – Master Planning Process Summary

Paul Cohen
Senior Strategic Planner

Peter Boyd
Manager Planning Strategies

Attachment 1 – Port Douglas Waterfront Master Plan

A full copy of the Port Douglas Waterfront Master Plan can be downloaded from Council's website:

<http://www.cairns.qld.gov.au/content/majorProjects/PortDouglasWaterfront.htm>

Attachment 2 – Waterfront Management Committee Recommendations

Cairns Regional Council - Port Douglas Waterfront Management Committee

Recommendation to the Cairns Regional Council

To: Cairns Regional Council

Please accept this Master Plan for the redevelopment of the Port Douglas Waterfront. The Port Douglas Waterfront Management Committee (WMC) after deliberation, and on advice from the Waterfront Project Advisory Group (PAG), recommends the Cairns Regional Council adopt the Port Douglas Waterfront Master Plan.

The WMC also notes and recommends:

- 1 The community may accept increased length or different types of private tenure within the Master Planned Area if private investment opportunities fund public infrastructure costs or resources gained are used for Master Plan implementation.

Rec: 1. That Cairns Regional Council prepares a submission to the State Government and strongly advocates for the maximum financial return from the sale of any of the leasehold lands (State Revenue Share Policy) to the community for the implementation of the Master Plan.

- 2 The Port Douglas Waterfront and surrounding region is in strong competition with other tropical tourism destinations and requires a sustainable approach to building design for a prosperous environmental and economic future.

Rec: 2. Tenders or development applications for new buildings within the Master Planned Area require assessment against performance criteria ensuring best practice tropical and sustainable design.

3. The Management and Advisory groups have greatly assisted the decision making process in balancing the complexity of land Trustee issues with redevelopment, while ensuring integration of social sustainability. Public involvement and input into the Waterfront Planning process is, to a large part responsible for public endorsement of the Master Plan.

Rec: 3. The Cairns Regional Council appoint a Port Douglas Waterfront Development Implementation Committee consisting of community representatives, appropriate Cairns Regional Council and Queensland State government representatives to provide advice, when financial or order of works priorities need to be established. Should the Committee wish to seek broader views the PAG opinion would be sought.

Yours Sincerely



Ed Green
Chairman
Port Douglas Waterfront Management Committee

23/10/09

Attachment 3 – Master Planning Process Summary

Phase	Timeframe	Activity
Preliminary work	2006	<ul style="list-style-type: none"> Community Survey Initial Investigations
Phase 1	Feb-Mar 2007	<ul style="list-style-type: none"> Preliminary community engagement process
	Apr 2007	<ul style="list-style-type: none"> Commitment to closer community engagement in project, including through a management committee and project advisory group
Phase 2	May-Jul 2007	<ul style="list-style-type: none"> Identified community values and guiding principles: Values meeting/World Café Established Project Advisory Group and Waterfront Management Committee
Phase 3	Aug 2007	<ul style="list-style-type: none"> Report on Phase 1 & 2, budget and master planning process endorsed by Douglas Shire Council
	Feb-Aug 2008	<ul style="list-style-type: none"> Investigation of transport, economics, environment and heritage (indigenous and non-indigenous) issues
Phase 4	August-September 2008	<ul style="list-style-type: none"> Design team assembled Technical Studies Reviewed Orientation Workshop
	October 2008	<ul style="list-style-type: none"> EbD
	November 2008	<ul style="list-style-type: none"> EbD Outcomes Update distributed
	February 2009	<ul style="list-style-type: none"> Draft Master Plan produced
	February 2009	<ul style="list-style-type: none"> Draft Master Plan Workshops with PAG, WMC & Council
	February/March 2009	<ul style="list-style-type: none"> Draft Master Plan exhibited for community feedback Consultation to include drop-in sessions and public displays
	April 2009	<ul style="list-style-type: none"> Review community feedback and prepare recommendations
	April-July 2009	<ul style="list-style-type: none"> Prepare Final Master Plan
	August-September 2009	<ul style="list-style-type: none"> Review community feedback with PAG & WMC
	November 2009	<ul style="list-style-type: none"> Council adopts Final Master Plan
Phase 5	November 2009	<ul style="list-style-type: none"> Planning scheme amendment process commences