

5.07 COMBINED APPLICATION FOR A MATERIAL CHANGE OF USE FOR A RETIREMENT FACILITY (DEVELOPMENT PERMIT FOR STAGE 1 AND PRELIMINARY APPROVAL FOR STAGE 2) AND LOT RECONFIGURATION (1 INTO 2 LOTS)

REPORT AUTHOR(S):
GENERAL MANAGER:
DEPARTMENT:

Simon Clarke, Planning Consultant
Paul Hoyer, General Manager Operations
Development and Environment

PROPOSAL

Combined application for a Material Change of Use for a Retirement Facility (Development Permit for Stage 1 and Preliminary Approval for Stage 2) and Lot Reconfiguration (1 into 2 lots)

APPLICANT

Cardno (Qld) Pty Ltd
PO Box 1619
CAIRNS QLD 4870

LOCATION OF SITE

Johnston Road, Mossman Gorge

PROPERTY

Lot 1 on RP150474

LOCALITY PLAN



LOCALITY

Mossman and Environs

PLANNING AREA	Part Community & Recreational Facilities / Part Conservation
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	None
NUMBER OF SUBMITTERS	Not Applicable
STATUTORY ASSESSMENT DEADLINE	14 March 2016
APPLICATION DATE	24 December 2015

RECOMMENDATION

That Council approves the Combined application for a material change of use for a Retirement Facility (Development permit for Stage 1 and Preliminary approval for Stage 2) and Lot reconfiguration (1 into 2 lots) over land described as Lot 1 on RP150474, located at Johnston Road, Mossman Gorge, subject to the following:

A] CONDITIONS APPLICABLE TO STAGE 1 RETIREMENT FACILITY (DEVELOPMENT PERMIT)

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan	15.0285.11 SK02 prepared by Thomson Adsett	17 December 2016
Floor Plan	15.0285.11 SK03 prepared by Thomson Adsett	17 December 2016
Section	15.0285.11 SK09 prepared by Thomson Adsett	17 December 2016
Elevations	15.0285.11 SK15 prepared by Thomson Adsett	17 December 2016

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

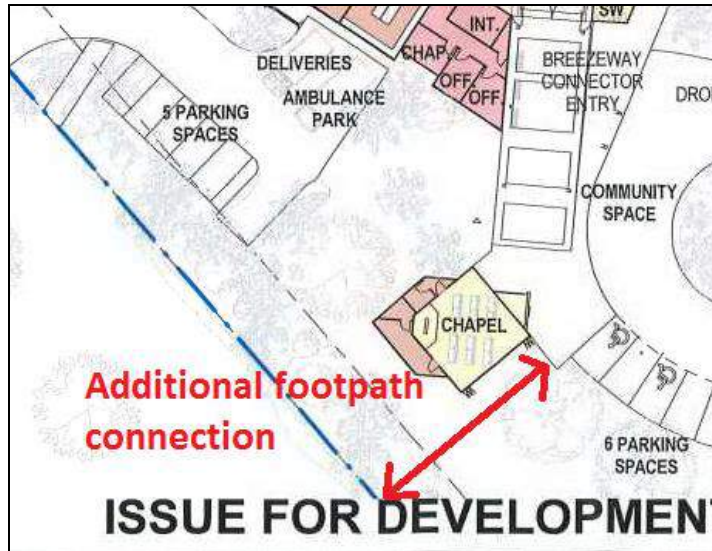
Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Amendment to Design

3. The proposed building / development must be amended to accommodate the following changes:
 - a. Provide a direct footpath to Johnston Road in the vicinity of the Chapel connecting to the Breezeway Connector Entry (see below).



Street Layout and Design

4. The street layout and design must be revised to comply with Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:
 - a. Provide a design for the new access road that is to service Stage 1 and future Stage 2 which shall have the following minimum dimensions unless otherwise approved by Council:
 - Verge width of 4.5m;
 - Carriageway width of 4.5m;
 - Median width of 4m;
 - Reserve width of 22m (Note: the additional 3 metres is to be added to proposed Lot 2 on the north-eastern side of the proposed road reserve).
 - 2 metre wide footpath along the north-eastern side verge.
 - b. Provision of appropriate access arrangements for Stage 1 of the development and access to Stage 2 from the proposed new road in the south east corner of the site. The design must seek to locate infrastructure such that access from the new road is readily facilitated for the future development.
 - c. In particular, the operation of the two accesses from the proposed new road must be considered in determining the road form, median breaks and infrastructure locations (including stormwater and street lighting). The road layout and carriageway alignments must be updated to reflect this requirement.

An amended plan incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use.

Water Supply and Sewerage Master Plan

- 5. A Water Supply and Sewerage Master Plan accompanied by supporting calculations must be provided which demonstrates how the current and future development can be serviced.**

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Operational Works.

Water Supply and Sewerage Infrastructure Plan

- 6. An updated water supply and sewerage infrastructure plan and supporting information including hydraulic network analysis must be submitted demonstrating how the development will be serviced by Council's Infrastructure. In particular the plan must:**
 - a. Identify external catchments that will be connected to the internal sewer or water networks; and**
 - b. Identify any trunk infrastructure external to the site that may require upgrading to accommodate the development.**

The water supply and sewerage infrastructure plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Water Supply and Sewerage Works External

- 7. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:**
 - a. Extend the water main to provide a loop main within the section of proposed new road. The minimum size is to be 100mm on one side and 50mm internal diameter on the other side subject to pressure and flow conditions. Road crossings are to be minimum of 100 mm. The water connection for the development is to be provided from the extended water main;**
 - b. Extend the sewer main within the road reserve of Johnston Road to connect to Council's existing system at a point where sufficient capacity exists.**

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the Commencement of Use.

Water Supply and Sewerage Works Internal

8. Undertake the following water supply and sewerage works internal to the subject land:
- a. Provide a single internal sewer connection to proposed lot 1 in accordance with the *FNQROC Development Manual*;
 - b. Provide appropriate valves and fittings to enable the Stage 1 connection to the new main;
 - c. Provide appropriate valves and fittings to enable the future connection of a minimum 100mm service at the northern end of the new road.

All the above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of commencement of use.

Damage to Infrastructure

9. In the event that any part of Council's existing sewer / water infrastructure is damaged as a result of construction activities occurring on the site, the applicant / owner must notify Douglas Shire Council immediately of the affected infrastructure and have it repaired or replaced by Douglas Shire Council, at the developer's cost, prior to the Commencement of Use.

General External Works

10. Undertake the following external works:-
- a. Upgrade the northern side of Johnston Road (eastbound carriageway) for the full frontage of the site to provide a minimum 3.5m wide lane and a 1m sealed shoulder.
 - b. Provide a detail design for the intersection and access with Johnston Road including design for drainage between the existing road and the site boundary.
 - c. The design must include suitable treatment for the intersection of the new access road with Johnston Road generally in accordance with Drawing Ref: Concept Site Access 645-001 Rev.1 prepared by Projex partners dated 17 December 2015;
 - d. The treatment required for the secondary access to the site (utility and staff access) may be a BAR/BAL treatment in accordance with *Austroads Guide to Road design* subject to reconfirming the traffic volumes based on the fully developed traffic conditions for the development approved within the catchment.
 - e. Construct a 2.0 metre wide footpath for the full frontage of the Johnston Road frontage of the site;

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plan prior to the Commencement of Use.

Drainage Study of Site

11. Update the local drainage study of the site to determine the works necessary to provide flood immunity to the site to the 1 in 100 year ARI (1% AEP event) including determining the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:
 - a. The contributing catchment boundaries;
 - b. The extent of the 100 year ARI flood event in relation to the site both pre- and post-development;
 - c. Primary and secondary flow paths for the 5, 10 and 100 year ARI flood events;
 - d. The extent of filling and/or levee required to prevent the 100 year ARI (1%AEP) event from entering the site;
 - e. The extent of flow and depth of inundation through the site for events above 1 in 100 year ARI and up to 1 in 200 year ARI;
 - f. Identify any requirement for drainage easements including along the northern boundary of the site to facilitate drainage from the road back to Marrs Creek;
 - g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.
 - h. Lawful point of discharge.

The study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Access Construction

12. Construct a concrete driveway or other approved surface to the nominated utility and Staff parking area as detailed on the architectural drawings for the site.

All works must be carried out in accordance with the approved plans and must be to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Service Conduits

13. Provide appropriate service conduits to Stage 2 to the satisfaction of services authorities and Council to ensure that the road reserve constructed and formalised with stage 1 does not need further works to service the later stage. This includes conduits for underground power supply.

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to commencement of use.

Stockpiling and Transportation of Fill Material

14. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
 - b. before 7:00 am or after 6:00 pm Monday to Friday; or
 - c. before 7:00 am or after 1:00 pm Saturdays; or
 - d. on Sundays or Public Holidays.
15. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

16. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Construction Access

17. Vehicular access to the site for construction and demolition purposes must be provided from Johnstone Road only, unless authorised by the Chief Executive Officer.

Access Adjacent Creeks and Streams

18. A Access Easement in favour of Council containing all land below the top of the high bank and nominally a minimum 5 metre minimum wide strip adjacent to the top of the bank, relative to the vegetation line that permits practical access along the top of the bank. The drainage easement is to be pegged on-site for Council's approval. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted prior to commencement of use.

Existing Creek and Drainage Systems

19. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The applicant / owner must obtain any necessary approvals from the Department of Environment & Resource Management for carrying out works in a watercourse.

Lawful Point of Discharge

20. All stormwater from each lot must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.
21. The lawful point of discharge for the new road opened with Stage 1 must be drained to Marrs Creek via an easement within the Stage 1 site or to Johnston Road.

Sediment and Erosion Control

22. A sediment and erosion control plan must be prepared as part of the construction phase of the development. Sediment and erosion control measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Existing Services

23. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:
 - a. Relocate the services to comply with this requirement; or
 - b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of a Compliance Certificate for the Plan of Survey creating the lot.

Electricity Supply

24. Written evidence from Ergon Energy advising that the substation required for this development has the ability to be upgraded to accommodate the demand of Stage 2 over the balance of the land. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

Electricity and Telecommunications

25. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided prior to the issue of a Development Permit for Operational Works.

Street Lighting

26. The following arrangements for the installation of street lighting must be provided prior to the Commencement of Use:-
 - a. Prior to the issue of a Development Permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

The lighting scheme must show light pole locations that represent the permitted design spacing and must not conflict with stormwater, kerb inlet pits and other services. For lighting associated with the new road, the lighting is to be located within the landscaped median.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 and must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard for the intersections.

- b. Prior to the issue of a Compliance Certificate for the Plan of Survey written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.
- c. Where a new intersection is formed on an existing roadway for the purpose of accessing a new development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category. This applies for the new access road and Johnston Road intersection.

Vehicle Parking

- 27. The amount of vehicle parking must be as specified on the approved plan which is a minimum of fifteen (15) spaces of which 10 must be provided as visitor spaces. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

Bicycle Parking

- 28. Provide secured, on-site bicycle parking in accordance with Table 10-1 of *AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles*. The bicycle parking area must be constructed prior to Commencement of Use.

Lighting

- 29. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

Air-Conditioning Screens

- 30. Air-conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.

Landscaping Plan

- 31. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:

Planting Design

- a. Species to have regard to Council's Planning Scheme Policy No.7 Landscaping.

- b. A planting design that does not include any species that are identified as Declared or Environmental Weeds or constitute an Invasive Species;
- c. Provide a hierarchy of planting, which includes shade trees, shrubs and groundcovers.

Hard Landscaping Works

- a. Details of location and design of proposed artworks;
- b. Natural and finished ground levels including details of all retaining works;
- c. Details of any perimeter, private yard or street fencing (Note: A 1.8 metre high screen fence will be required to screen the extent of the working farm along the south-western boundary);
- d. Protection of landscaped areas adjoining parking areas from vehicular encroachment by a 150 mm high vertical concrete kerb or similar obstruction;

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the Commencement of Use whichever occurs first. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Street Fencing

- 32. Any proposed fences and/or walls to any road frontage are to be limited to the following:
 - a. 1.2 metres in height if solid; or
 - b. 1.5 metres in height if at least 25% visually transparent; or
 - c. 1.8 metres in height if at least 50% visually transparent.

Details of the street fencing must be detailed in the Landscape Plan and be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. In principle, the 'horizontal timber effect aluminium fence with random patterns to the street' as shown on the approved section drawings and perspective drawing 15.0285.11 SK11 prepared by Thomson Adsett and dated 17 December 2016 appear to satisfy this requirement.

Construction Signage

- 33. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:
 - a. Developer;
 - b. Project Coordinator;
 - c. Architect / Building Designer;
 - d. Builder;
 - e. Civil Engineer;
 - f. Civil Contractor;

g. Landscape Architect.

Colours/Materials of Construction

34. The colours, textures and materials of construction are to be generally in accordance with perspective drawings 15.0285.11 SK10 – 12 & 14 prepared by Thomson Adsett and dated 17 December 2016.

Siam Weed Control

35. In order to prevent the spread of Siam Weed {a class 1 declared pest plant under the *Land Protection (Pest and Stock Route Management) Act 2002*}, all machinery working on site must be cleaned down on site prior to leaving. No material / soil is to leave the site wherever possible. Should material need to be carted away it should be taken to Council's Drumasara quarry and placed under quarantine where it can be monitored for recruitment and treated as required.

Kitchen Facilities

36. An application for the construction or alteration of any food premises must be accompanied by two (2) copies of plans drawn to a scale not smaller than 1:100. Such plans are to include details of ventilation (including mechanical exhaust ventilation systems), finishes to walls, floors and ceilings, details of the proposed layout and materials to be used in the construction of all fixtures, fittings and equipment. The plans should include detailed cross sections of all areas to be included in the construction or alteration. All works must be carried out in accordance with approved and the requirements of the Food Act 2006, Food Safety Standards and AS 4674 – 2004 – Design, construction and fit-out of food premises. Plans must be approved prior to the issue of a Development Permit for Building Work and all works must be completed in accordance with the approved plan prior to the Commencement of Use.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

Infrastructure Charges Notice

4. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. *The Sustainable Planning Act 2009* confers rights to make representations and appeals in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development and Environment at Council for review of the charge amount prior to payment.

The time when payment is due is contained in the Adopted Infrastructure Charges Notice.

5. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

B] CONDITIONS APPLICABLE TO RECONFIGURATION OF A LOT (1 LOT INTO 2 LOTS)

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Proposed Subdivision Plan	15.0285.11 SK30 prepared by Thomson Adsett	11 February 2016

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Amendment to Design

2. Straighten the boundary between proposed lots 1 and 2 to remove the kink in the common boundary at the end of the proposed road reserve (see below)

3. The street layout and design must be revised to comply with Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:

- a. Provide a design for the new access road that is to service stage 1 and future stage 2 which shall have the following minimum dimensions unless otherwise approved by Council:**
 - **Verge width of 4.5m;**
 - **Carriageway width of 4.5m;**
 - **Median width of 4m;**
 - **Reserve width of 22m (Note: the additional 3 metres is to be added to proposed Lot 2 on the north-eastern side of the proposed road reserve).**
 - **2 metre wide footpath along the northern-eastern verge.**
- b. Provision of appropriate access arrangements for Stage 1 of the development and access to Stage 2 from the proposed new road in the south east corner of the site. The design must seek to locate infrastructure such that access from the new road is readily facilitated for the future development.**
- c. In particular, the operation of the two accesses from the proposed new road must be considered in determining the road form, median breaks and infrastructure locations (including stormwater and street lighting). The road layout and carriageway alignments must be updated to reflect this requirement.**

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

4. Undertake the following external works:-

- a. Provide a detail design for the intersection and access with Johnston Road including design for drainage between the existing road and the site boundary.
- c. The design must include suitable treatment for the intersection of the new access road with Johnston Road. Such treatments must include at a minimum Auxiliary right turn and left turn treatments (AUR and AUL) in accordance with the *Austroads Guide to Road design*. Any impacts on the southern side of the road to accommodate the intersection are to be defined on the drawings;
- d. The treatment required for the secondary access to the site (utility and staff access) may be a BAR/BAL treatment in accordance with *Austroads Guide to Road design* subject to reconfirming the traffic volumes based on the fully developed traffic conditions for the development approved within the catchment.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plan prior to the Commencement of Use.

Drainage Study of Site

- 5. Update the local drainage study of the site to determine the works necessary to provide flood immunity to the site to the 1 in 100 year ARI (1% AEP event) including determining the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:
 - a. The contributing catchment boundaries;
 - b. The extent of the 100 year ARI flood event in relation to the site both pre- and post-development;
 - c. Primary and secondary flow paths for the 5, 10 and 100 year ARI flood events;
 - d. The extent of filling and/or levee required to prevent the 100 year ARI (1%AEP) event from entering the site;
 - e. The extent of flow and depth of inundation through the site for events above 1 in 100 year ARI and up to 1 in 200 year ARI;
 - f. Identify any requirement for drainage easements including along the northern boundary of the site to facilitate drainage from the road back to Marrs Creek;
 - g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.
 - h. Lawful point of discharge.

The study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Access Adjacent Creeks and Streams

6. An Access Easement in favour of Council containing all land below the top of the high bank and nominally a minimum 5 metre minimum wide strip adjacent to the top of the bank, relative to the vegetation line that permits practical access along the top of the bank. The drainage easement is to be pegged on-site for Council's approval. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted prior to commencement of use.

Drainage Easement

7. A Drainage Easement must be granted in favour of Council within proposed Lot 1 providing for any required drainage of stormwater from the end of the new road to Marrs Creek. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted prior to the issue of a Compliance Certificate for the Plan of Survey.

Service Conduits

8. Provide appropriate service conduits to Stage 2 to the satisfaction of services authorities and Council to ensure that the road reserve constructed and formalised with stage 1 does not need further works to service the later stage.

All works must be carried out to the requirements of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Siam Weed Control

9. In order to prevent the spread of Siam Weed {a class 1 declared pest plant under the *Land Protection (Pest and Stock Route Management) Act 2002*}, all machinery working on site must be cleaned down on site prior to leaving. No material / soil is to leave the site wherever possible. Should material need to be carted away it should be taken to Council's Drumasara quarry and placed under quarantine where it can be monitored for recruitment and treated as required.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act 2009*.
2. This approval does not negate the requirement for compliance with all relevant Local Laws and statutory requirements.
3. For information relating to the *Sustainable Planning Act 2009*, log on to www.dip.qld.gov.au. To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.dsc.qld.gov.au.

C] CONDITIONS APPLICABLE TO STAGE 2 RETIREMENT FACILITY (PRELIMINARY APPROVAL)

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Master Plan	Mossman and District Aged Care Precinct prepared by Hunt Design	10 February 2016

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Preliminary Approval must be demonstrated in any future application for a development permit for a Retirement Facility over the land to the extent relevant, unless specified otherwise in these conditions of approval.

Design Parameters (Applicable over proposed Lot 2)

3. The site coverage of the development does not exceed 40%.
4. The gross floor area of the development does not exceed 0.5 x site area.
5. Buildings and structures are setback no less than:
 - a. 6 metres to Johnston Road;
 - b. 4.5 metres to the new road;
 - c. 4 metres to the common boundary with the showgrounds and hospital; and
 - d. 10 metres from the top of the high bank to Marrs Creek; and
 - e. Outside that part of the land included within the Conservation planning area.
6. Buildings and structures are limited to 2 storeys (8.5 metres) in height (Note: height is inclusive of roof height).
7. Future development reduces the appearance of building bulk, ensures a human scale and demonstrates variations in horizontal and vertical profile by incorporating a range of design elements including balconies, verandahs, terraces, recesses and the like.

8. Buildings must exhibit tropical design elements that are appropriate to Douglas Shire's tropical climate, character and lifestyle such as:
 - a. pitched roofs;
 - b. wide eaves to shade and protect external walls;
 - c. light colours;
 - d. variations in building colours, materials and texture;
 - e. permeable external building facades;
 - f. well-considered cross-ventilation;
 - g. weather protected external extensions to living spaces;
 - h. verandahs;
 - i. well-insulated roofs;
 - j. low thermal mass construction;
 - k. seamless integration of external and internal spaces.
9. Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:
 - a. seating;
 - b. barbecue;
 - c. swimming pool;
 - d. communal gardens.

The proposed development must include an 'activities building' as part of stage 1 of any proposed retirement facility.
10. No development is to occur in that part of the land included within the Conservation Planning Area.

Access

11. Access to Jack Street via the Showgrounds is not part of this approval.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act 2009*.
- 2.. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

LAND USE DEFINITIONS*

In accordance with the Douglas Shire Planning Scheme 2006, the approved land use of Retirement Facility is defined as:

The use of premises as an integrated community for permanent residential accommodation for older or retired persons, generally 55 or more years in age.

The use can include:

- dwelling units
- serviced rooms/Private rooms
- nursing home accommodation as well as facilities for the use of residents and staff, such as:
 - indoor and outdoor recreational facilities;
 - meeting rooms;
 - medical consulting rooms;
 - therapy rooms;
 - chapels;
 - meal preparation facilities; and
 - staff accommodation
- a display unit which displays to the general public the type of construction or design offered by builder/developer, for a maximum period of twelve months and which is then demolished, (if freestanding replica), or converts to its intended use within the complex.

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

EXECUTIVE SUMMARY

Council is in receipt of a combined application on behalf of the Salvation Army and Douglas Shire Council for a Retirement Facility and lot reconfiguration (1 into 2 lots) over land described as Lot 1 on SP159474 and located at Johnston Road, Mossman Gorge. The Retirement Facility will consist of Stage 1 – Mossman and District Aged Care precinct consisting of 42-bed facility to be developed by the Salvation Army. Stage 2 will consist of more independent Retirement Facility accommodation to be developed by others at a later date. The lot reconfiguration will allow Stage 1 to be developed independently.

The proposed development is code assessable in this location under the Douglas Shire Planning Scheme and is found to comply with the requirements of the planning scheme. Accordingly, approval of the development application is recommended.

TOWN PLANNING CONSIDERATIONS

Background

The site is located at Johnston Road, Mossman Gorge and is described as Lot 1 on SP150474. It contains an area of 4.378 hectares. The land is relatively flat and is currently vacant. Access to the land is from Johnston Road. Surrounding land uses consist of:

- North – Mossman showgrounds
- East – Mossman hospital
- South – Residential estate (Daintree Horizons)
- West – Marrs Creek corridor, beyond which is land under sugar cane cultivation

The site has the ability to be connected to all urban services.

Proposal

The proposal is to obtain development permits and a preliminary approval for the following:

- Development permit for a material change of use to facilitate the establishment of Stage 1 of the Mossman and District Age Care Precinct, being a 42-bed Retirement Facility;
- Preliminary approval (s241) for the material change of use (Retirement Facility) for the balance portion of the land;
- Reconfiguration of a Lot (1 into 2 lots) to facilitate the Retirement Facility of Stage 1 of the Mossman and District Age Care Precinct, within its own independent lot.

Detailed drawings of the application can be found at Attachment 1.

Retirement Facility (stage 1)

The Retirement Facility (Stage 1) comprises the following:

- A total gross floor area of 3,066m²;
- 42-beds, across two wings; each wing incorporating a terrace, living areas, dining room, kitchen and staff area;
- 5976m² of private open space;
- An operational hub including staff rooms, meeting rooms, laundry, kitchen and the like, located between the two wings; and
- Ancillary features for residents including coffee servery fronting a terrace, hair salon and chapel.

Two points of access will be provided from Johnston Road to the Retirement Facility to facilitate utility/staff access and a separate general public/resident access. Access roads to service Stage 1 will be designed and constructed as part of the Operational Works / Building Works stage of the development.

The entry road shown on the proposed plans show a median divided road within a 25 metre wide road reserve. However the recommendation to Council is to reduce this width with entry road design to consist of the following:

- Verge width of 4.5m;
- Carriageway width of 4.5m (x2);
- Median width of 4m;
- Reserve width of 22m.
- 2 m wide footpath along the northern verge.

Fourteen (14) car parking spaces have been provided for the Retirement Facility (Stage 1), located to the east of the core buildings as follows:

- Nine (9) car parking spaces located in the main car park;
- Five (5) staff car parking spaces located in the staff car park.

Car parking requirements have been calculated on the basis that no dwelling units are proposed within the facility and that up to ten (10) staff members will staff the facility at any one time.

Retirement Facility (Stage 2)

The preliminary approval aspect of the development is for a Retirement Facility consisting of a range of dwelling types for retirement living, including both attached and detached housing product. A conceptual layout is provided at Attachment 2. The purpose of a preliminary approval is to provide a legally binding approval for a development, but it does not authorise development to be carried out. A subsequent application for a development permit will need to be lodged that will provide full detail of the future stages of the Retirement Facility. The conceptual plans show:

- A centrally located road access spine that connects all buildings back to the main entry point on Johnston Road;
- A 'possible' future access to Jack Street via the showgrounds. However this is not part of this particular application;
- A shared Activities Building positioned in the middle of the site;
- A Community Wellness Centre adjacent to the main entry in Johnston Road;
- A Serviced Rooms/Private Rooms Complex adjacent to the Community Wellness Centre. It is indicated that the Serviced Rooms/Private Rooms Complex could consist of approximately 60 suites, plus ancillary features appropriate for the type of accommodation. The conceptual plans show a 'double-loaded' design over two storeys;
- A Low-Care Precinct over the balance part of the land consisting of a range of residential options from single detached villas targeted at the more mobile. A mix of residential opportunities will be provided, nominally consisting of seven (7) detached 2 and 3 bedroom dwellings and fourteen (14) dual-key style villas, containing one bedroom villas beside individual studio style suites. Up to twenty eight keys are possible, depending on the number of dual-key residences used as a two bedroom product;
- A Community Garden in the north-western corner of the site.

The architectural guidelines that accompany the application emphasise the creation of a "home in the garden" as the principal design driver. All development is intended to respect tropical living and will be characterised by pitched roofs, wide eaves to shade and protect external walls, light colours, permeable external building facades, well-considered cross-ventilation, weather protected external extensions to living spaces, verandahs, well-insulated roofs, low thermal mass construction and seamless integration of external and internal spaces. The master planning for Stage 2 generates a relatively low overall density with a strong emphasis on tropical gardens tying the whole development together.

Reconfiguring a Lot (1 into 2 lots)

The land will be subdivided into two lots to all the State 1 Retirement Facility to be located on its own independent lot. A short section of new road will be opened from Johnston Road providing access to both lots. The road providing access will be constructed as part of the Retirement Facility - Stage 1.

State Planning Requirements

SPP Interactive System (Development Assessment)

In accordance with the SPP Interactive System (Development Assessment) interim assessment requirements apply to the development proposal. The site is identified as containing the following Matters of State Environmental Significance (MSES):

- Wildlife habitat;
- Regulated vegetation (and intersecting a watercourse).

An assessment against the relevant aspect of the State Planning Policy is provided below:

Requirement	Applicant's Response
Biodiversity	
(1) Enhances matters of state environmental significance where possible, and	<p>Complies</p> <p>It is noted that regulated vegetation (and mapped wildlife habitat) is restricted to narrow fragments along the western boundary of the subject site. The building footprint of the Retirement Facility has been designed in consideration of existing MSES and is setback accordingly.</p> <p>Landscaping complimentary to existing vegetation located immediately to the west will also be provided in accordance with Landscape Plans.</p>
(2) Identifies any potential significant adverse environmental impacts on matters of state environmental significance, and	<p>Not applicable</p> <p>It is noted that the regulated vegetation (and mapped wildlife habitat) is restricted to narrow fragments along the western boundary of the subject site. The building footprint of the Retirement Facility has been designed in consideration of existing MSES and is setback accordingly.</p>
(3) Manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise managing, those impacts.	<p>Not applicable</p> <p>It is noted that regulated vegetation (and mapped wildlife habitat) is restricted to narrow fragments along the western boundary of the subject site. The building footprint of the Retirement Facility has been designed in consideration of existing MSES and is setback accordingly.</p> <p>Landscaping complimentary to existing vegetation located immediately to the west will also be provided in accordance with Landscape Plans.</p>

No issues are raised with items (1) – (3) above.

Douglas Shire Planning Scheme Assessment

The land is predominantly included within the Community and Recreational Facilities Planning Area. A small slither of land in far north-western corner of the lot is included within the Conservation Planning Area. This small slither of Conservation Planning Area is located adjacent to Marrs Creek and the proposed Retirement Facility is located outside that small portion of the land that is within the Conservation Planning Area.

The proposal is assessable development under the Douglas Shire Planning Scheme. All three components of the application are Code assessable in the Community and Recreational Facilities Planning Area.

Douglas Shire Mossman and Environs Planning Locality		Code Applicability	Compliance
Locality	Mossman and Environs	✓	Complies with PO
Planning Area	Community & Recreation Facilities	✓	Complies with PO
Defined Use	Retirement Facility	✓	Complies with PO
Overlay Codes	Acid Sulfate Soils Code	✓	Complies
	Cultural Heritage and Valuable Sites Code	✗	n/a
	Natural Hazards Code	✗	n/a
General Codes	Design and Siting of Advertising Devices Code	✗	n/a
	Filling and Excavation Code	✓	Complies with PO
	Landscaping Code	✓	Can comply
	Natural Areas and Scenic Amenity Code	✗	n/a
	Reconfiguring a Lot Code	✓	Complies with PO
	Vehicle Parking and Access Code	✓	See comments below
	Sustainable Development Code	✓	See comments below

PO = Performance Outcomes

Compliance Issues

The development proposed relies to a significant degree for compliance on performance solutions rather than acceptable solutions. However, no significant issues of concern arise. The following comments are for noting:

Vehicle Parking and Access Code

Parking provided for the proposed development has been calculated on the basis that no Dwelling units are proposed for the facility, being for aged care. Furthermore the residents of the facility are not expected to use private vehicles, due to the nature of the facility, being for aged care. Notwithstanding, the parking provided is in excess of the requirements detailed in the Vehicle Parking and Access Code.

Bicycle parking facilities have been added as a standard condition of approval for the convenience of staff / visitors.

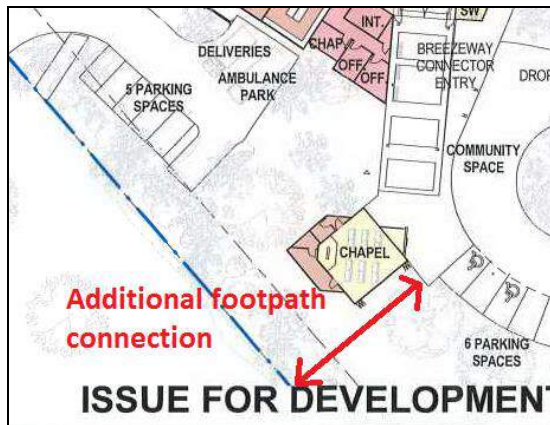
Sustainable Development Code

The proposed development does not detail water storage in the form of a water tank (in the plans provided) and therefore cannot achieve compliance with PO8 of the Code. This aspect (and other building work detail, such as energy efficiency) of the code is considered to be relevant to the Building Works stage of development, and not the material change of use stage of the development. Notwithstanding, the proposed development is considered to be able to achieve compliance with the purpose statements contained within the Sustainable Development Code.

Other Issues

Addition of a Pedestrian Footpath

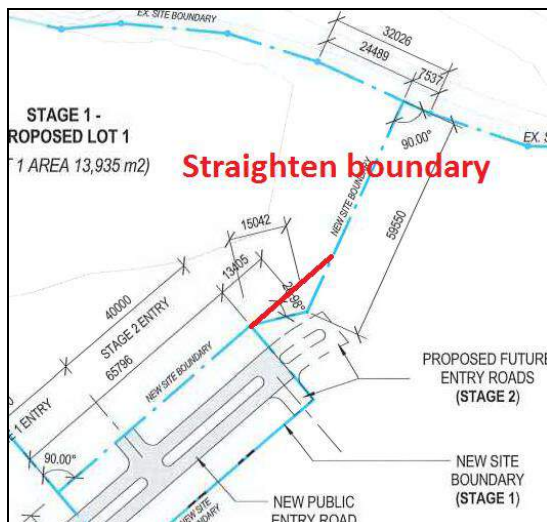
The addition of an additional pedestrian footpath between the breezeway connector and Johnston Street in the vicinity of the chapel will provide a more convenient pedestrian entry connection for the majority of pedestrians visiting the site. An adjustment is recommended (see below).



A condition has been applied accordingly.

Lot Boundary Between proposed Lot 1 and Lot 2

The lot boundary proposed between Lot 1 and 2 kinks awkwardly at the end of the proposed new road which will create problems when the private section of the road is extended into Stage 2 (see below).



A condition has been applied accordingly.

Preliminary approval for Stage 2

The application shows indicatively how Stage 2 may be laid out. The conditions of approval for Stage 2 (preliminary approval) set out some design parameters for any subsequent application for a development permit in terms of setbacks, density, design and mix of proposed uses which are broadly based on the design principles outlined in the architectural guidelines supplied with the application. A degree of flexibility is permitted to suit the needs of a future developer.

However the creation of a “home in the garden” as the principal design driver and the desire to have climate appropriate design for Douglas Shire is reinforced in the conditions of approval.

External works

The external works will involve the construction of the entry road for the development. As the entry road will act as an entry statement for the entire development it is proposed to provide a landscaped median divided road with street lighting of the new road and intersection. The new road will be designed to avoid any conflicts between the proposed entry points to stage 1 and 2.

The northern side of Johnston Road (eastbound carriageway) will be upgraded for the full frontage of the site to provide a minimum 3.5m wide lane and a 1m sealed shoulder. The intersection will be designed with a passing lane on the southern side of Johnston Road. A 2.0 metre wide footpath will be required along the full frontage of the site.

The sewer will also be extended to service the site.

Siam Weed

The proposed development site is an active Siam weed control area. Siam weed is a class 1 declared pest plant under the *Land Protection (Pest and Stock Route Management) Act 2002*. Siam weed is listed as a high priority weed in the Douglas Shire Pest Management Plan and targeted for eradication in Mossman.

To minimise this risk it is critical that all machinery working on site must be cleaned down on site prior to leaving. No material / soil leaves the site wherever possible. Should material need to be carted away it should be taken to Council's Drumasara quarry and placed under quarantine where it can be monitored for recruitment and treated as required. A condition of approval has been applied, to all components of the development.

Referral Agency Requirements

There are no State Referral Agencies for this application.

Public Notification / Submissions

Not applicable.

ADOPTED INFRASTRUCTURE CHARGES

The proposed Stage 1 aspect of the development triggers Adopted Infrastructure Charges. Refer to Appendix 3 to view calculations.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act* 2009 and the *Sustainable Planning Regulation* 2009, Council is the assessment manager for the application.

ATTACHMENTS

- Attachment 1 – Approved Plan(s) & Document(s) Retirement Facility – Stage 1
- Attachment 2 – Approved Plan(s) & Document(s) Retirement Facility – Stage 2
- Attachment 3 – Approved Plan(s) & Document(s) Lot Reconfiguration
- Attachment 4 – Infrastructure Charges Notice



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ISSUE FOR DEVELOPMENT APPLICATION

PROPOSED LOT 1	13,935 m2
PROPOSED LOT 2	29,845 m2
GFA	3,066 m2
COVERED AREA	1,122 m2
PRIVATE OPEN SPACE	5,976 m2
PUBLIC COMMUNITY SPACE	3,771 m2
RESIDENTIAL UNITS	42 BEDROOMS
CAR PARKING	14 SPACES

thomson
adsett

Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | SITE PLAN
Date | 17.12.2015

Drawing Number | 15.0285.11 SK02
Scale | 1 : 1000 8



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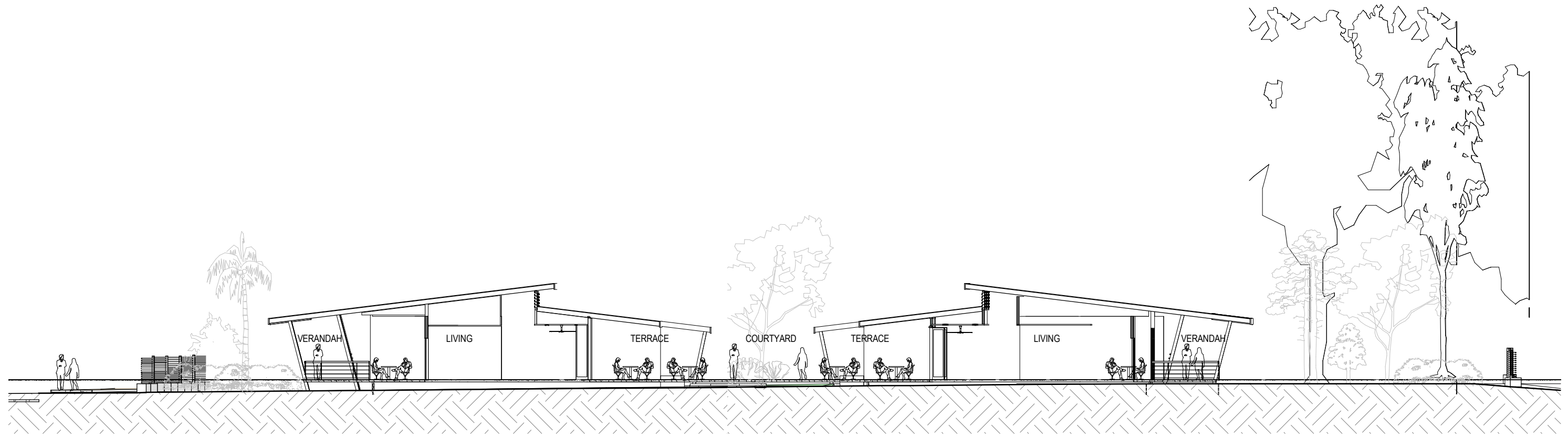
ISSUE FOR DEVELOPMENT APPLICATION

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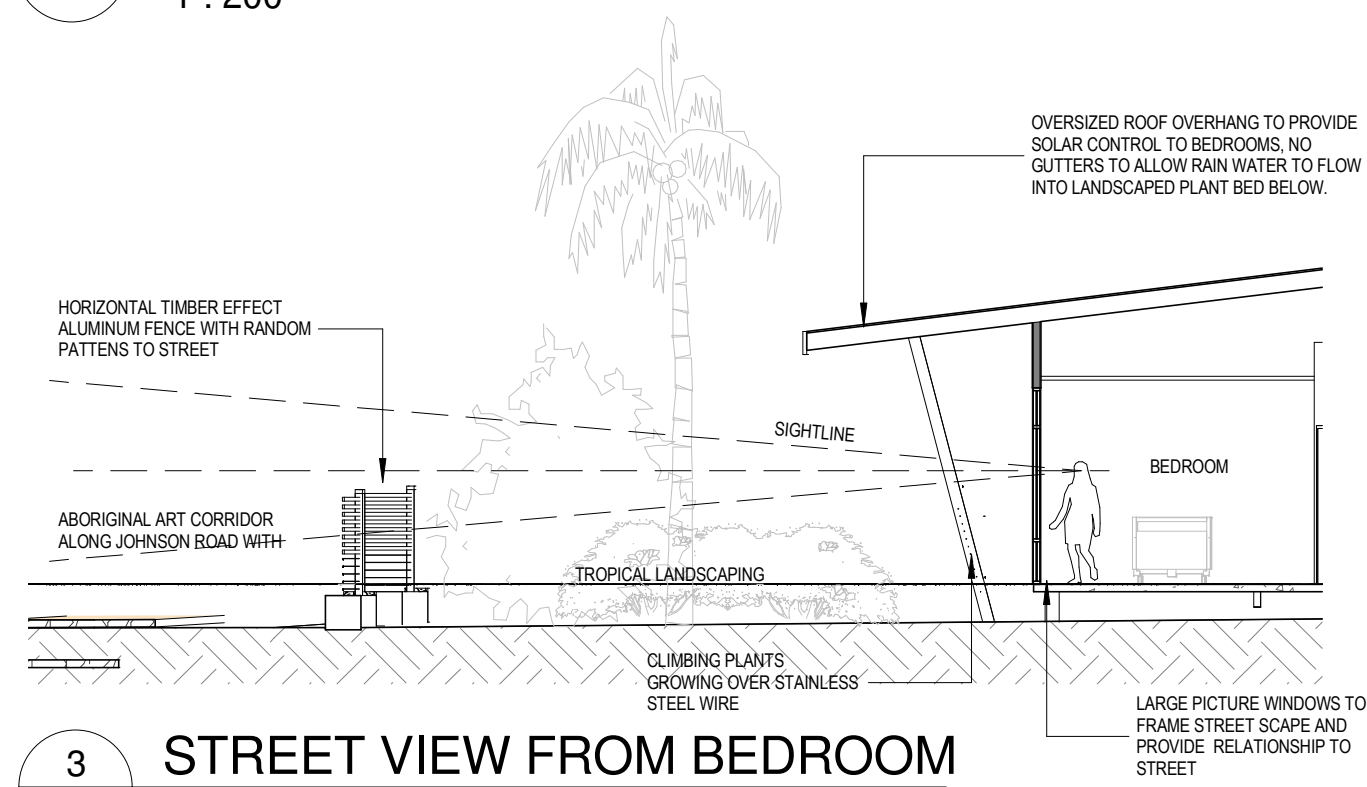
Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | FLOOR PLAN
Date | 17/12/2015

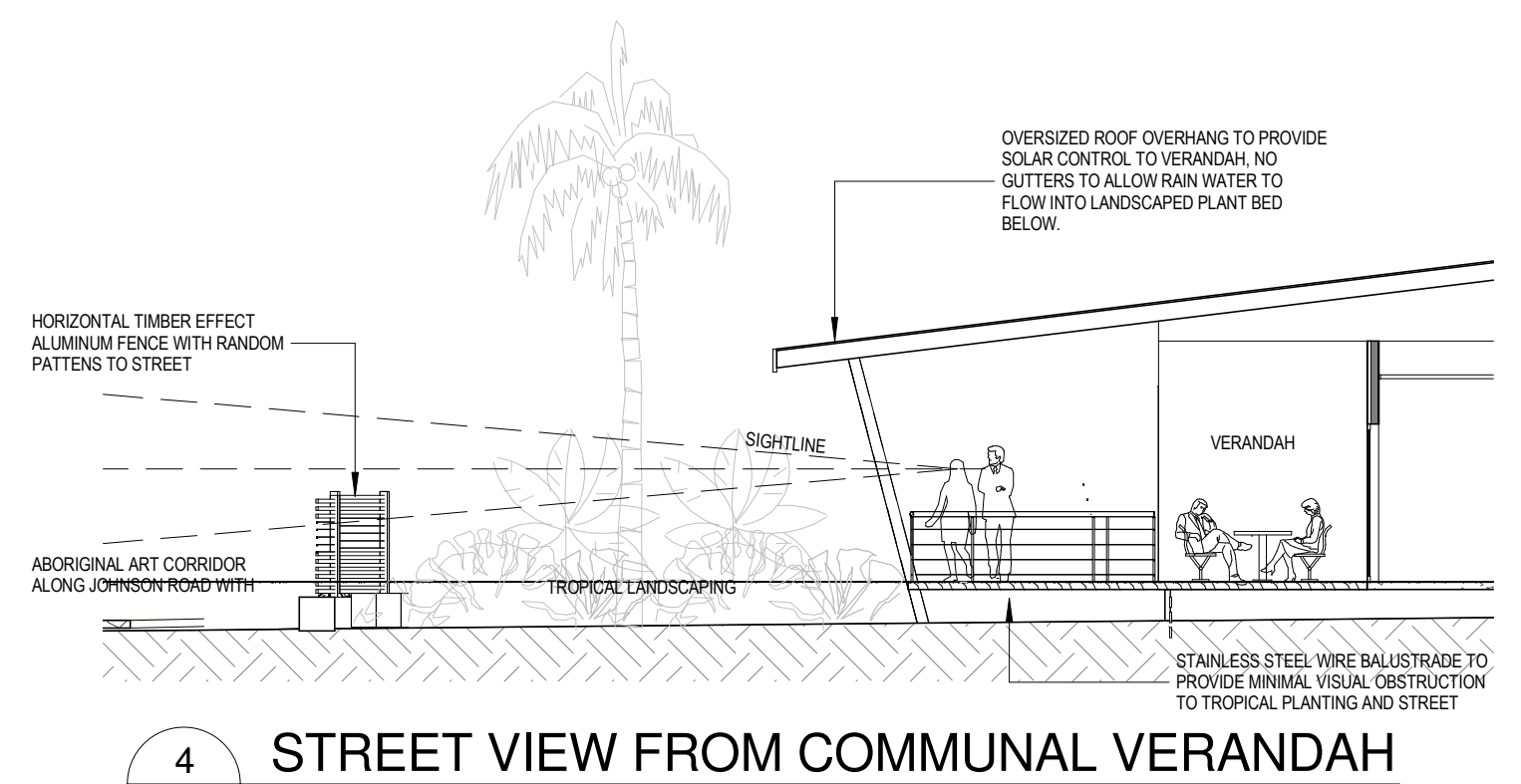
Drawing Number | 15.0285.11 SK03
Scale | 1 : 500 8



2 SECTION AA
1 : 200



3 STREET VIEW FROM BEDROOM
1 : 100



4 STREET VIEW FROM COMMUNAL VERANDAH
1 : 100

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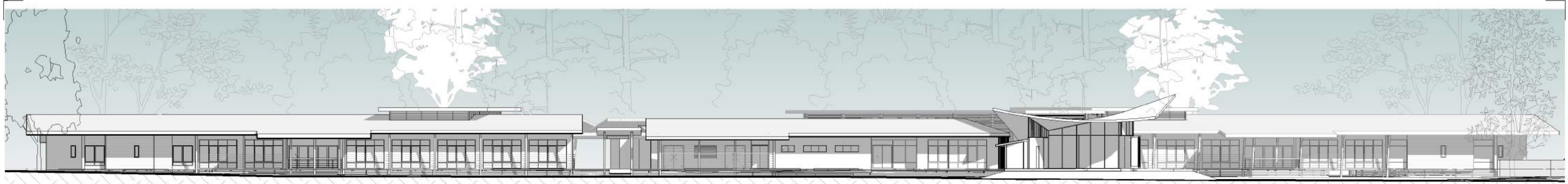
ISSUE FOR DEVELOPMENT APPLICATION

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Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | SECTION
Date | 17/12/2015

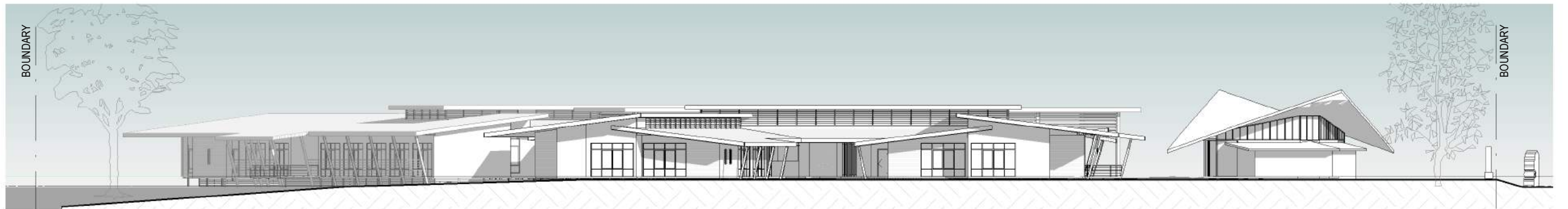
Drawing Number | 15.0285.11 SK09
As
Scale | indicated 2



1 SE ELEVATION
1 : 350

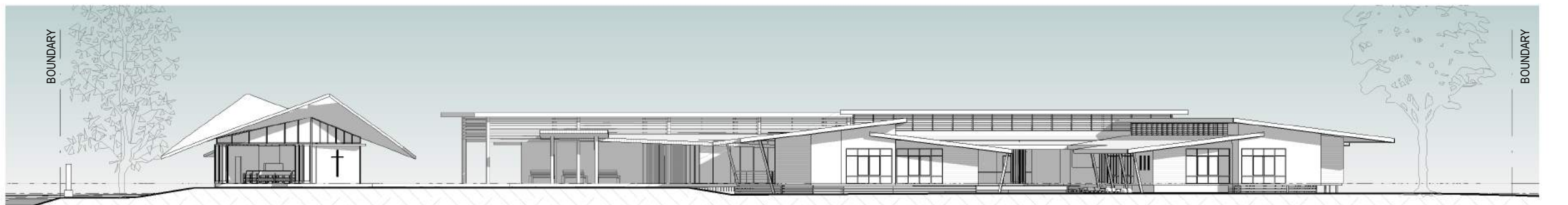


2 NW ELEVATION
1 : 350



3 SW ELEVATION
1 : 350

4 NE ELEVATION
1 : 350



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thomson adsett	Project	MOSSMAN AGED CARE PLUS CENTRE	Drawing Title	ELEVATIONS	Drawing Number	15.0285.11 SK15
	Client	THE SALVATION ARMY	Date	17/12/2015	Scale	1 : 350 1

NORTH



MASTER PLAN

SCALE 1:500 @ A3

MOSSMAN & DISTRICT AGED CARE PRECINCT



DOUGLAS
SHIRE COUNCIL

hunt
DESIGN

10/02/2016



BOUNDARY FENCE/
COMMUNITY ART
CORRIDOR JOHNSTON
STREET FRONTAGE



PROPOSED LOT 1	13,935 m2
PROPOSED LOT 2	29,845 m2
GFA	3,066 m2
COVERED AREA	1,122 m2
PRIVATE OPEN SPACE	5,976 m2
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RESIDENTIAL UNITS	42 BEDROOMS
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INFRASTRUCTURE CHARGES NOTICE

The Salvation Army	N/A	0
DEVELOPERS NAME	ESTATE NAME	STAGE
Johnston Road	Mossman	Lot 1 SP150474
STREET No. & NAME	SUBURB	LOT & RP No.s
Combined Application	CA1235/20 15	31-Mar-15
DEVELOPMENT TYPE	COUNCIL FIL	PARCEL No.
767729	1	4
DSC Reference Doc . No.	VERSION No.	VALIDITY PERIOD (years)

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
Urban Areas - Water only					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
Urban Areas - Water & Sewer					
proposed	42	5,909.15	248,184.30		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			248,184.30		
TOTAL			\$248,184.30		

Prepared by	D Lamond	18-Feb-16	Amount Paid	
Checked by	S Clarke	18-Feb-16	Date Paid	
Date Payable				
Amendments	Date	Receipt No.		
Payment required prior to the Commencement of Use		Cashier		

Note:

The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the *Sustainable Planning Act 2009 (SPA)*.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au



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ISSUE FOR DEVELOPMENT APPLICATION

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Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | ENTRY PERSPECTIVE
Date | 17/12/2015

Drawing Number | 15.0285.11 SK10
Scale | 1



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Project | **MOSSMAN AGED CARE PLUS CENTRE**
Client | **THE SALVATION ARMY**

Drawing Title | **JOHNSON ROAD PERSPECTIVE**
Date | **17/12/2015**

Drawing Number | **15.0285.11 SK11**
Scale | **2**



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Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | ART CORRIDOR PERSPECTIVE
Date | 17/12/2015

Drawing Number | 15.0285.11 SK12
Scale | 2



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Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | BREEZEWAY CONNECTOR
Date | 17/12/2015

Drawing Number | 15.0285.11 SK13
Scale | 1



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ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

Project | **MOSSMAN AGED CARE PLUS CENTRE**
Client | **THE SALVATION ARMY**

Drawing Title | **GARDENS TO MARRS CREEK**
Date | **17/12/2015**

Drawing Number | **15.0285.11 SK14**
Scale | **1**

Overview

The Mossman Aged Care Plus Centre provides a 42 bed residential aged care development and associated administration services to the community of Mossman. The facility is located on the South-West corner of Lot 1 SP 150474 with Johnstone Road frontage, on a parcel of 1.4 ha.

The facility includes;

- 42 bed aged care centre
- Associated administration services
- Chapel and cafe open to the public

The carpark includes:

Parking for 14 cars, including staff parking



JOHNSTON ROAD - ESTABLISHING A LOCAL SCULPTURE WALK TOWARDS MOSSMAN GORGE
(ARTIST'S IMPRESSION ONLY)



Design Charter

Everyone benefits from well-designed buildings, spaces and places.

It is the belief of the project team that this development will create a high quality for the Mossman community as a facility with considered design in architectural and landscape design quality and connection to the public realm.

The facility has been designed as a series of buildings connected by covered pathways, which is visually and environmentally engaged with its surroundings. The facility has been designed to create a positive, normal and structured environment for residents. The residential zones are focused on the house group and planning. Bedrooms have views to Mt Demi, Johnston Road and landscaped areas, with all residents having access to gardens and shaded outdoor spaces. Public buildings such as the chapel and café have been positioned to activate the breezeway running through the facility and engage residents with the community.

This residential aged care facility will be a home in a garden. The outdoor space, connection to the surrounding environment and overall landscape design are integral to the residential spaces as well as the public interface of the facility. Outdoor spaces will be designed to take advantage of aspects to Mt Demi and the riparian corridor to Mars Creek. The design of these spaces will respect and reference cultural activities and influences of the residents both aesthetically and functionally.

This scheme proposes that the framework for a community art trail will be created along Johnston Road, with a public pathway leading to open spaces along the fence where artwork and sculpture can be installed. The fence will be designed to create a more solid backdrop to these spaces, but will have more visibility through to the facility in other areas. Landscaping and shade trees will complement the street frontage and will assist in reinforcing a secure fence line to the facility in an attractive manner.

With street frontage to a key tourist route, there is the opportunity to create a high quality architectural project for the Mossman community in the development of this site. The chapel sits at the front entry of the facility as a statement structure identifying the complex and welcoming the public in. A covered open breezeway dissects the administration building, leading public through to the café and gardens beyond with views to the riparian corridor on the West façade. The residential and administration buildings are designed with deep overhangs and direct connections to outdoor spaces to facilitate cross-ventilation, increase natural daylight internally and encourage flexibility in environmental control for residents. These design features also result in a building which is tropical in its design and responsive to the scale and nature of its surroundings.



CAFE & BREEZEWAY



NATIVE-STYLE GARDENS



CHAPEL & ENTRY BREEZEWAY

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Suzan Quigg Landscape Design
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P: 07 4095 1017
M: 0407 035 381
E: suzanq@bigpond.com
www.suzanquigg.com

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RAINFOREST WALK
2	FRONT BOUNDARY WALL BECOMES ART SPACE THAT IS THE START OF THE MOSSMAN GORGE INDIGENOUS ART TRAIL
3	PANELS OF ART-WORK ON WALLS - MOSAICS AND MURALS
4	CHAPEL
5	PATH
6	RAISED BOARDWALKS BETWEEN BUILDINGS
7	COVERED AVENUE
8	DECK
9	MAIN ENTRANCE
10	SERVICE ENTRANCE
11	GARDEN WALK
12	INFORMAL PATH THROUGH TREES
13	INFORMAL SEATING HUB
14	ART SPACE FOR FUTURE SCULPTURE
15	PARKING
16	ENTRY PLANTING/SIGNAGE AND ARTWORK
17	LANDSCAPED ROUNDABOUT WITH WATER FEATURE AND SEATING AREA
18	PAVING
19	WATER FEATURE

THIS IS A PRELIMINARY CONCEPT ONLY FOR DISCUSSION PURPOSES.

REFER TO PLANT LEGEND/SUGGESTIONS ON PAGE L02



SALVATION ARMY

MOSSMAN GORGE AGED CARE FACILITY

at
JOHNSTON ROAD
MOSSMAN

GENERAL CONCEPT

SCALE: 1:300@A1 1:600@A3

JOB No: 161005

DWG No: L01 ISSUE No: 1

DATE: 10 DECEMBER 2015

©Suzan J Quigg Landscape Design 2015



GENERAL CONCEPT



SENTINEL-TYPE TREE -
Brachychiton acerifolius
(Flame Tree)



FOOTPATH-TYPE TREE
Buckinghamia celcissima
(Ivory Curl Tree)



TREE WITH SPREADING CANOPY
Cassia 'Rainbow Showers'



Heliconia 'Sexy Pink'



Heliconia 'Hot Rio Nights'



Hibiscus tiliaceus
Native Beach Hibiscus



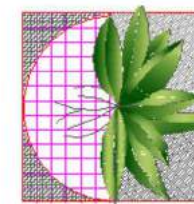
Dietes bicolor
(Fortnight Lily)

CONCEPT PLANT SCHEDULE

	SEMI-MATURE TREES WITH SPREADING CANOPY ADVANCED IN-GROUND TREES USED TO CREATE AVENUE AND ENTRY STATEMENT CASSIA JAVANICA / APPLE BLOSSOM SHOWER CASSIA X 'RAINBOW SHOWERS' / RAINBOW SHOWERS	13
	MEDIUM HEIGHT FLOWERING NATIVE FOOTPATH TREE BUCKINGHAMIA CELSISSIMA / IVORY CURL TREE	12
	SEMI-MATURE PALMS EX GROUND PLANTS TO GIVE 'INSTANT EFFECT' TO LANDSCAPING WHEN FIRST INSTALLED WODYETIA BIFURCATA / FOXTAIL PALM	56
	FLOWERING SHADE TREE EX GROUND SPECIMEN DELONIX REGIA / POINCIANA	10
	NATIVE SHADE TREE FLINDERSIA SCHOTTIANA / SILVER ASH	10
	SENTINEL TREE BRACHYCHITON ACERIFOLIUS / FLAME TREE	17
	GENERAL RAINFOREST TREES HARPULLIA PENDULA / TULIPWOOD NEOLITSEA DEALBATA / WHITE BOLLY GUM	13
	RAINFOREST TREES - BUSHTUCKER CASTANOSPERMUM AUSTRALE / MORETON BAY CHESTNUT DAVIDSONIA PRURIENS / DAVIDSON'S PLUM	11
	FEATURE RAINFOREST TREES/PALMS/LARGE SHRUBS TO BE PLANTED IN SHADY AREAS ONCE RAINFOREST ESTABLISHED CYATHEA AUSTRALIS / AUSTRALIAN TREE FERN	26
	FEATURE RAINFOREST TREE WHICH CAN BE KEPT SMALL SYZIGIUM LUEHMANNII / SMALL-LEAVED LILLY PILLY	20
	TREE TO GATHER UNDER DEPLANCHEA TETRAPHYLLA / GOLDEN BOUQUET TREE	4
	FEATURE TROPICAL PLANTS 2-3M HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS' / HOT RIO NIGHTS HELICONIA HELICONIA CHARTACEA 'SEXY PINK' / HELICONIA SEXY PINK HELICONIA ORTHOTRICA 'TWILIGHT' / TWILIGHT CRAB CLAWS	53
	NATIVE SHRUB/SMALL TREE 2-5M CALLISTEMON RECURVUS 'TINAROO DAZZLER' / WEEPING RED BOTTLEBRUSH CALLISTEMON X 'DEMESNE PINK ALMA' / PINK ALMA BOTTLEBRUSH XANTHOSTEMON CHRYSANTHUS 'DAINTREE GEM' / DWARF VARIEGATED GOLDEN PENDA XANTHOSTEMON CHRYSANTHUS 'FAIRHILL GOLD' / DWARF GOLDEN PENDA	26
	NATIVE SHRUB 4-7M -	9
	NATIVE SCREEN HEDGE USING PLANTS INDIGENOUS TO REGION HIBISCUS TILIACEUS / MAHOE	10
	RAINFOREST SHRUBS AND BUSHTUCKER PLANTS ENDEMIC TO RAINFOREST AND OF CULTURAL AND THERAPEUTIC VALUE ALPINIA CAERULEA / NATIVE GINGER	45
	LARGE ORNAMENTAL SHRUB PLUMERIA OBTUSA / SINGAPORE PLUMERIA PLUMERIA RUBRA 'WEIPA SUNSET' / DARK PINK FRANGIPANI	24
	MEDIUM ORNAMENTAL SHRUBS -	9
	LANDSCAPED BANK CALLISTEMON PACHYPHYLLUS / BOTTLEBRUSH CALLISTEMON PEARSONII 'ROCKY RAMBLER' / BOTTLEBRUSH CALLISTEMON VIMINALIS 'DAWSON RIVER' / DAWSON RIVER BOTTLEBRUSH	23
	HARDY FLOWERING EDGE PLANTS/SHRUBS TO 1M HYMENOCALLIS LITTORALIS / SPIDER LILY IXORA X 'PRINCE OF ORANGE COMPACT' / MEDIUM ORANGE IXORA IXORA X 'SUNSHINE DWARF' / DWARF YELLOW IXORA	450,1 m²
	COLOURFUL SHRUBS TO 1.5M -	210,8 m²
	NATIVE EDGE PLANTS UNDER 600MM DIANELLA REVOLUTA / SPREADING FLAX LILY	34,7 m²
	GRASSY TYPE LOW FOLIAGE DIETES BICOLOR / FORTNIGHT LILY	25,0 m²
	LOW NATIVE GROUND COVER/PROSTRATE SHRUBS GARDENIA PSIDIODES / GARDENIA 'GLENNIE RIVER'	25,7 m² 64
	COLOURFUL GROUND COVER/EDGE SHRUBS -	44,4 m²



PREDOMINANTLY NATIVE-STYLE
GARDENS



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SALVATION ARMY

MOSSMAN GORGE AGED
CARE FACILITY

at
JOHNSTON ROAD
MOSSMAN

CONCEPT PLANT SCHEDULE

SCALE: 1:300@A1 1:600@A3

JOB No: 161005

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GENERAL CONCEPT