COMBINED DEVELOPMENT APPLICATION - MATERIAL CHANGE OF 5.9. **USE - 4 DWELLING HOUSES & RECONFIGURING A LOT (2 LOTS INTO** 4 LOTS) - 69-73 MURPHY STREET PORT DOUGLAS

Neil Beck, Team Leader Planning REPORT AUTHOR

MANAGER Paul Hoye, Manager Environment and Planning

Environment and Planning DEPARTMENT

APPLICATION NO CA 2023 5316/1

Material Change of Use - 4 dwelling houses & **PROPOSAL**

Reconfiguring a Lot (2 Lots into 4 Lots)

APPLICANT Port Douglas by Gurner Pty Ltd

> C/- Planning Plus PO Box 399

REDLYNCH QLD 4870

LOCATION 69 Murphy Street PORT DOUGLAS, 71-73 Murphy Street

PORT DOUGLAS

LOT: 516 TYP: PTD PLN: PARCEL 2344 **PROPERTY**

6 June 2023

2094, LOT: 2 RP: 724386

PLANNING SCHEME 2018 Douglas Shire Council Planning Scheme Version 1.0

ZONING Tourist Accommodation Zone

LEVEL OF ASSESSMENT Code

PROPERLY MADE DATE 27 March 2023

STATUTORY

ASSESSMENT DEADLINE

REFERRAL AGENCIES N/A

LOCALITY



Figure 1 - Locality Plan

RECOMMENDATION

That Council approves the development application for a Combined Application for Dwelling Houses and Reconfiguring a Lot (2 Lots into 4 Lots) over land described as Lot 2 on RP724386 & Lot 516 on PTD2094, subject to the following:

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
Architectural Plans		
Cover Sheet	DA-01	19.05.23
Site Plan	DA-02	19.05.23
Ground Floor Level	DA-03	19.05.23
First Floor Level	DA-04	19.05.23
Second Floor Level	DA-05	19.05.23
Third Floor Level	DA-06	19.05.23
Roof Level	DA-07	19.05.23
Section 01	DA-08	19.05.23
Section 02	DA-09	19.05.23
Section 03	DA-10	19.05.23
Section 04	DA-11	19.05.23
Section 05	DA-12	19.05.23
Section 06	DA-13	19.05.23
Section L1	DA-14	19.05.23
Section L2	DA-15	19.05.23
Elevations	DA-16	19.05.23
Elevations	DA-17	19.05.23
Elevations	DA-18	19.05.23
Areas Analysis	DA-19	19.05.23
Finishes Visualisations	DA-20	19.05.23
Finishes Visualisations	DA-21	19.05.23
Park Perspective	DA-22	19.05.23
Car Park Perspective	DA-23	19.05.23

Drawing or Document	Reference	Date
Civil Plans	·	·
Cover Page & Locailty Plan	22031-C001	23.02.23
Project Notes	22031-C002	23.02.23
Demolition & Vegetation Clearing Extents Plan	22031-C003	23.02.23
General Arrangement Plan	22031-C004	23.02.23
Bulk Earthworks Plan	22031-C005	23.02.23
Site Sections	22031-C006	23.02.23
Driveway & Drainage Plan	22031-C007	23.02.23
Driveway Section & Details	22031-C008	23.02.23
Drainage Longsections	22031-C009	23.02.23
Drainage Details	22031-C010	23.02.23
Water & Sewer Service Plans	22031-C011	23.02.23
Water & Sewer Longsections	22031-C012	23.02.23
Water & Sewer Details	22031-C013	23.02.23
Erosion & Sedimentation Control Strategy	22031-C014	23.02.23
Erosion & Sediment Control Details	22031-C015	23.02.23

Assessment Manager Conditions & Advices

- 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.

Staging of Development

3. The proposed staging of the development as detailed in the development application is not approved. All development to take place on the site must be undertaken at or around the same time. All construction and landscaping works associated with the development of all dwellings must be completed prior to the Commencement of Use.

The reconfiguration of the land is to take place following the Commencement of Use.

Road Closure

4. The Applicant must make application to Department of Resources to permanently close that area of the Murphy Street road reserve that has been reprofiled and stabilised as detailed in the civil design drawings prepared by Progression Design & Development.

The road closure application must be submitted to Department of Resources following the commencement of site works.

Amended Plan

- 5. The access driveway design is to be revised to comply with the FNQROC Development Manual and good engineering design. The following design parameters must be addressed:
 - a. The width of the driveway must be sufficient for one-way traffic movement, provided a Traffic Management Plan for managing right of way for the driveway is prepared and approved by the Chief Executive Officer;
 - b. The horizontal geometry must be designed based on the swept path turn templates for the B99 vehicle and must also demonstrate practical access for a medium rigid vehicle per the dimensions in AS2890.1;
 - c. The inside gradient of any bends must not exceed 20%; The driveway surface must include suitable roughening treatment determined by the certifying engineer for any sections of the driveway with a gradient above 16%. The surface roughening is to be to the satisfaction of the Chief Executive Officer;
 - d. The roadside safety barriers and retaining wall treatments are to be detailed and approved by Council with consideration to be given to visual impact. Council's approval may require additional visual amelioration treatments to address visual impact:
 - e. The southern most projection of the driveway must not extend further than the limit shown on the Progression Design and Documentation Drawing 22031-C007.

The revised plans must be certified by an RPEQ as part of Operational Works application for the driveway, earthworks and retaining walls in the road reserve.

The section of private access driveway and landscaping treatments within the unconstructed road reserve will not become a Council asset and will never be maintained by Council. The ongoing maintenance obligation of the driveway in the road reserve remains with the property owner/s.

Operational Works

- 6. An Operational Works Approval is required for the water, sewer, stormwater, earthworks and driveway associated with the development. The application for Operational Works must include, but not be limited to, the following:
 - a. Decommissioning of the existing services within the site including demolition and removal of redundant services:

- b. Drainage works nominated as detailed in conditions of approval and any additional works confirmed by the local drainage study;
- c. Earthworks internal and external to the site;
- d. Required external works within the road reserve for the driveway and retaining walls and Murphy Street;
- e. Water and sewerage works required to provide additional capacity (where required) to enable connectivity of the site to Council's system without impacting existing levels of service.

Such works must be completed in accordance with approved plans and to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Road Condition Survey

7. Prior to any works occurring on the site, the applicant is to prepare a road condition report of the proposed road haulage route(s) from the site to the approved disposal site(s). The report is to identify relevant existing defects or problems with the roadway along the identified route. On completion of the works, the haul route(s) shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. Where additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of the Chief Executive Officer.

Building Colours & Finishes

8. A submission detailing the colours of all the external walls and structures is to be submitted for endorsement by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. The use of lighter colours and material finishes such as the nominated REN-1, REN-2 & RET-1 as detailed in the existing development approval are to be avoided for upper storeys of the development.

Water Supply and Sewerage Works External

- 9. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;
 - b. Augment existing sewers or construct new sewer to accommodate the development. If connection is proposed to the existing sewer on the north western boundary, detailed plans are to be provided showing levels, capacity and existing sewerage demands through to the pump station downstream of the site. Alternatively, a new sewer connection will need to be designed through to the pump station. The connection point is to be into the existing incoming sewer and not into the pump station. The design is to be in accordance with the FNQROC Development Manual and submitted for Operational Works approval;

c. Design and Construct the external water main within the Esplanade road reserve from Macrossan Street to Murphy Street, generally in accordance with the concept shown on the Progression Design and Documentation Drawing 22031-C011, except that the water main must be realigned to be outside the footprint of the driveway cut batter:

The external works outlined above require Operational Works approval from Council.

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 Works Internal

- 10. Undertake the following water supply and sewerage works internal to the subject land:
 - a. Provide a single internal sewer connection to each lot which must be clear of any buildings or structures. The sewer within Lot 2 must be contained within an easement in favour of Douglas Shire Council in accordance with the requirements of the FNQROC Development Manual or realigned to be within proposed Lot 3.
 - b. Provide a water connection and water meter to each lot with the water meters to be in a common area within the site near the top of the driveway with suitable access for Council. The applicant will need to provide to separate bypass main with capacity for firefighting. The bypass arrangements are to be nominated for approval by Council.

Note: Council does not guarantee the pressure in its external water network beyond the minimum pressures nominated under FNQROC Development Manual. Where the building classification or use require greater pressures, these must be addressed by on-site measures as required to suit the building approval requirements.

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 Application for survey plan endorsement or Commencement of Use whichever is the sooner.

Sewerage Decommissioning

- 11. At the time of demolition, any redundant sewer connections must be capped. Council must be provided with written notice of the relevant affected connections within 20 business days of the capping of such connection(s) occurring.
- 12. Where altering existing sewer mains or construction of new sewer main, provide CCTV inspections of sewers both prior to commencement of works on site and at works completion where works have been undertaken over or to sewers. Defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use.

Damage to Council Infrastructure

13. In the event that any part of Council's existing sewer, water or road infrastructure is damaged as a result of construction activities occurring on the site including but not limited to; mobilisation of heavy construction equipment; stripping; and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the Commencement of Use.

General External Works

- 14. Undertake the following external works:
 - a. Provide a full detail design for the driveway and reprofiling works in the verge including landscaping treatments and pedestrian access. No part of the driveway must be steeper than 20% grading. The current concept designs will need to be amended to comply with this requirement on the inside of the bends;
 - b. The detail design in a above must include sufficient details on the local drainage, verge grading, concrete pathway grades and crossfall. The applicant is to ensure that the development complies with the requirements of AS2890.6, and other all-abilities access provisions to the extent applicable for this development.

The 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 issue of a Commencement of the Use.

Esplanade Impact

15. The applicant is to prepare a landscaping and rehabilitation plan to manage the significant impact on the safety, utility and condition of the Esplanade during construction and at completion of the works. At a minimum, the Esplanade Road and car park area must be resurfaced with an AC overlay and the verges are to be reinstated to a full grass cover. This will include levelling, topsoiling and turfing all disturbed areas outside the roadway. The applicant must also nominate new and replacement planting to ameliorate the impacts of the construction and the development in consultation with Open Spaces.

Landscape plans for the entire development are to be updated and resubmitted for approval at the time of seeking a Development Permit for Operational Works.

Drainage Study of Site

16. Undertake a local drainage study of the site to provide the drainage calculations to support the proposed pipe system included in the Progression Design and Documentation Drawing 22031-C007.

The study is to verify:

a. The contributing catchment boundaries for the existing stormwater pipe system;

- b. The conveyance path and flow characteristics for the 100 year ARI flood event in relation to the site both pre- and post-development;
- c. Primary and secondary peak flow volumes for the 5, 10 and 100 year ARI rainfall events;
- d. Proposed pipe infrastructure sizes and capacity compared with the peak flows.
- e. Identify any requirement for amendments to the drainage easements;
- f. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.
- g. 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.

Drainage Easements (General Drains)

17. A Drainage Easement having a minimum width of 3 metres along the entire length of north western boundary must be granted in favour of Council. 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 lodged and registered with the Department of Resources prior to the Commencement of Use.

Plan of Drainage Works

- 18. The subject land must be drained generally in accordance with Progression Design and Documentation Drawing 22031-C007 to the satisfaction of the Chief Executive Officer. In particular,
 - a. Provision of Stormwater line 1/EX1 to 2/3 along the western boundary;
 - b. Connection of existing western drainage pipe into new pit 2/3;
 - c. Provision of sufficient pipe and overland flow capacity to convey the 1%AEP event from the south-west corner of the site (Pit 2/3) through to Julan Park.
 - d. Overland swale drain along the south western boundary and connecting to the Esplanade road reserve.
 - e. Unless otherwise approved by Council, the drainage system from the development must incorporate a stormwater quality improvement devices (SQID) internal to the site. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system and be positioned to provide appropriate access for maintenance equipment.

Geotechnical Investigation / Design

- 19. An updated geotechnical assessment by a qualified and experienced geotechnical consultant must be submitted with the application for Operational Works, with a final geotechnical report to be endorsed by the Chief Executive Officer prior to the Commencement of Use.
 - a. The updated geotechnical assessment must address the recommendations In the Geo Design letter dated 5 October 2021 and the Geo Design Report dated 29 October 2020 including but not limited to:
 - A revised and updated geotechnical report should be prepared based on the final architectural designs and consider footings, stability and construction recommendations;
 - The updated geotechnical report may require the completion of additional fieldwork:
 - A detailed slope stabilisation design should be adopted for the Murphy Street batter that decreases the risk to the proposed development and Murphy Street;
 - Retaining works or slope retention systems may be required on other batters or natural slopes subject to a review of the final design;
 - Drainage works are considered essential to the successful completion of the works to minimise potential sediment and erosion issues together with decreasing the risks of instability.
 - b. The updated geotechnical assessment must address the cut batter along the northern boundary, and provide specific details on the staging of work and control measures required on this batter to maintain the safety of the site to enable work activities to be undertaken within the site;
 - c. Geotechnical details to be submitted include, but are not limited to, the following:
 - Details of the specific means of supporting or retaining to be used. This
 must include geotechnical specifications identifying the required
 treatments at specific times, heights on the batter and the location within
 the site;
 - Drawings (plans, longitudinal and cross sections) clearly showing the extent of the proposed treatments at each location;
 - Methods to be used to minimise the visual impact (where not included within the building); and
 - Elevations showing the visual impact when viewed from vantage points and duration that the treatment is expected to be exposed to public view.

All works identified must be supervised by the geotechnical consultant to ensure that the site works are undertaken in a manner that maintains a low to very low risk rating in accordance with AGS Guidelines. The supervising geotechnical assessment must provide a final geotechnical report confirming that the constructed works comply with the approved designs. The final report must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

20. The geotechnical report must include designs and treatments for the site for temporary works and for the staging of construction. The temporary works are to be certified by a suitably qualified RPEQ and must be supervised by the geotechnical consultant to ensure that the siteworks are undertaken in a manner that maintains a low to very low risk rating in accordance with AGS Guidelines.

Where the proposed temporary or permanent geotechnical design solution requires soil nails, the extent of the nails must not extend beyond the property boundary without written consent from the adjacent landowner. The design must fully disclose the extent, depth and potential impact on future development of adjoining land so that the owner provides informed consent to any encroachment. As-constructed details of the geotechnical solution are to be provided to Council and records must be kept by the applicant/land owner and provided to future owners/body corporate. Certification from the RPEQ that the works have been undertaken in accordance with the approved plans and recommendations of the geotechnical investigation and compliance with the conditions is required prior to the Commencement of Use.

Construction Management Plan for Earthworks

21. The site development requires excavation and earthworks and will require material to be imported and exported from the site with access through the Esplanade road and car park area.

The applicant is to prepare a traffic management plan and detail the controls necessary to manage the impacts for movement of materials to and from the site. The plan must nominate the type and number of truck movements required including total truck movements, daily truck movements and management of movements throughout the day.

The construction management plan must also identify the access construction at the earthworks stage and confirm the pavement material and sealing requirements for a safe and serviceable access into the construction site without impacting neighbouring properties.

The final earthworks design is to be lodged with the application for a Development Permit for Operational Works. Such earthworks must be completed in accordance with the approved plans prior to the Commencement of Use.

Traffic Management

22. Conduct a Risk Management Assessment of all safety risks likely to arise during undertaking works on the road including the setting up, operating, changing and dismantling of a traffic guidance scheme. This assessment is to consider the general behaviour of road users, cyclists and pedestrians.

Where the Risk Management Assessment determines works will impact the normal operations of the Local Government Managed Areas and Roads, the applicant must implement a Traffic Guidance Scheme and a copy of the plans must be submitted to Council prior to implementation of the Traffic Guidance Scheme.

Note: Where the Local Government Road is required to be partially or fully closed, please note that additional permits and approvals may be required. Please see Further Advice notes attached to this Permit.

Sequencing Plan for Earthworks

23. The site work requires geotechnical stabilisation and heavy earthworks. The applicant is to provide a work sequencing plan including temporary access construction to demonstrate how the site will be accessed without creating an unacceptable safety and public nuisance issue in the Esplanade road reserve and Jalun Park area.

The sequencing plan must demonstrate the scope of works at each work stage and the type of equipment that will be required to access the site including the mobilistion and demobilization of that equipment.

The temporary access will need to be suitably designed and constructed including surfacing, to provide an acceptable controlled access point to the site.

The sequencing plan must be integrated with the construction management plan and the traffic impact assessment. A draft of the sequencing plan must be included with the operational works application and will be a requirement of any future approvals that the contractor finalises the plan based on the approved draft plan.

Stockpiling and Transportation of Fill Material

24. 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.
- 25. 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

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

Landscape Plan

- 27. The site and external areas must be landscaped generally in accordance with the previously approved Landscape Plans prepared by Myles Baldwin Design dated 12 July 2022 subject to the following requirements. An amended landscape plan/s must be provided which shows:
 - a. The retention of the Calophyllum tree located in the unconstructed road reserve which is earmarked for removal unless otherwise approved at the time of assessing the Landscape Plans;
 - b. The Landscape Plan is to detail protection measures to be installed for vegetation to be retained. Protection measures are to be in accordance with AS 4970-2009;
 - c. Further detail on the proposed refuse facility located in the unconstructed road reserve in terms of building material, finishes and screening. The refuse facility is to be of a high quality and be appropriately screened;
 - d. Landscaping and deep planting of cut and fill areas and other disturbed areas as a consequence of installing services and construction works external to site;
 - e. Undertaking deep planting of building setback areas and areas adjacent the driveway to soften the appearance of the driveway and provide visual relief of the building when viewed from foreshore and park areas;
 - f. Deep landscaping of the setback area adjacent Dwelling 3 & Dwelling 4 to screen the building piers overtime. Landscaping is also permitted within Lot 1 on RP724386 following the installation of the new stormwater pipe to create an effective buffer between the development and the existing buildings.
 - g. Detail ground preparation and removal of any unsuitable material. The soil must be well prepared (not compacted) and fertilized with organic fertilizers to encourage strong growth;
 - h. Reinstatement works external to the site as required by conditions of this approval;
 - i. Species to have regard to Council's Planning Scheme Policy SC6.7 Landscaping;
 - j. Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

The Landscape Plan must be endorsed by the Chief Executive Officer at the time of seeking a Development Permit for Operational Works. All landscaping works must be undertaken in accordance with the endorsed plan prior to the Commencement of Use and maintained at all times to the satisfaction of the Chief Executive Officer.

Refuse Bin Enclosure

28. Any required refuse bin enclosure or bin hardstand is to be documented on the operational works plans. The bins must not be placed in front of the existing units on the Esplanade and must be positioned to not detract from the appearance of the streetscape.

Details of the refuse storage must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Operational Works.

Vehicle Parking

29. In addition to the onsite vehicle parking in each lot, a minimum of two (2) car parking spaces must be provided within the common access. The car parking 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 and these attributes must be maintained for the life of the development.

Sediment and Erosion Control

30. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual. A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council prior to the issue of a Development Permit for Operational Work. Measures nominated in the ESCP must be implemented prior to commencement of any earthworks. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.

Existing Services

- 31. 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 Commencement of Use.

Electricity Supply

32. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided and 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.

Above Ground Transformer Cubicles / Electrical Sub-Stations

33. Any required above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the streetscape and must be clear of the road frontage and footpath areas. This will require cubicles / sub-stations to be setback from the street alignment behind suitable screening, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Operational Work.

Electricity and Telecommunications

34. Written evidence of negotiations with the telecommunication authority must be submitted to Council stating that a telecommunications service will be provided to the development prior to approval and dating of the Survey Plan.

Street Lighting

- 35. The following arrangements for the installation of upgraded street lighting within the Esplanade Road Reserve must be provided prior to Commencement of the 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 for an Access Street per 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 a <u>new</u> light pole supplied by underground power and located to identify the driveway entry point onto the Esplanade roadway and parking areas. The new "flag light" is to be located to avoid conflicts with the existing stormwater pipes and inlet pits and other services and the proposed refuse facility.

The existing light pole north east from the driveway connection point and the overhead power supply are to be decommissioned and removed.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the driveway entry/exit point assessed as an "intersection".

b. Prior to the Commencement of the Use provide evidence that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.

Construction Signage

- 36. 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 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

Easements

- 37. Create an access and services easement as detailed on the approved plans. 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 at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Resources in conjunction with the Plan of Survey.
- 38. Create a support easement over that area of the land comprising the stabilised cut batter adjacent the Murphy Street Road Reserve to reflect the reliance of the road reserve on land contained within the site. 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 at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Resources in conjunction with the Plan of Survey.

Advices

- 1. This approval, granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with sections 85(1)(b) and 71 of the Planning Act 2016.
- 2. The Douglas Shire Council area is subject to water restrictions during dry season months that may limit and/or restrict the use of Council water for landscaped areas. Council recommends water harvesting and water saving devices to be included to cater for the dry season periods.
- 3. 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.
- 4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. In particular, the use of the adjacent sidewalk area is subject to a Local Law approval for outdoor dining. The use of the sidewalk area for outdoor dining is subject to a Local Laws approval.
- 5. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Infrastructure Charges Notice will be provided under cover of a separate letter.

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

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

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

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

6. For information relating to the *Planning Act 2016* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

REASONS FOR DECISION

The reasons for this decision are:

- 1. Sections 60, 62 and 63 of the Planning Act 2016:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the Planning Act 2016.
- 2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council on 27 March 2023 under s51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
- 3. Evidence or other material on which findings were based:
 - a. the development triggered assessable development under the Assessment Table associated with the Tourist Accommodation Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of s60, s62 and s63 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. The proposed use and built form is an acceptable outcome for the site which in in keeping with similar building heights and building setbacks of adjoining development. Plans of development have been modified during the assessment process to adequately address concerns raised over building height and vehicle access to the site; and
 - ii. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Non Compliance with Assessment Benchmarks

Benchmark	Reference	Alternative Measure/Comment
Tourist Zone	Accommodation	The development does not meet the assessment benchmarks of AO1 and AO2 of the code as it relates to building height, setbacks, and site cover. However, the development is considered to meet the corresponding Performance Outcomes, as the development:
		(a) is of a similar height to the adjoining development to west being 67 Murphy Street;(b) is located on an existing benched site established as a result of previous quarry activities;
		(c) Flag staff hill forms the back drop of the development with building heights and building setbacks remaining consistent with existing building heights and established building setbacks along Murphy Street;
		(d) provides acceptable building setbacks from the unconstructed road reserve. The presence of the driveway and landscaping treatments will achieve visual relief of the building when viewed from areas external to the site.
		The development does not meet the assessment benchmarks of AO3.1 which limits the length of building to 30m. The development meets the corresponding Performance Outcome as the site is at the end of Murphy Street with the building façade of Dwelling 1 facing the vegetated bank of Flagstaff Hill.

EXECUTIVE SUMMARY

Development application has been received over land at 69-73 Murphy Street Port Douglas which seeks to reconfigure the land into four allotments and construct a dwelling house on each allotment.

The land is currently contained within the Tourist Accommodation zone with a total site area of 2833m².

The development comprises 4 separate buildings which are accessed via a common driveway extending from the unconstructed road reserve adjacent Jalun Park. The development involves constructing an access driveway within the unconstructed road reserve which connects the site to Macrossan Street.

The two buildings adjacent the southern boundary are best described as split level and single storey with the two buildings located towards the rear of the site being 4 storeys in height.

In August 2022, approval was issued for the construction of 4 multiple dwellings in a very similar development proposal having regard to building height and scale and access being achieved from the unconstructed road reserve. The Applicant has sort to make changes to the development to allow each dwelling to be contained on its own allotment and implement access and services easement over the internal access rather than placing this land in common property and creating a Community Management Scheme for the development.

The change to the proposed titling arrangements has necessitated changes to the layout and design; however such changes are relatively minor. The amended plans have also incorporated requirements to address known drainage issues in Murphy Street that formed conditions of the approval issued in August 2022.

Plans submitted with the application also detail the works proposed within Murphy Street to stabilise the Murphy Street road reserve and how the development relates to the Murphy Street interface.

Concern is raised with the staging of the development as the front two (2) dwellings will obscure the dwellings at the rear of the site. All development on the site is required to be undertaken at the same time rather than staging the development and the possibility that Stage 2 does not proceed.

With regard to the balance of considerations, the development can meet the objectives of the Planning Scheme for development within the Tourist Accommodation zone subject to reasonable and relevant conditions and therefore, approval of the application is recommended.

TOWN PLANNING CONSIDERATIONS

Background

The site is currently vacant and has been subject to past quarry operations that has resulted in existing ground levels being significantly modified. The site is currently characterised by a prominent benched area located central on the site and a significant cut adjacent to the Murphy Street frontage. The cut is unstable with evidence of slumping that has taken place over time.

In 2013, the Planning & Environment Court issued a Court Order approving the development of 4 Multiple Dwellings on the site. The Court Order was a consequence of a submitter's appeal against the approval of the development issued by Cairns Regional Council. The approval was not acted upon and has since lapsed.

In December 2020, the Applicant lodged a development application for Multiple Dwellings, Short-term Accommodation and Food & Drink Outlet. The layout of the proposed development required the acquisition of part of the adjoining road reserve. Council had raised a number of concerns regarding building height, bulk and mass in addition to overall site cover extent of earthworks and building setbacks. The Applicant has chosen not to pursue this proposal any further.

In November 2021, the Applicant submitted a revised design for four (4) multiple dwellings which had the ability to be used for Short term accommodation. The revised proposal sort to address previous concerns raised regarding the development of the land. The application was approved by Council in August 2022. As previously mentioned, the current development application remains largely consistent with the previous approval.

Proposal

The development seeks approval for the construction of four (4) dwelling houses with each dwelling house to be contained on its own allotment.

The siting and design of the dwellings remain largely consistent in terms of building design, building bulk and scale to that approved in August 2022.

The development is proposed to be undertaken in two stages with stage 1 comprising the two (2) rear dwellings adjacent Murphy Street followed by the construction of the remaining two (2) dwelling houses.

While only four (4) dwellings, the dwellings units are quite significant in terms of gross floor area and building height and are of a 'high end' product.

The development comprises:-

- 1 x 3 bedroom dwelling in a 4 storey building adjacent the western boundary & 1 x 6 bedroom dwelling in a 4 storey building adjacent the eastern boundary. Each dwelling will have pedestrian access to Murphy Street. These two dwellings form Stage 1;
- 2 x 3 bedroom dwellings with each dwelling being split level. These dwellings form Stage 2.
- Onsite carparking for each dwelling;
- Internal driveway area and services which will be contained within an easement;
- Landscaped areas both within and external to the site.

The internal dwelling layouts include generous outdoor deck and recreational areas.

The proposal plans have been modified in response to additional information being requested and concerns raised with regard to the proposed access from the unconstructed road reserve, treatment of the Murphy Street road reserve and stabilisation works and detail around the interface of the buildings to Murphy Street.

These items are further discussed in the body of the report when responding to various planning and infrastructure considerations.

A copy of the proposal plans including site plans, sections and elevations forms are attached.

DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

The following benchmarks are applicable to the proposed development:

Table 1.

Douglas Shire Planning Scheme	Comment
Planning Zone	
Tourist Accommodation	The proposal does not comply with several assessment benchmarks of the code being building height, site cover and building setback. Refer to discussion below.
	The establishment of dwelling houses is anticipated development to take place in the Tourist Accommodation zone. No issues are raised with the proposed land uses.
Local Plan	
Port Douglas / Craiglie Precinct	The site is subject to the Port Douglas / Craiglie Local Plan. The provisions of the Local Plan to the extent relevant to the proposed development seeks to maintain key landscape features that contribute to the local character of the town. See further discussions on the Tourist Accommodation zone code regarding these elements.
Land Use Codes	
Dwelling Houses	The dwelling house code is very limited in terms of what the code considers. Other aspects such as building height and building setbacks are government by the applicable zone code.
	No issues raised regarding the dwelling house code and the proposed development.
Overlay Codes	
Acid sulphate soils overlay	While the site is affected by the overlay, no excavations are taking place below an RL that will involve the consideration of acid sulphate soils.
Flood and storm tide hazard overlay	Similar to the comment on the acid sulphate soils, while the land is affected by the flood and storm tide hazard mapping under the current mapping, more recent investigations has determined the site is not impacted by storm tide. No further considerations are required.
	ivo iditilei considerations are required.
Bushfire hazard overlay	Proposal is located on the edge of the potential impact buffer area, at the base of a slope and within an urban area.
	The risk of bushfire to the site is considered minimal and the proposal includes appropriate emergency access and water supply to mitigate any risk that does exist.

Douglas Shire Planning Scheme	Comment
Hillslopes overlay	The area of the site adjacent Murphy Street is identified as being affected by the Hillslopes overlay. This is likely as a result of the existing cut adjacent Murphy Street and change of elevation from Murphy Street to the existing bench area within the site.
	The most significant aspect of the development is the stabilisation works required to the Murphy Street road reserve. As evidenced in the detail survey, slumping of the road verge into the site has taken place and extensive restoration / stabilisation works are proposed. During construction, the treatment to the existing cut will be extensive and will be highly visible. This treatment will be obscured by buildings and landscaping works both within the site and in the road reserve.
	A condition of the approval requires a further submission regarding proposed colours and treatments of the building particularly as it relates to the piers and the rear buildings.
Landscape values overlay	The site is located within the view corridor of Flagstaff Hill and within the coastal scenery area within the Landscape values mapping.
	Despite being over in height, the building will not be visible from the identified view corridor. The proposed development also does not offend the outcomes identified associated with the coastal scenic corridor. The site maintains a substantial buffer from the foreshore area with building setbacks that are not inconsistent with the existing unit development adjacent the southern boundary.
	The requirement to provide detailed landscape plans have been conditioned as part of the approval and will be required at the time of seeking approval for Operational works.
	Landscaping treatments were considered as part of the previous approval and involves the retention of a significant tree in the unconstructed road reserve.
Potential landslip hazard	The site is identified within the potential landslip hazard overlay. The proposed development includes an updated geotechnical report to respond to the issues identified in the previous assessment which formed conditions of approval.
	The report acknowledges that most cuts will be retained as detailed on the proposal plans. The report also identifies the construction of unsupported batters. The geotechnical report raises several considerations with respect to footings and the requirements to undertake excavations and replace with suitable fill which will be compacted.
	The report contains recommendations regarding the existing cut along Murphy Street and propose that the existing cut batter needs to have all vegetation removed, trimmed, soil nailed and place reinforced shotcrete over the surface. While

Douglas Shire Planning Scheme	Comment
	concerns are raised with this treatment, a similar treatment has been applied to the large landslip further to the west of the site.
	The report recommends a detailed slope stabilisation design be adopted for Murphy Street that decreases the risk of landslip to Murphy Street and the development. Unfortunately, the implementation of geotechnical solutions to make the site low risk can conflict with other outcomes of the Planning Scheme in relation to landscaping treatments and the desire to maintain the lush tropical appearance and character of the area. Conditions have been included in the recommendation to seek to achieve the best balance possible in terms of the conflicting outcomes being sort.
Transport network overlay	The proposal involves the construction of a private driveway in the unconstructed road reserve adjacent the eastern boundary of the site. The driveway traverses upslope at a grade of approximately 20% to deliver vehicles to the entry of the site at an RL of 9m AHD. Existing ground levels are 10.5m
	The driveway access has been redesigned to address concerns regarding the extent of filling and retaining works proposed on the road reserve and the resultant impacts on the amenity of the existing building on the corner of Macrossan Street and unconstructed road reserve.
	As mentioned above, works are required to be undertaken in the Murphy Street road reserve. Given the extent of work proposed and the interface between the buildings works and the road reserve, a condition of approval requires the Applicant to seek a road closure of part of the road reserve and place the engineered treatment within the allotment. A support easement or equivalent will be required over the area of closed road and part of the allotment to ensure the stability of Murphy Street overtime.
Other Development Codes	
Access, parking and servicing code	Each dwelling is provided with sufficient car parking spaces.
	Further discussion is provided below with respect to parking and vehicle access.
Advertising devices code	Not Applicable.
Infrastructure works code	Considerable investigations have been undertaken to ensure the development can connect to existing urban services, being stormwater and reticulated water and sewer without having an impact on adjoining or downstream properties.
	Conditions of approval added to adequately address these matters. Further commentary is also provided below.

Douglas Shire Planning Scheme	Comment
Landscaping code	Detailed landscape plans have been condition to be provided at the time of seeking a development approval for Operational works.
	Landscaping treatments comprises of landscaped gardens and planter boxes and landscaping treatments adjacent the driveway and within the road reserve.
	Conditions of approval requires amendments to the landscape plans to provide further detail regarding the refuse area and the retention of a significant tree within the road reserve area. The landscape plan condition also allows plantings to take place in the adjoining allotment (to contain the upgraded stormwater pipe) to achieve improved screening of piers and screening between buildings.

Tourist Accommodation zone

The development does not comply with several development requirements of the Tourist Accommodation zone, being building height, building setbacks and site cover. While the development does not comply with the prescriptive requirement nominated in the zone code, the development does satisfy the corresponding performance outcome as it relates to each non-compliance.

Building Height

The Tourist Accommodation zone provides for building heights up to 13.5 metres and 3 storeys in height. The prosed development is for 4 storeys with a maximum building height of 16.7m. Despite being over the nominated height limits, the building at its highest point will be at approximately the same height at the neighbouring building.

Concern is raised with the proposed staging of the development and the visual impacts of Stage 1 if the 2nd stage is not acted upon. The two front dwellings are relied upon to assist with the screening of the two rear units. On this basis, staging of the development is not supported and the development of the site is to be undertaken at the same time.

The alignment of the driveway has also been amended in previous iterations of the access plans in order to provide greater separation from the existing units on the corner of Macrossan Street and unconstructed road reserve. The access plans have incorporated retaining wall treatments to reduce the earthwork footprint.

The south elevation (image below) is of the first two houses comprising Stage 1. The appearance of the buildings will be obscured through the construction of the front two dwellings as shown in the images below. The image below illustrates why it is important that the whole of the development is undertaken at the same time.



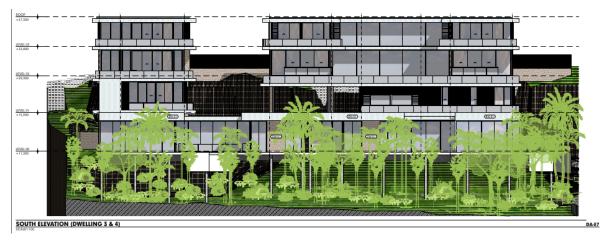


Figure 1. South Elevation

Site Cover & Building Setbacks

The site cover for the development in the Tourist Accommodation zone is nominated at 50% with building setbacks of six (6) metres from main street frontages, four (4) metres from secondary street frontages and two (2) metres from side boundary or half the average height of the building.

When considering the built form, the proposed building setbacks are generally compliant with the setback requirements. However, there are elements such as retaining structures and pool areas located within the building setback.

For example, the plans nominate a setback of 5.5m & 6m to the unconstructed road reserve however pool and deck areas are located within the setback. The setbacks range from 0m (retaining structures on the boundary) to 2 metres (to the pool – Dwelling 4) and 4.5m to the retaining wall of Dwelling 1.

The building setbacks remain consistent with those setbacks previously considered and approved for the Multiple dwellings issued in August 2022.

Proposed setbacks from Murphy Street are consistent with the adjoining property and other building setbacks observed along Murphy Street. Buildings along Murphy Street generally have reduced setbacks due to the sloping nature of the land and to provide vehicle access.

Stabilisation works are required to be undertaken in the road reserve of Murphy Street which has posed some challenges with respect to how the two rear dwellings address Murphy Street. Several sections are provided below which detail the building relationship between Murphy Street and the buildings.

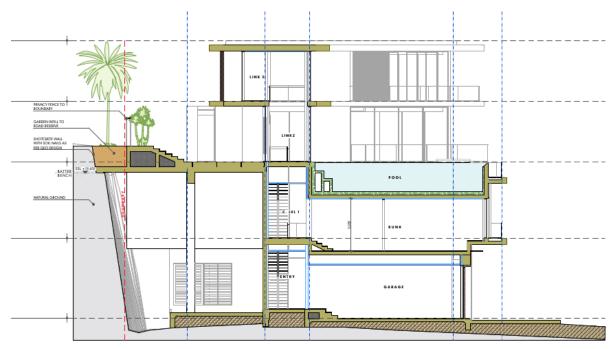


Figure 2 - Section Plan through dwelling 1

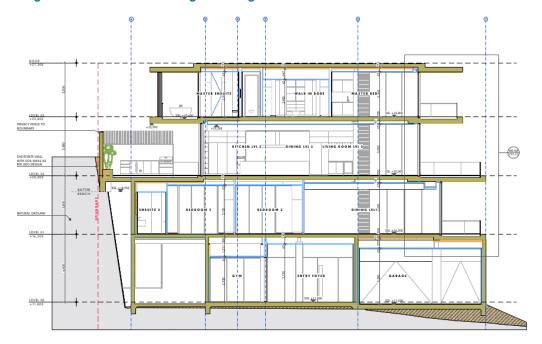


Figure 3 – Section Plan through dwelling 2

The dwellings fronting Murphy Street will be setback approximately 3.5m at the Murphy Street road level with the elements of the building having reduced setbacks at lower levels. Part of the building have 0m setbacks on Murphy Street, however as these elements are below ground level and will not be seen, no issues are raised.

External Driveway

The access driveway remains largely the same to that already considered and approved. Minor changes have been made to ensure that vehicles entering and existing the property have the ability to do so while staying within the designated road reserve and not relying upon the adjoining land i.e. Jalun Park allotment.

The driveway accessing the development is a single access driveway. Retaining walls have been implemented in order to reduce the earthworks footprint and to reduce the impacts on the large tree which is being retained. This treatment also allows for additional landscape treatments to be implemented.

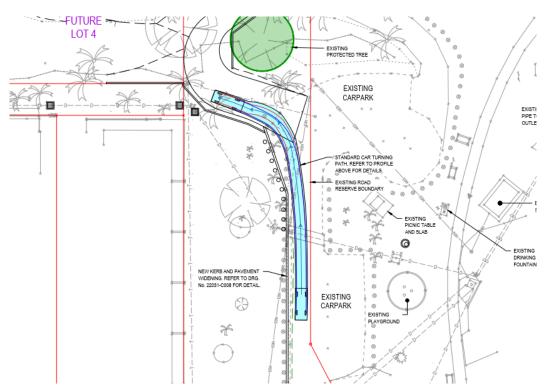


Figure 4. Vehicle entry within road reserve.

A condition of the approval requires further detail to be provided regarding operating procedures regarding the control of a one-way entry and exit. Further design modifications maybe necessary. The Applicant is also required to confirm that the internal driveway is intended to provide for 2-way vehicle movements.

Stormwater

The civil plans submitted with the proposal details the drainage solution to be implemented for the development which includes addressing a known drainage issue in Murphy Street.

The drainage solution involves a new pipe system picking up the stormwater in Murphy Street and bringing that down in an underground piped network adjacent the western boundary, along the southern boundary and then into a new piped system across the unconstructed road reserve and park area to connect into the existing outlet on the beach.

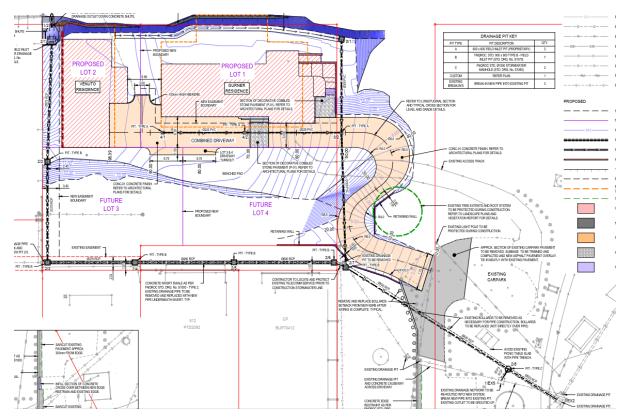


Figure 5. Driveway & Drainage Plan

All earthworks, driveway access, drainage, water supply and sewer works will be subject to the operational works approval process. An application for operational works is expected to be lodged soon given the engineering design for the development is quite advanced.

Water Supply

The augmentation of the existing water supply network is illustrated below. The new water main is consistent with conditions attached to the previous approval with respect to establishing a ring main from Macrossan Street to Murphy Street.

The installation of a ring main now ensures that the installation of the main does not conflict with works in the road reserve and it is a practical approach to have the works done now as part of the construction. The creation of the ring main also provides additional redundancy in the network.

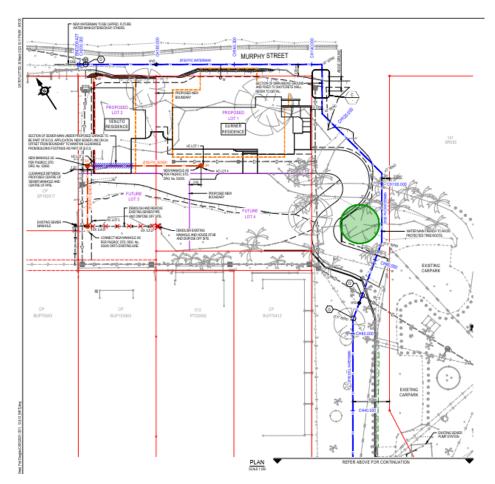


Figure 6. Watermain extension

Sewer Reticulation

While there is an ability to connect to sewer, the information submitted with the application is not definitive as to the preferred approach.

Unless consent can be obtained from the adjoining owner to make connection at a point that can control the site, the Applicant will be required to construct new sewer which will connect into the existing gravity main in Macrossan Street which then connects to the pump station.

The plans nominate a sewer line to be constructed under dwelling 2. A condition of approval requires this main to be relocated so it isn't under a future building or alternatively, the sewer will be a private house drain servicing dwelling 1.

Conditions of approval have also been included to address connection to Council's sewer network.

Public Notification / Submissions

Not required for code assessable development.

Referral Agency Requirements

None Applicable.

Internal Referrals

Advice was received from the following internal departments:

Table 2.

Department	Comments
Water Reticulation	Made comments regarding the desire to extend water main to Murphy Street to enable a ring main to be established. Conditions included in the recommendation to achieve this.
Waste Water	Further detail required as to how the connection to the sewer will be achieved. The preference is to undertake works external to the site and make connection to the existing pump station in the event approval cannot be obtained to connect into the existing system. The Department has advised that the sewer located in Lot 2 should be contained within an easement if being built over as proposed. Planning Response Conditions have been added accordingly.
	Raised concerns with the service corridor through to Murphy Street and the issues surrounding stormwater and limitations of the existing system.
	The department advised that the unconstructed road reserve should be upgraded to an access street standard.
Infrastructure	Planning Response
	This position is inconsistent with the approval issued last year and would mean that the development would require a redesign. This is an unreasonable requirement in the circumstances.
	Plans lodged with the development application detail the preferred stormwater treatment established under the previous approval.
Environmental Health	None Applicable
Open Spaces	Raised no objection to landscaping proposed at this stage.

Consultation

The proposed development was workshopped with Council on Tuesday 2 May 2023.

ADOPTED INFRASTRUCTURE CHARGES

The development does trigger Infrastructure Charges.

Refer to Attachment 2 to review the calculated Infrastructure Charge.

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: Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise an outcomes based approach that balances the needs of the community with social and natural justice.

Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

ATTACHMENTS

- 1. Approved Plans Architectural Drawings [**5.9.1** 23 pages]
- 2. Approved Plans Civil Drawings [5.9.2 15 pages]
- 3. Infrastructure Charges [5.9.3 1 page]

Attachment 5.9.1 161 of 211







GA_GROUND FLOOR
SCALE1:150

IMPORTANT NOTES
THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.
THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.
ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.
CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OF INSTALLATION OF THOSE

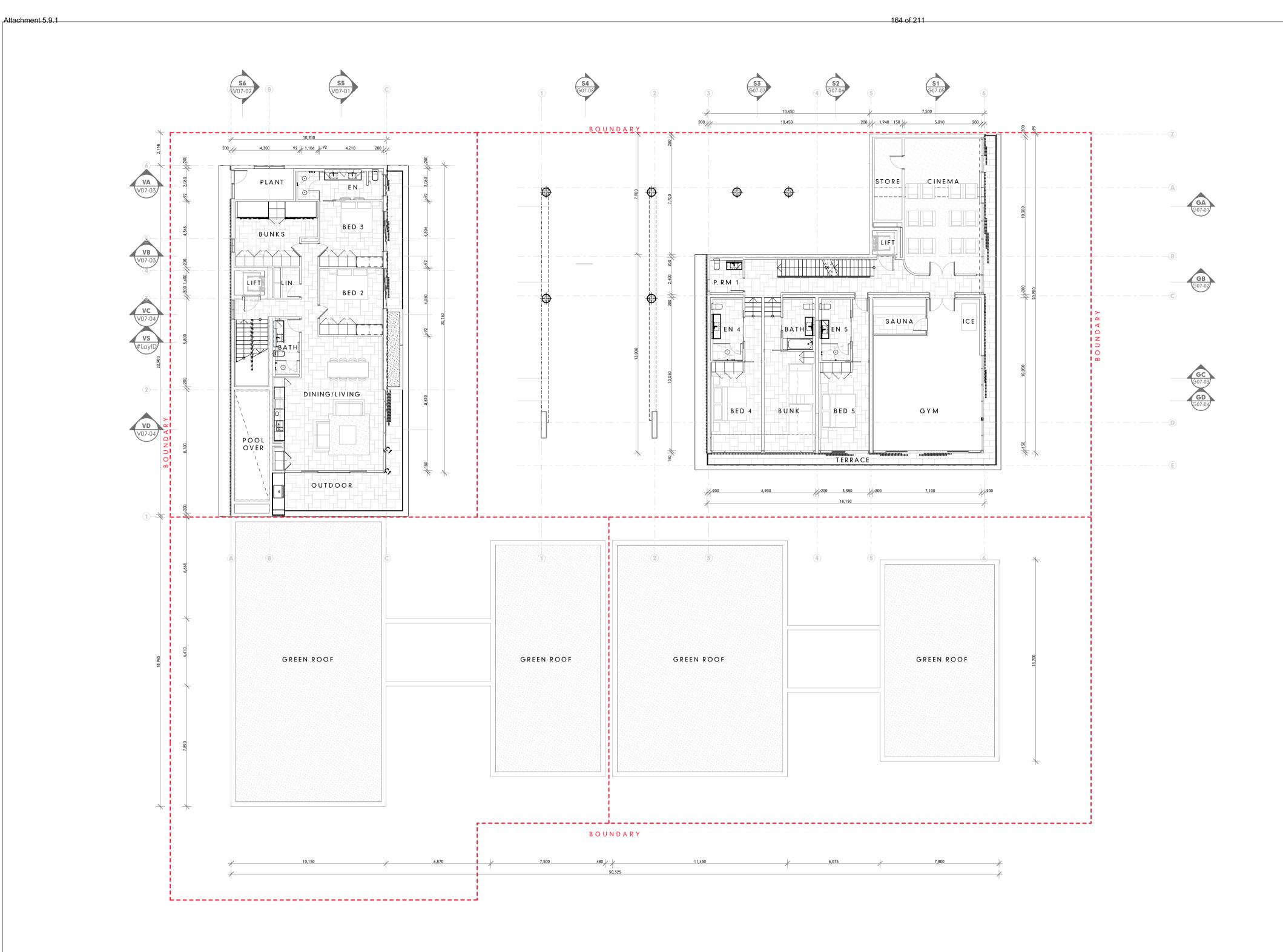
CE WITH ALL NCE WITH THE CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REGUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET CHANGE DESCRIPTION RevID ChID DATE DA_B 20/12/22 DA_C 30/3/23 © COPYRIGHT HUNT DESIGN

	PROJECT
	GUR
	69-73 N
	Lot 2 or
DESIGN	CLIENT
	Gurr
Architecture Master Planning Interiors	
HUNT DESIGN	CLIENT SIGN OFF

291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 www.huntdesign.com.au ABN: 90514257527

GLIDNEDO1 CURNER DECIDENCE				1:150)	DRAWN_	JR; KS	CHECKED	G.H.
GURNER01 - GURNER RESIDENCE 69-73 MURPHY STREET PORT DOUGLAS Lot 2 on RP724386			SHEET SIZE DRAWING STATUS A1 DA REVISED SET						
CLIENT				TITLE					
Gurner TM Nominees Pty Ltd			SET -						
			GROU	ND F	LOO	R LEVEL			
CLIENT	SIGNATURE		DATE	PROJECT NO.				DATE	
SIGN OFF				GUR PI	D1			19/5/23	
BUILDER SIGN OFF	SIGNATURE		DATE	00K_1D1			17/3/23		
PROJECT COD	E	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION TYPE ROLE DRAWING NO.			STATUS	REVISION	
PD1 HDA		00	DR	Α	DA-03	DD	DD E		



GA_LEVEL 01 SCALE1:150

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

	DA			
RevID	ChID	CHANGE DESCRIPTION	DATE	
DA_B			20/12/22	D E S I G
DA_C			30/3/23	
DA_D			11/4/23	Architecture Master Planning Interio
DD_E			19/5/23	, a composition of the control of th
				HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY
				PO BOX 170, QLD 4877
				T +61 7 4099 0300 F +61 7 4099 5534
				www.huntdesign.com.au
				ABN: 90514257527

	PROJECT
	GUF
	69-73
	Lot 2 c
DESIGN	CLIENT
	Gur
Architecture Master Planning Interiors	
HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY	CLIENT SIGN OF
27 I IVIO VVDRAT KIVEK KOAD, IVIO VVDRAT	D DED

© COPYRIGHT HUNT DESIGN

PROJECT CODE

HDA

PD1

снескед G.H. 1:150 JR; KS JRNER01 - GURNER RESIDENCE SHEET SIZE 3 MURPHY STREET PORT DOUGLAS DA REVISED SET **A**1 on RP724386 SET urner TM Nominees Pty Ltd FIRST FLOOR LEVEL PROJECT NO. SIGN OFF 19/5/23 GUR_PD1 BUILDER SIGN OFF

ORIGINATOR VOLUME / SYSTEM LEVEL / LOCATION TYPE ROLE DRAWING NO.

00 | DR | A | DA-04 | DD | DD_E

Ordinary Council Meeting - 30 May 2023



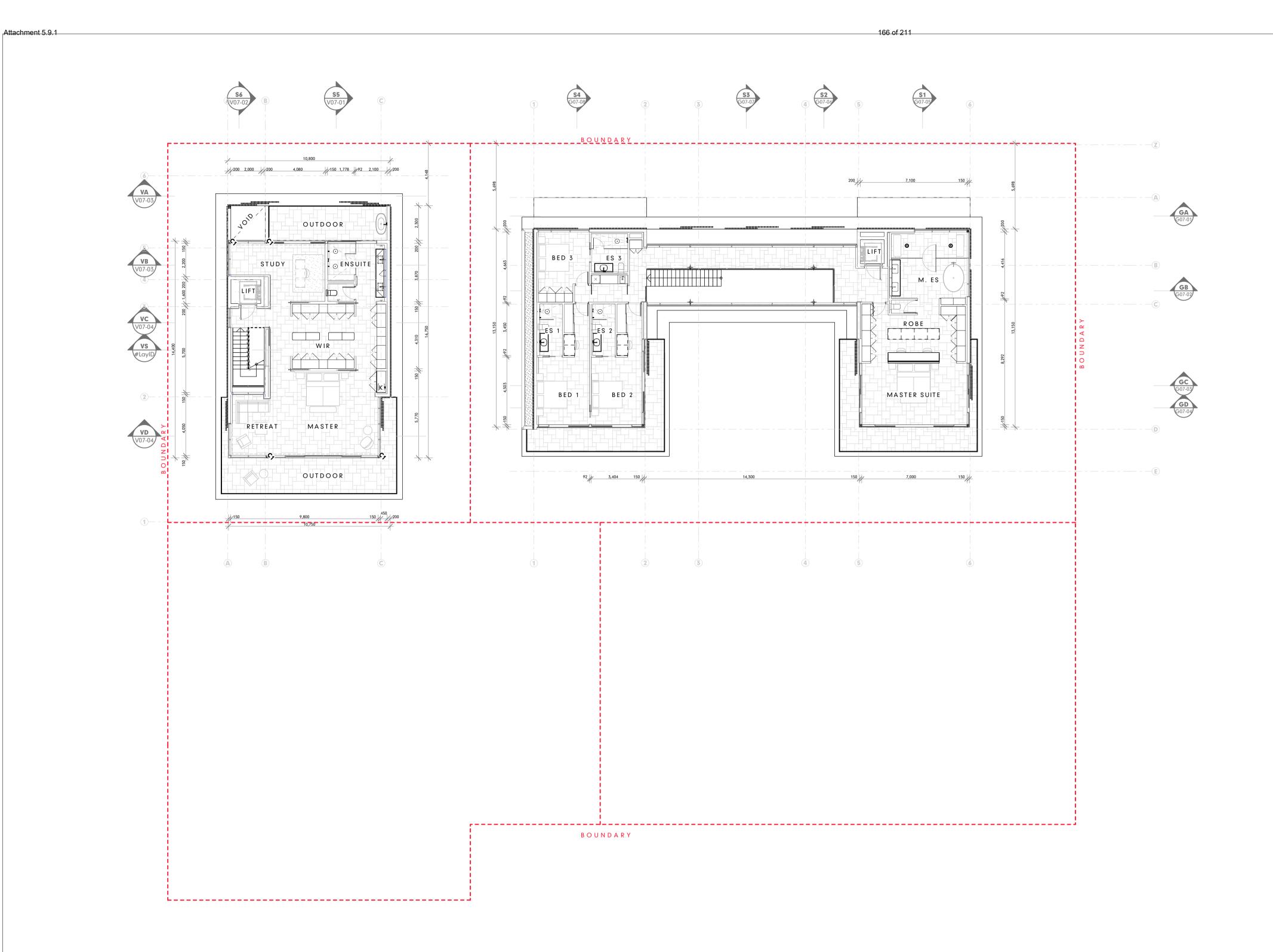
GA_LEVEL 02 SCALE1:150

IMPORTANT NOTES THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR. THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS. CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

		DA REVISED SE	[I I				
RevID	ChID	CHANGE DESCRIPTION	DATE	∕ I I G			
DA_B			20/12/22	ESIG			
DA_C			30/3/23				
DA_D			11/4/23 Architecture Ma	ster Planning Interiors			
DD_E			19/5/23	otor riamming interiore			
			HUNT DESIGN				
			291 MOWBRAY RIV PO BOX 170, QLD	/ER ROAD, MOWBRAY			
			· · · · · · · · · · · · · · · · · · ·	F +61 7 4099 5534			
			www.huntdesign.c				
			ABN: 90514257527				

© COPYRIGHT HUNT DESIGN

DJECT GURN	ER01 - GURNE	1:150		DRAWN	JR; KS	G.H.				
-73 MU	MURPHY STREET PORT DOUGLAS on RP724386 SHEET SIZE DRAWING STATUS DA REVISED SET					T				
Gurner TM Nominees Pty Ltd				SECOND FLOOR LEVEL						
ENT EN OFF	SIGNATURE DATE		PROJECT NO.				19/5/23			
ILDER EN OFF	SIGNATURE	GNATURE DATE			GUR_PD1				19/5/25	
DECT COD	E	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION	
D1		HDA		00	DR	A	DA-05	DD	DD E	



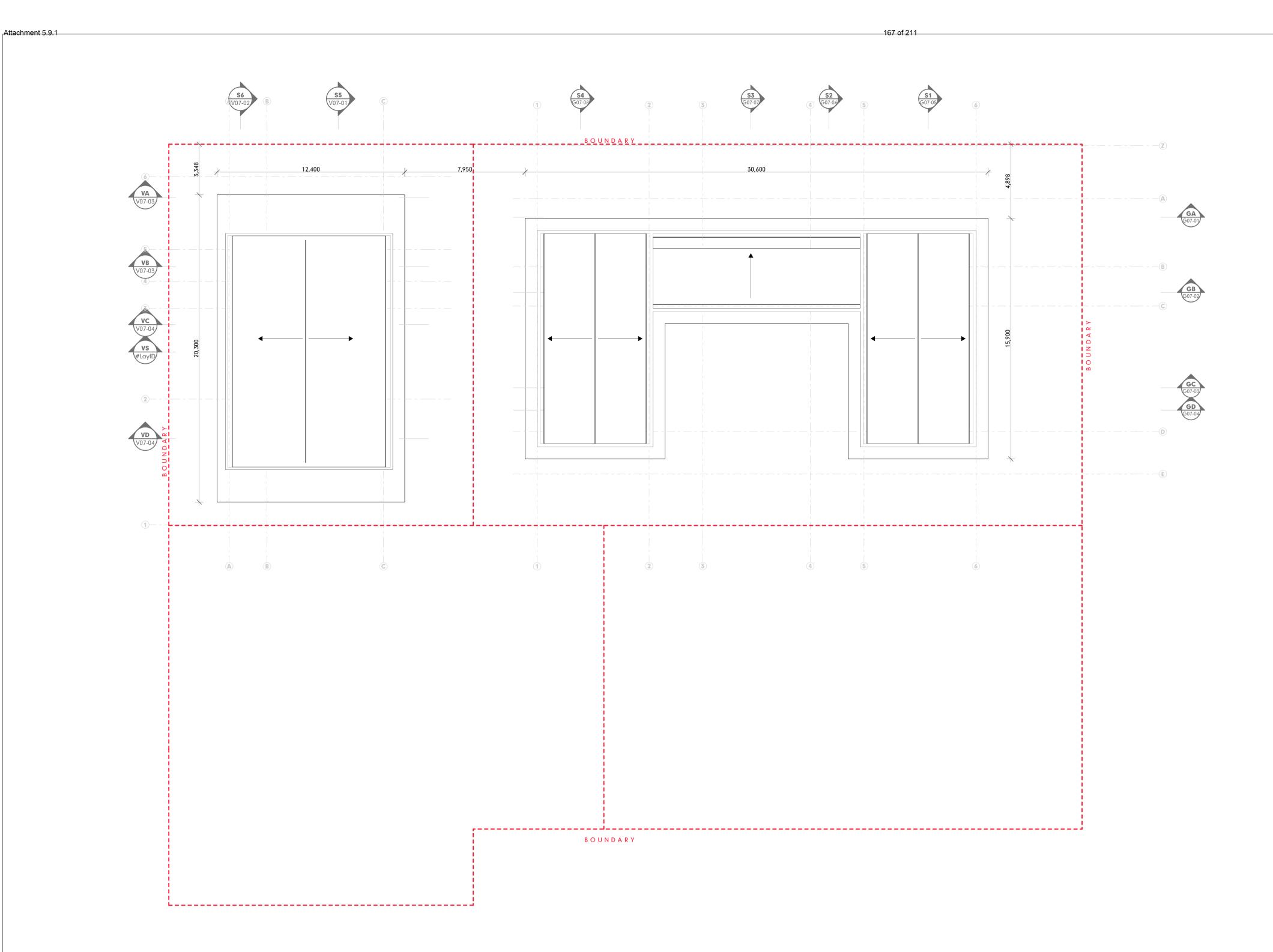
GA_LEVEL 03 SCALE1:150

IMPORTANT NOTES THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR. THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS. CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

		DA REVISED SE	[I I				
RevID	ChID	CHANGE DESCRIPTION	DATE	∕ I I G			
DA_B			20/12/22	ESIG			
DA_C			30/3/23				
DA_D			11/4/23 Architecture Ma	ster Planning Interiors			
DD_E			19/5/23	otor riamming interiore			
			HUNT DESIGN				
			291 MOWBRAY RIV PO BOX 170, QLD	/ER ROAD, MOWBRAY			
			· · · · · · · · · · · · · · · · · · ·	F +61 7 4099 5534			
			www.huntdesign.c				
			ABN: 90514257527				

© COPYRIGHT HUNT DESIGN

PD1		HDA		00	DR	A	DA-06	DD	DD_E
PROJECT	ROJECT CODE ORIGINATOR VOLUME / SYSTEM		VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
BUILDER SIGN OF			DATE	GUR_PD1				19/5/25	
CLIENT SIGN OF	SIGNATUR	<u> </u>	DATE	PROJECT NO.				19/5/23	
Corner HVI HOMinices I ty Eta				THIRD	FLO	OR LI	EVEL		
Gurner TM Nominees Pty Ltd				SET -					
CLIENT	JII KF/24300	<u>, </u>		TITLE					
	MURPHY S1 on RP72438 <i>6</i>	A1 DA REVIS			SED SET				
GURNER01 - GURNER RESIDENCE				SHEET SIZE DRAWING STATUS					
PROJECT		1:150 DRAWN JR; KS		G.H.					



ROOF SCALE1:150

IMPORTANT NOTES THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR. THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

	DA	REVISED S	ET	
RevID	ChID	CHANGE DESCRIPTION	DATE	D E S I G N
DA_B			20/12/22	TI IDESIGN
DA_C			30/3/23	
DA_D			11/4/23	Architecture Master Planning Interiors
DD_E			19/5/23	
				HUNT DESIGN
				291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877
				T +61 7 4099 0300 F +61 7 4099 5534
				www.huntdesign.com.au
				ABN: 90514257527
				© COPYRIGHT HUNT DESIGN

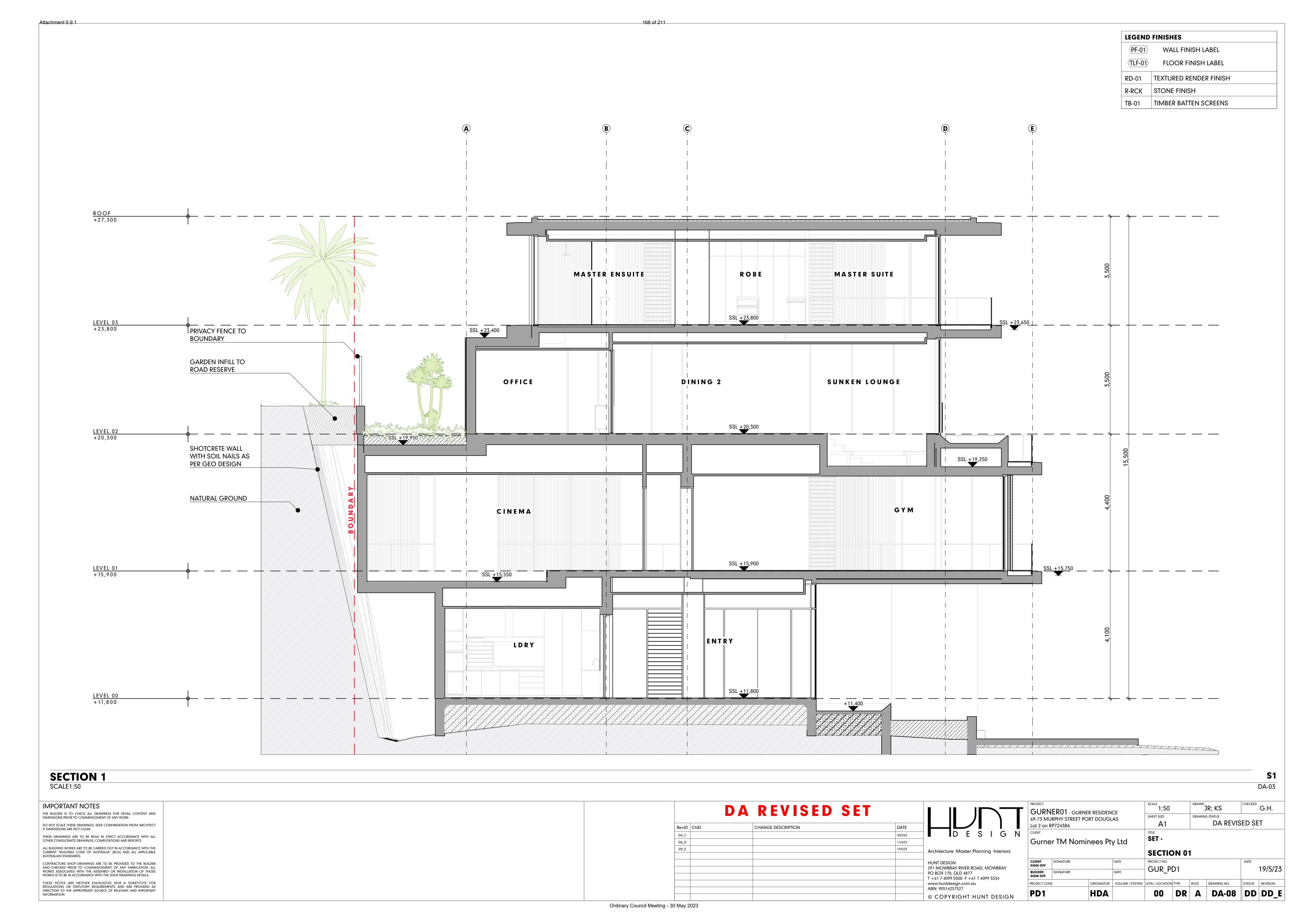
	PROJECT
	GUF
/ /	GUI 69-73
	Lot 2 c
DESIGN	CLIENT
	Gur
Architecture Master Planning Interiors	

PD1

HDA

снескед G.H. 1:150 JR; KS JRNER01 - GURNER RESIDENCE SHEET SIZE 3 MURPHY STREET PORT DOUGLAS DA REVISED SET **A**1 on RP724386 SET rner TM Nominees Pty Ltd **ROOF LEVEL** PROJECT NO. 19/5/23 GUR_PD1 BUILDER SIGN OFF PROJECT CODE ORIGINATOR VOLUME / SYSTEM LEVEL / LOCATION TYPE ROLE DRAWING NO.

00 | DR | A | DA-07 | DD | DD_E

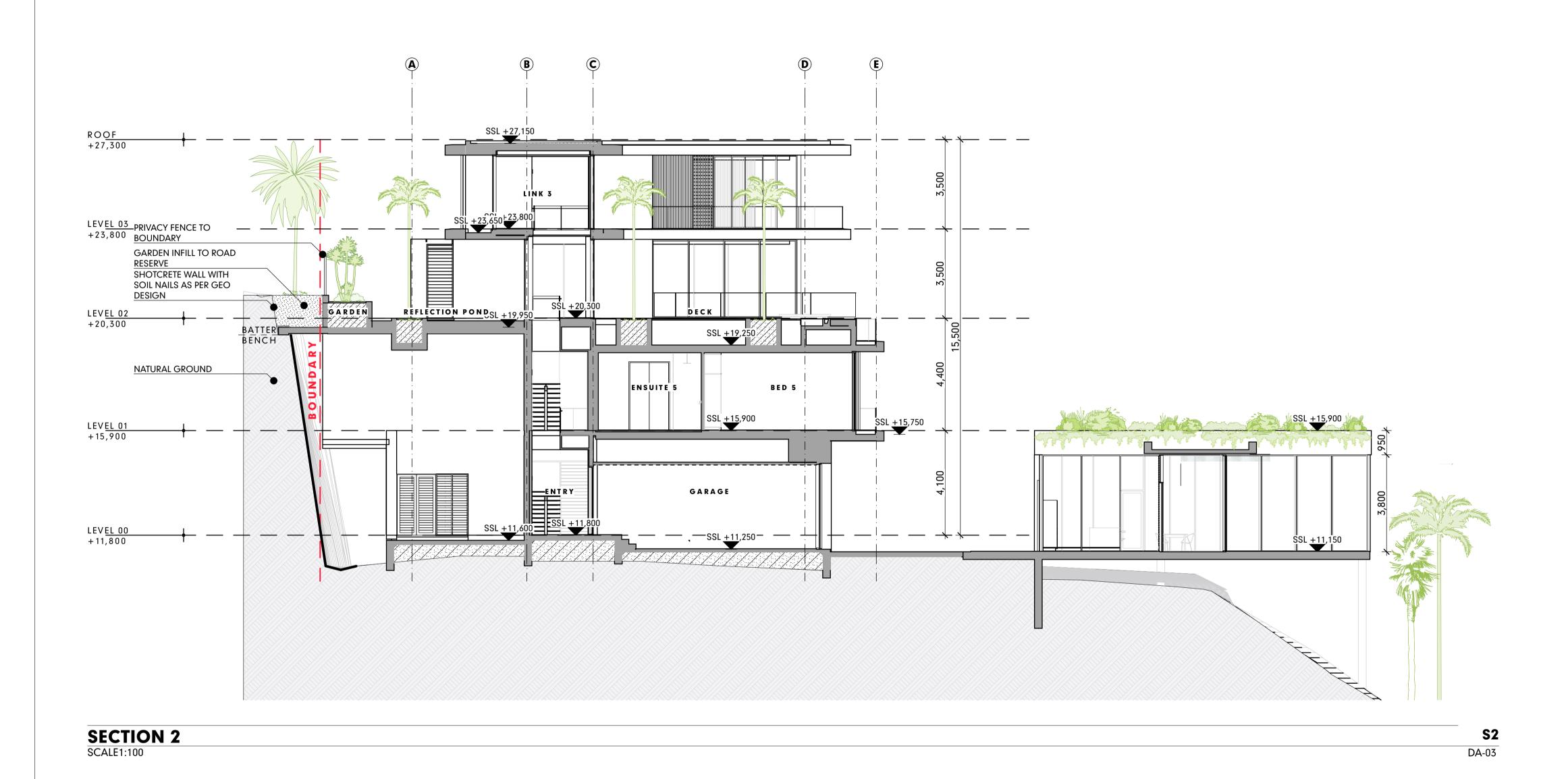


Attachment 5.9.1 169 of 211

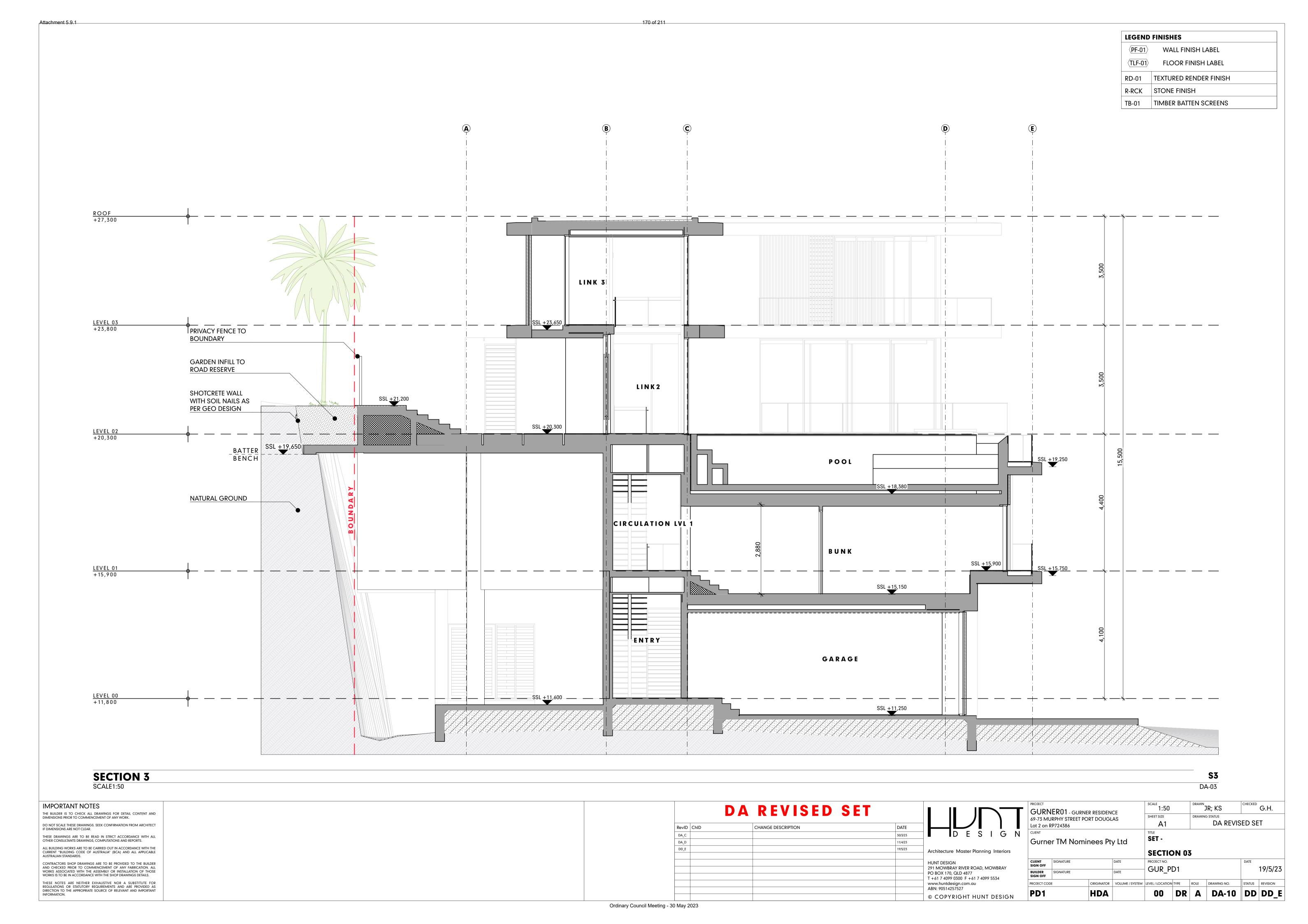
LEGEND	FINISHES
$\langle \overline{\text{PF-01}} \rangle$	WALL FINISH LABEL
$\langle TLF-01 \rangle$	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS

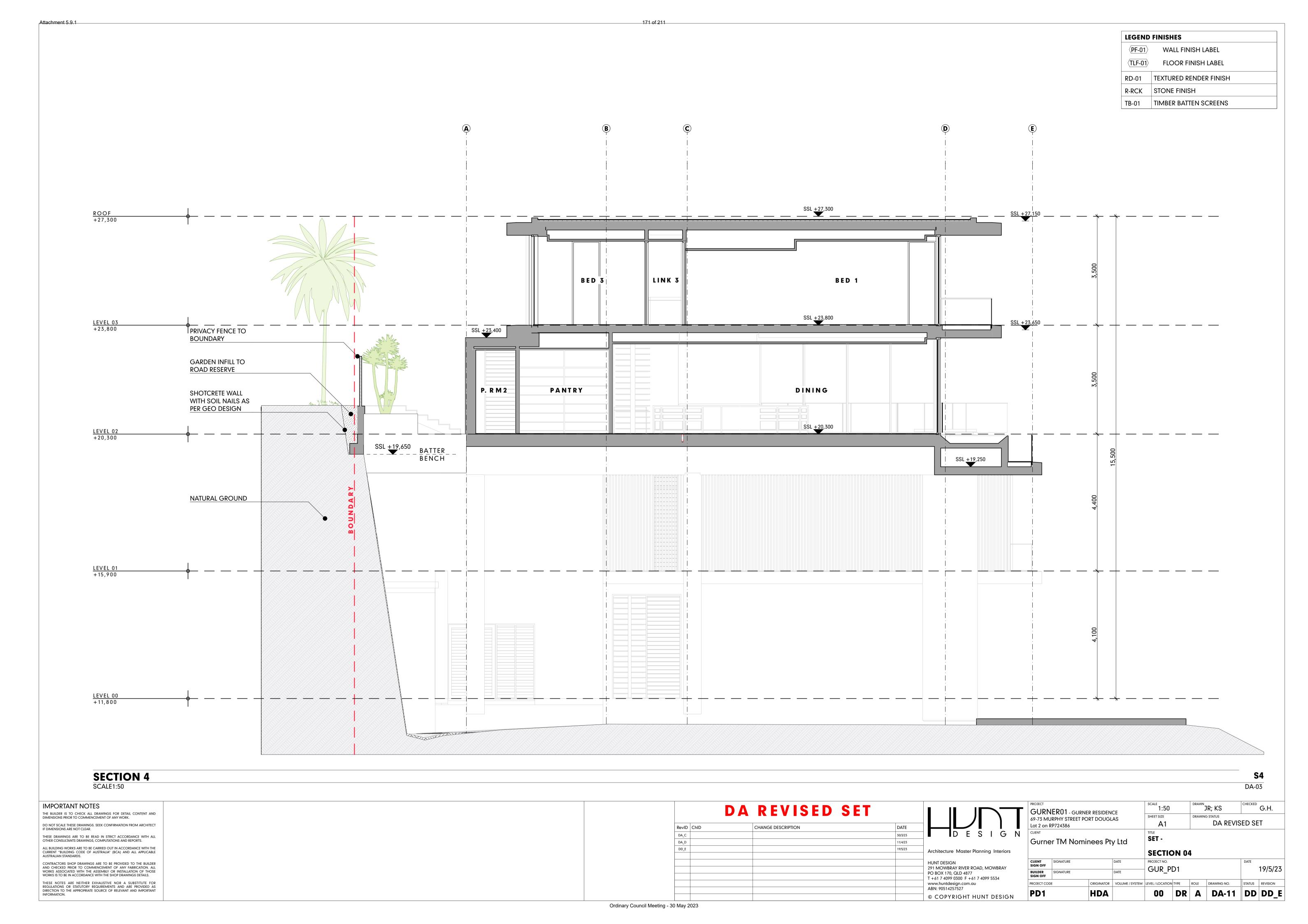
СНЕСКЕД G.H.

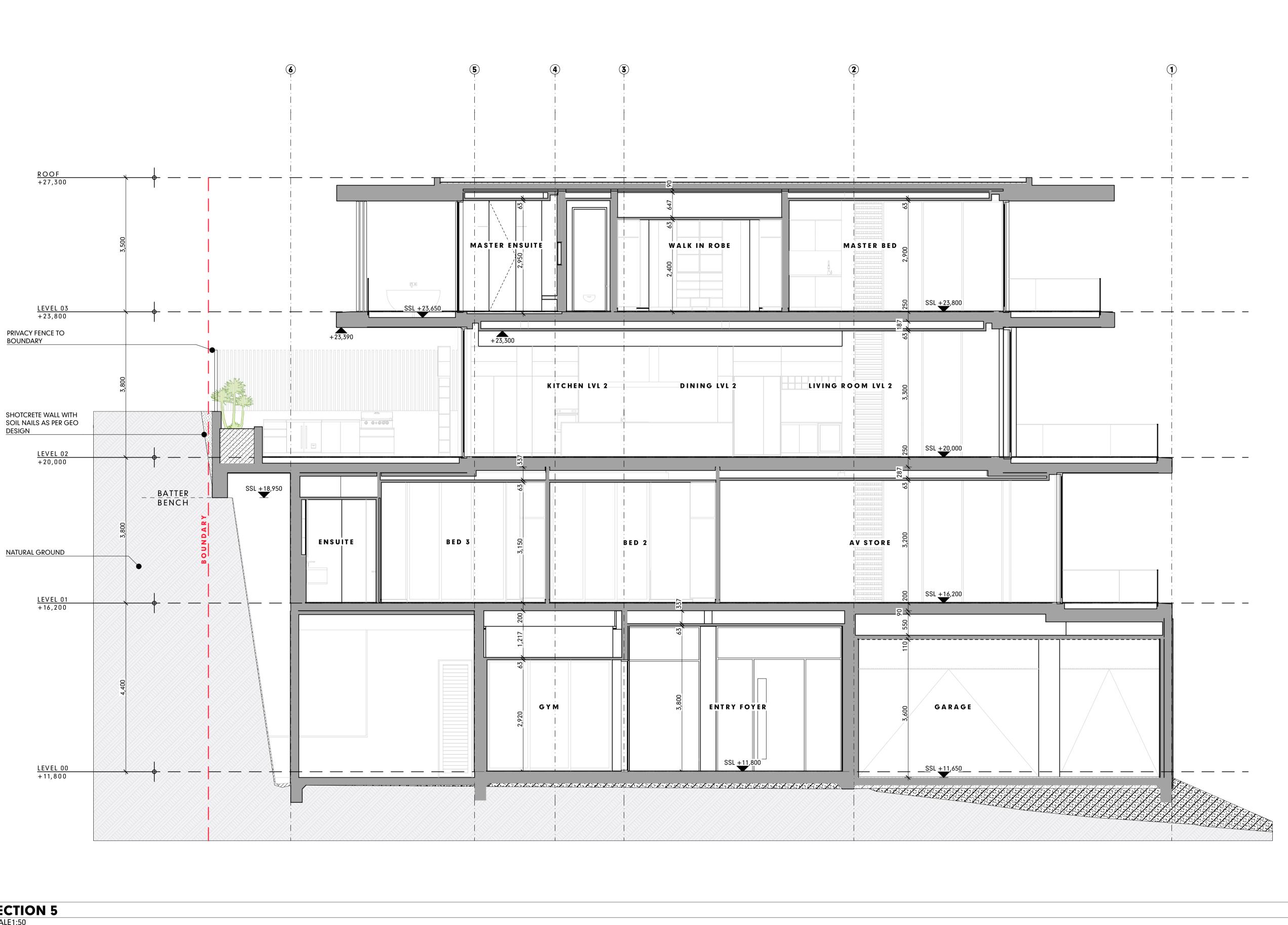
19/5/23



1:100 JR; KS **IMPORTANT NOTES** DA REVISED SET GURNER01 - GURNER RESIDENCE 69-73 MURPHY STREET PORT DOUGLAS THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. SHEET SIZE DA REVISED SET **A**1 DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR. Lot 2 on RP724386 RevID ChID CHANGE DESCRIPTION DATE 30/3/23 THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. SET -Gurner TM Nominees Pty Ltd DA_D ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS. Architecture Master Planning Interiors SECTION 02 PROJECT NO. CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. HUNT DESIGN GUR_PD1 291 MOWBRAY RIVER ROAD, MOWBRAY BUILDER SIGN OFF PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION. www.huntdesign.com.au PROJECT CODE ORIGINATOR VOLUME / SYSTEM LEVEL / LOCATION TYPE ROLE DRAWING NO. ABN: 90514257527 00 | DR | A | DA-09 | DD | DD_E PD1 HDA © COPYRIGHT HUNT DESIGN







LEGEND FINISHES WALL FINISH LABEL FLOOR FINISH LABEL RD-01 TEXTURED RENDER FINISH R-RCK STONE FINISH TB-01 TIMBER BATTEN SCREENS

SECTION 5 S5 SCALE1:50 DA-03

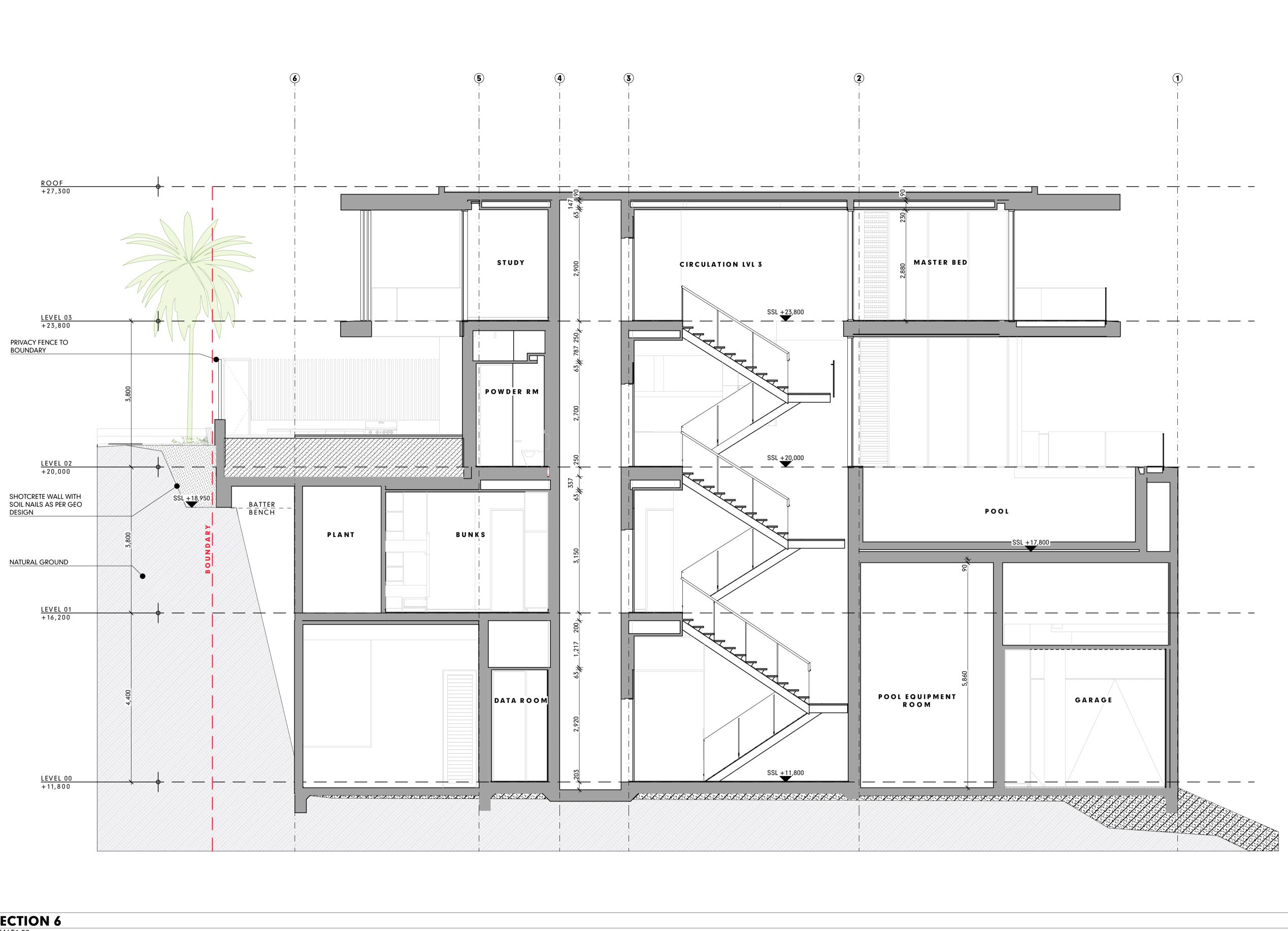
172 of 211

IMPORTANT NOTES THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR. THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS. CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

Attachment 5.9.1

DA REVISED SET CHANGE DESCRIPTION RevID ChID DATE 30/3/23 DA_D Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 www.huntdesign.com.au ABN: 90514257527 © COPYRIGHT HUNT DESIGN

GURNER01 - GURNER RESIDENCE 69-73 MURPHY STREET PORT DOUGLAS Lot 2 on RP724386				1:50 DRAWN JR; KS			IR; KS	G.H.		
				A1 DA REVISED SET					Т	
Gurne	Gurner TM Nominees Pty Ltd			SET -						
				SECTION 05						
CLIENT SIGN OFF	SIGNATURE		DATE	PROJECT NO. GUR PD1				19/5/23		
BUILDER SIGN OFF			DATE	GUK_PI	υ i				17/3/23	
PROJECT COL			LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION		
PD1		HDA		00	DR	A	DA-12	DD	DD_E	



173 of 211

LEGEND FINISHES WALL FINISH LABEL FLOOR FINISH LABEL RD-01 TEXTURED RENDER FINISH R-RCK STONE FINISH TB-01 TIMBER BATTEN SCREENS

SECTION 6 SCALE1:50

Attachment 5.9.1

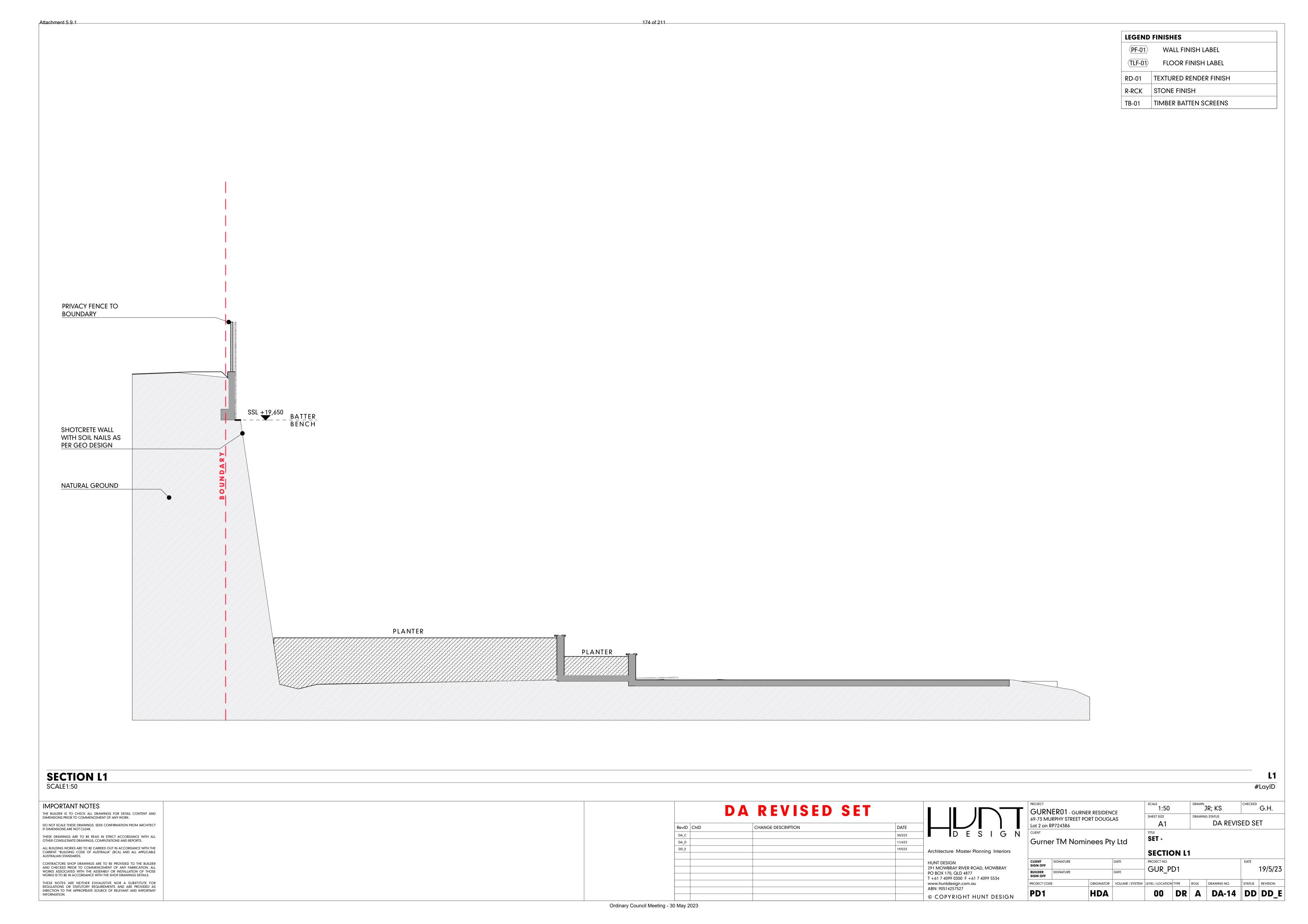
DA-03

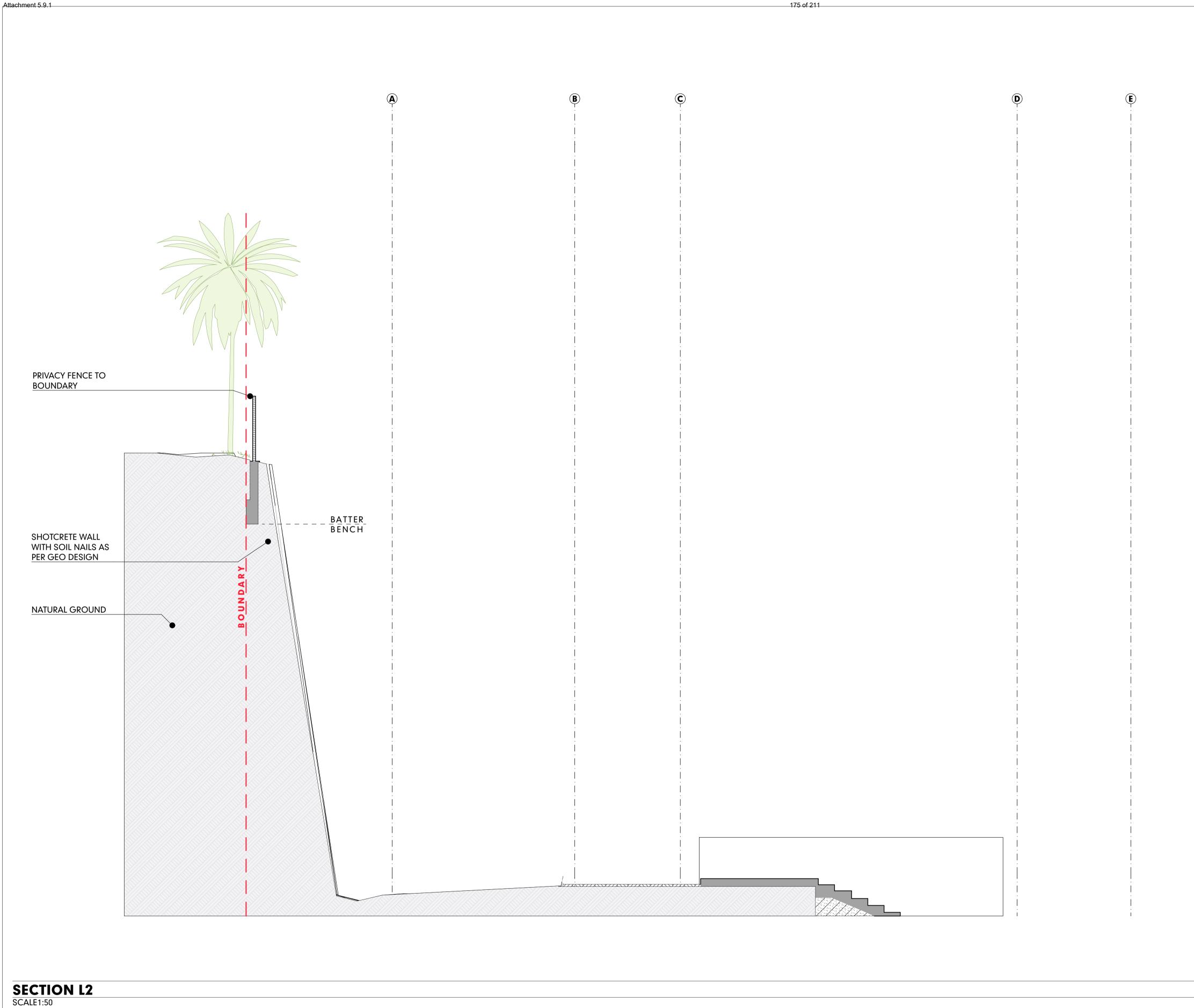
IMPORTANT NOTES THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR. THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS. CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET CHANGE DESCRIPTION RevID ChID DATE 30/3/23 DA_D Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 www.huntdesign.com.au ABN: 90514257527

© COPYRIGHT HUNT DESIGN

1:50 JR; KS G.H. GURNER01 - GURNER RESIDENCE SHEET SIZE 69-73 MURPHY STREET PORT DOUGLAS DA REVISED SET **A**1 Lot 2 on RP724386 SET -Gurner TM Nominees Pty Ltd **SECTION 06** PROJECT NO. 19/5/23 GUR_PD1 BUILDER SIGN OFF PROJECT CODE ORIGINATOR VOLUME / SYSTEM LEVEL / LOCATION TYPE ROLE DRAWING NO. PD1 HDA 00 | DR | A | DA-13 | DD | DD_E





LEGEND FINISHES

(PF-01) WALL FINISH LABEL

(TLF-01) FLOOR FINISH LABEL

RD-01 TEXTURED RENDER FINISH

R-RCK STONE FINISH

TB-01 TIMBER BATTEN SCREENS

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

RevID ChID CHANGE DESCRIPTION

DATE

19/5/23

Architecture Master Planning Interiors

HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T +61 7 4099 0300 F +61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527

© COPYRIGHT HUNT DESIGN

GURNER01 - GURNER RESIDENCE			1:50 JR; KS				G.H.			
69-73 MURPHY STREET PORT DOUGLAS Lot 2 on RP724386				SHEET SIZE A1		DRAWIN	G STATUS DA REVIS	SED SE	ΞT	
Gurner TM Nominees Pty Ltd				SET -						
					SECTION L2					
CLIENT SIGN OFF	SIGNATURE		DATE	PROJECT NO.	PROJECT NO. GUR PD1			DATE	19/5/23	
BUILDER SIGN OFF			DATE	GUR_P	וט				17/3/23	
PROJECT COI	DE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION	
PD1		HDA		00	DR	A	DA-15	DD	DD_I	





00 | DR | A | DA-17 | DD | DD_E

HDA

PD1

© COPYRIGHT HUNT DESIGN







Attachment 5.9.1

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT
IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

RevID ChID CHANGE DESCRIPTION DA_B DA_C DA_D DD_E



Architecture Master Planning Interiors
HUNT DESIGN

HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T +61 7 4099 0300 F +61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527
© COPYRIGHT HUNT DESIGN

20/12/22

URNER01 - GURNER RESIDENCE				1:1.69	9, 1:2.	DRAWN 1:3	JR;1KS	CHECKED	G.H.
-73 MURPHY STREET PORT DOUGLAS t 2 on RP724386				SHEET SIZE A1		DA REVISED SET			
burner TM Nominees Pty Ltd			SET -	ES V	ISUA	LISATION	IS		
ENT EN OFF	SIGNATURE		DATE	PROJECT NO.	7 1			DATE	10/F/27
ILDER EN OFF	SIGNATURE		DATE	GUR_PI	וע				19/5/23
DJECT COD	E	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
D1 HDA		00	DR	A	DA-20	DD	DD_E		



THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET CHANGE DESCRIPTION

 RevID
 ChID
 CHANGE DESCRIPTION
 DATE

 DA_B
 20/12/22

 DA_C
 30/3/23

 DA_D
 11/4/23

 DD_E
 19/5/23



PROJECT CODE

PD1

Architecture Master Planning Interiors
HUNT DESIGN

HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T + 61 7 4099 0300 F + 61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527
© COPYRIGHT HUNT DESIGN

URNER01 - GURNER RESIDENCE -73 MURPHY STREET PORT DOUGLAS t 2 on RP724386 FUT FUTTOR OF TM Nominees Pty Ltd			1:0.85, 1:2.1	0, 1: 3 ₽;1KS	G.H.	
			SHEET SIZE A1	DA REVIS	ED SET	
			SET -		_	
			FINISHES V	ISUALISATION	S	
ENT N OFF	SIGNATURE	DATE	PROJECT NO.		DATE	
LDER N OFF	SIGNATURE	DATE	GUR_PD1		19/5/23	

ORIGINATOR VOLUME/SYSTEM LEVEL/LOCATION TYPE ROLE DRAWING NO. STATUS REVISION

00 | DR | A | DA-21 | DD | DD_E |



THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET

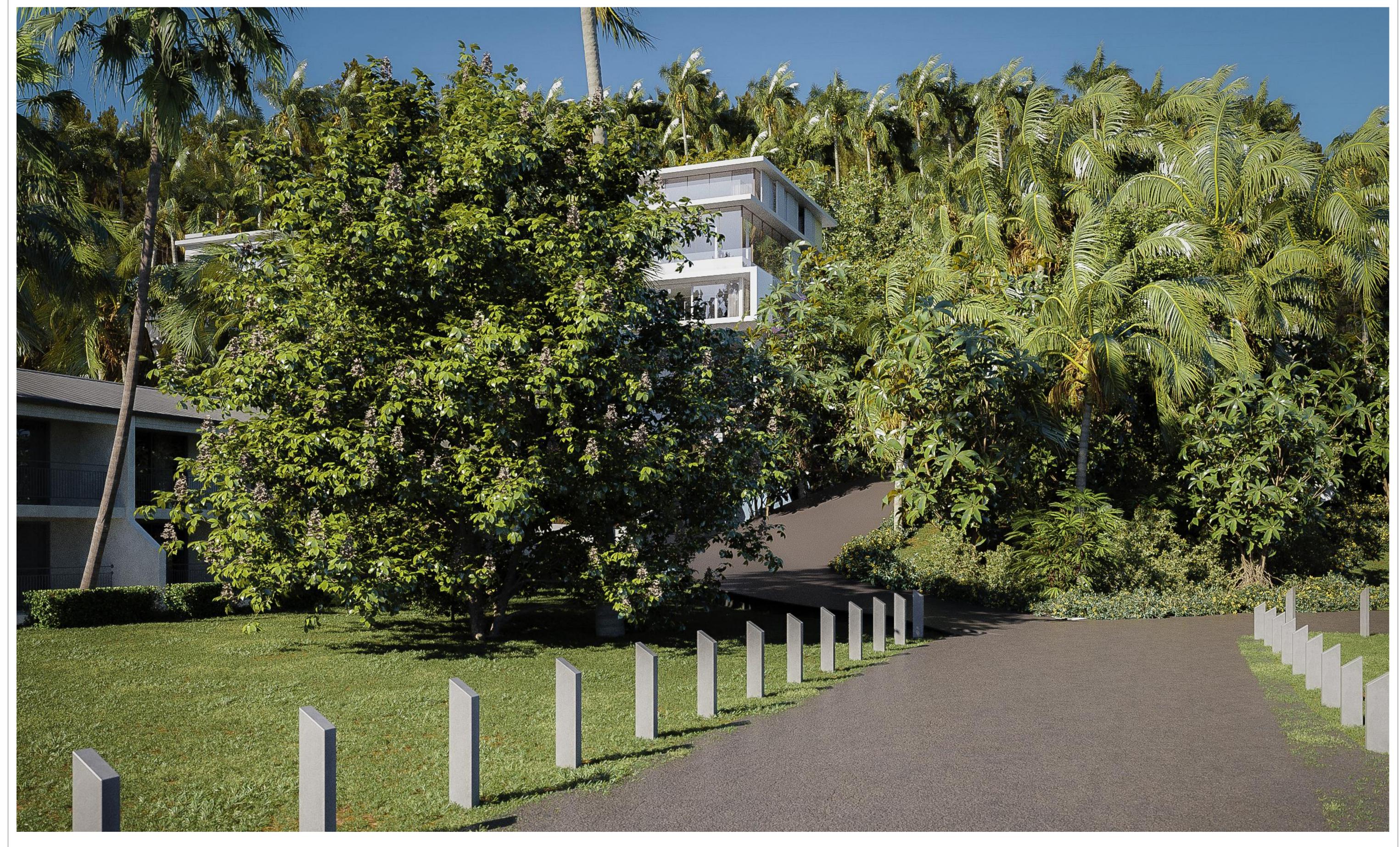
RevID ChID CHANGE DESCRIPTION DATE

© COPYRIGHT HUNT DESIGN

www.huntdesign.com.au ABN: 90514257527

Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534

СНЕСКЕД В.Н. 1:0.37 GURNER01 - GURNER RESIDENCE 69-73 MURPHY STREET PORT DOUGLAS SHEET SIZE DA REVISED SET **A**1 Lot 2 on RP724386 SET -Gurner TM Nominees Pty Ltd PARK PERSPECTIVE PROJECT NO. GUR_PD1 19/5/23 BUILDER SIGN OFF ORIGINATOR VOLUME / SYSTEM LEVEL / LOCATION TYPE ROLE DRAWING NO. STATUS REVISION PROJECT CODE HDA 00 | DR | A | DA-22 | DD | DD_E PD1



THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS, SEEK CONFIRMATION FROM ARCHITECT
IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET

RevID ChID CHANGE DESCRIPTION DATE

DD_E 19/5/23

D E S I G N

Architecture Master Planning Interiors

HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T +61 7 4099 0300 F +61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527

© COPYRIGHT HUNT DESIGN

GURNER01 - GURNER RESIDENCE				1:0.34	1	DRAWN	JR; KS	CHECKED	G.H.
69-73 MURPHY STREET PORT DOUGLAS Lot 2 on RP724386				SHEET SIZE		DRAWING	S STATUS DA REVIS	SED SE	T
CLIENT				TITLE		l			
Gurner TM Nominees Pty Ltd				SET -					
			·				PECTIVE		
				PROJECT NO.			PECTIVE		
CLIENT SIGN OFF	SIGNATURE		DATE		\		PECTIVE	DATE	10/E/27
	SIGNATURE		DATE	PROJECT NO. GUR_PI	D1		PECHVE		19/5/23
SIGN OFF BUILDER	SIGNATURE	ORIGINATOR				ROLE	DRAWING NO.		19/5/23

AND



GURNER TM NOMINEES PTY. LTD. CIVIL WORKS PACKAGE

DRAWING SCHEDULE				
DRAWING NUMBER	DESCRIPTION			
22031-C001	COVER PAGE & LOCALITY PLAN			
22031-C002	PROJECT NOTES			
22031-C003	DEMOLITION & VEGETATION CLEARING EXTENTS PLAN			
22031-C004	GENERAL ARRANGEMENT PLAN			
22031-C005	BULK EARTHWORKS PLAN			
22031-C006	SITE SECTIONS			
22031-C007	DRIVEWAY & DRAINAGE PLAN			
22031-C008	DRIVEWAY SECTIONS & DETAILS			
22031-C009	DRAINAGE LONGSECTIONS			
22031-C010	DRAINAGE DETAILS			
22031-C011	WATER & SEWER SERVICE PLAN			
22031-C012	WATER & SEWER LONGSECTIONS			
22031-C013	WATER & SEWER DETAILS			
22031-C014	EROSION & SEDIMENTATION CONTROL STRATEGY			
22031-C015	EROSION & SEDIMENTATION CONTROL DETAILS			



LOCALITY PLAN

NOT TO SCALE

. PRC					
200					
PRUGRESSION/1					
7 7					
- -					
FIIE:	Α	23.02.2023	PRELIMINARY ISSUE	MT	GA
\neg	REV.	DATE	DESCRIPTION	DES.	APP.

APPLIN —— CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au

RPEQ ENGINEER:



RAWN	CLIENT GURNER TM NOMINEES PTY. LTD.					
1. TICKNER		Language				
ESIGNED	69-73 MURPHY ST. PORT DOUGLA	STATUS DDEI	IMINARY			
1. TICKNER	09-75 WIORFITT ST. FORT DOUGLA	PALL				
I. HORNER		SCALE AS SHOWN	SIZE A1	1		
PPROVED DATE	TITLE CIVIL MODICO DACKACE			_		
G. APPLIN	CIVIL WORKS PACKAGE	DRAWING NUMBER	REVISION			
DEO 6073	COVER PAGE & LOCALITY PLAN	22031-C	001 A			

GENERAL:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL INFORMATION ISSUED BY THE SUPERINTENDENT DURING THE COURSE OF THE CONTRACT.
- ALL LEVELS ARE AHD DERIVED. ALL DIMENSIONS AND RADII ARE EXPRESSED IN METRES (UNO).
- DRAWINGS SHALL NOT BE SCALED.
- EXISTING CONTOURS, LEVELS AND FEATURES SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY AND ARE BASED ON SURVEY DRAWINGS AND DATA PROVIDED.
- ALL DIMENSIONS RELEVANT TO SETTING OUT, SURFACE LEVELS AND INVERT LEVELS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORKS ARE MAINTAINED IN A SAFE AND STABLE CONDITION AND THAT ADEQUATE PROTECTION AGAINST EROSION AND SILTATION IS IN PLACE.
- GRADE EVENLY BETWEEN LEVELS SHOWN EXCEPT WHERE LEVELS INDICATE VERTICAL CURVES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION PROTECTION AND SEDIMENT CONTROL FOR THE
- WORKS AS SPECIFIED AND TO THE SATISFACTION OF THE SUPERINTENDENT. 11. CONFIRM ALL EXISTING LEVELS WHERE APPROPRIATE. IF LEVELS ARE DIFFERENT TO INDICATED CONFIRM
- COURSE OF ACTION WITH ENGINEER. 12. ALL WORKS SHOULD COMPLY WITH AND BE UNDERTAKEN IN ACCORDANCE WITH FNQROC.
- 13. ALL EXISTING SERVICES SHALL BE LOCATED ON SITE AND PROTECTED FOR THE DURATION OF THE WORKS.

SITE PREPARATION AND EARTHWORKS:

- ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. GEOTECHNICAL TESTING SERVICES SHALL BE AS DETERMINED BY LEVEL 1 IN ACCORDANCE WITH AS 3798. ALL CERTIFICATION AND TEST RESULTS ARE TO BE COMPILED AND PROVIDED TO THE SUPERINTENDENT PRIOR TO WORKS ACCEPTANCE.
- NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT UNLESS NOTED ON THE DRAWINGS.
- FINISHED SURFACE LEVELS SHOWN ON PROJECT DRAWINGS ARE AFTER ALL EARTHWORKS ARE COMPLETE INCLUDING TOPSOILING. ALL AREAS ARE TO BE GRADED EVENLY BETWEEN FINISHED SURFACE LEVELS UNLESS
- DRY DENSITY RATIO AS REFERRED TO IN THESE NOTES IS THE RATIO DETERMINED IN ACCORDANCE WITH AS1289.5.4.1 OF COMPACTED DRY DENSITY IN ACCORDANCE WITH AS1289.5.3.1 OR AS1289.5.8.1 TO THE STANDARD MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH AS1259.5.1.11 (STANDARD
- STRIP ALL VEGETAL MATTER, TOPSOIL AND OTHER UNSUITABLE MATERIAL FROM AREAS TO BE EXCAVATED OR
- FILLED AND DISPOSE OFF SITE UNLESS ADVISED OTHERWISE. EXCAVATE AS REQUIRED AND DEPOSIT EXCAVATED MATERIAL AS NECESSARY. COMPACT SURFACES EXPOSED BY STRIPPING OR EXCAVATION TO 98% DRY DENSITY RATIO TO A DEPTH OF AT LEAST 250mm, SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED SEEK THE ADVICE OF THE SUPERINTENDENT OR GITA.
- COMPACT FILL TO 95% DRY DENSITY RATIO IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 300mm.
- STOCKPILE SUITABLE TOPSOIL FOR RE-USE TO 1500 mm MAXIMUM HEIGHT. 9. DO NOT STOCKPILE MATERIAL AGAINST TREES. DO NOT OBSTRUCT THE FREE FLOW OF WATER.
- 10. NOTIFY DESIGN SUPERINTENDENT ENGINEER IF GROUND WATER ENCOUNTERED.
- 11. PROVIDE TEMPORARY SUPPORT TO FACES OF EXCAVATIONS AS REQUIRED.

EROSION AND SEDIMENT CONTROL NOTES:

- REFER TO DRG. No. 22031-C014 FOR EROSION & SEDIMENTATION CONTROL STRATEGY PLAN.
- PRIOR TO CONSTRUCTION COMMENCING. THE CONTRACTOR MUST PREPARE AN EROSION & SEDIMENT CONTROL PLAN (ESCP) TO MANAGE THE SITE DURING CONSTRUCTION.
- THE ESCP MUST BE CONSISTENT WITH THE APPROVED EROSION & SEDIMENT CONTROL STRATEGY (ESCS) AND SHALL TAKE INTO CONSIDERATION THE CONTRACTOR'S PROPOSED CONSTRUCTION METHODOLOGY AND
- 4. NO EARTHWORKS SHALL COMMENCE ON ANY PART OF THE SITE PRIOR TO INSTALLING APPROPRIATE ESC MEASURES DOWNSTREAM OF THE SITE AND IN ACCORDANCE WITH THE APPROVED ESC.
- AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES
- THE IMPACT ON THE ENVIRONMENT SHALL BE MINIMISED BY OBSERVING THE FOLLOWING CONSTRUCTION PRACTICES:
 - AREAS DISTURBED BY CONSTRUCTION TRAFFIC AND PROCEDURES SHALL BE MINIMISED. • MINIMISE TRAFFIC MOVEMENTS AND SPEEDS ON EXPOSED SURFACES.
 - REVEGETATION OF DISTURBED AREAS SHALL BE CARRIED OUT SOON AFTER THE COMPLETION OF TOPSOIL PLACEMENT.
 - FLOW DIVERSION SHALL BE CARRIED OUT BY EARLY INSTALLATION OF DRAINS ALONG TOPS OF
 - BATTERS WITH APPROPRIATE SILTATION CONTROL DEVICES. SEDIMENT INTERCEPTION BY THE PLACEMENT OF SUITABLE RETENTION SYSTEMS ACROSS DRAINAGE LINES AND AT INTERCEPTION POINTS FOR BOTH THE CONSTRUCTION AND STOCKPILE
- ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS TO HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
- 9. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE. CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
- 10. THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES
- MAY BE MADE BY COUNCIL IF DEEMED NECESSARY AND RELEVANT.
- 11. EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

ROADS & PATHWAYS NOTES:

- NEW ROADS PATHS AND KERBING SHALL JOIN SMOOTHLY TO EXISTING WORKS. WHERE NECESSARY, EXISTING
- WORKS SHALL BE CUT BACK TO FORM A NEAT JOIN.
- CONNECTIONS TO EXISTING PATHS SHALL BE SMOOTH AND NEAT. THE MAXIMUM STEP SHALL BE:
- +3mm ABOVE EXISTING & -0mm BELOW EXISTING
- ALL PATHWAYS SHALL BE 2.0M WIDE (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH FNQROC STD DRG S1035. PATHWAY CROSSFALL MUST NOT EXCEED 2.5%.
- ALL KERB PROFILES TO BE AS PER FNQROC STD DRAWING \$1000 UNLESS NOTED OTHERWISE.
- ALL KERB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG S1016. WIDTH OF RAMP
- SHALL MATCH PATHWAY WIDTH. ALL STREET SIGNS AND TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH FNQROC STD DRGS S1040 AND S1041.
- PAVEMENT DESIGN STATED HEREIN IS FOR A RANGE OF SUBGRADE CBR VALUES. THE CONTRACTOR IS TO CONFIRM THE SUBGRADE CBR BY TESTING IN ACCORDANCE WITH THE SPECIFICATION. RESULTS ARE TO BE PROVIDE TO THE SUPERINTENDENT FOR FINAL PAVEMENT SELECTION.

DRAINAGE NOTES

- ALL REINFORCED CONCRETE PIPES SHALL BE CLASS 2 UNLESS NOTED OTHERWISE. ALTERNATIVE MATERIAL TYPES SUCH AS HDPE OR FRC MAYBE USED SUBJECT TO SUPERINTENDENTS APPROVAL.
- 2. EXCAVATION, BEDDING AND BACKFILL FOR CONCRETE PIPES SHALL BE CARRIED OUT IN ACCORDANCE WITH
- FNQROC STANDARD DRAWING S1046. 3. ALL KERB INLET PITS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG'S
- S1050, S1055, S1060, S1065, S1066 AND S1070. 4. ALL CAST-IN-SITU HEADWALLS SHALL BE PROVIDED IN ACCORDANCE WITH FNQROC STD DRG'S S1075, S1080,
- S1085, AND S1090. 5. ALL PRECAST HEADWALLS SHALL BE PROVIDED WITH CONCRETE CUT-OFF WALL IN ACCORDANCE WITH FNQROC STD DRG S1075. WHERE HEADWALL ABUTS CONCRETE LINED CHANNEL, THE CUT-OFF WALL MAYBE
- OMITTED SUBJECT TO APPROVAL BY THE SUPERINTENDENT. 6. SUBSOIL DRAINAGE SHALL BE PROVIDED WHERE SHOWN ON THE PROJECT DRAWINGS. DRAINS SHALL ACHIEVE A MINIMUM 0.5% GRADE. FLUSHING POINTS AND OUTLETS TO BE PROVIDED IN ACCORDANCE WITH FNQROC STD DRAWING S1095.
- 7. ANY STORMWATER QUALITY INTERCEPTION DEVICE SHALL BE CLEANED BY THE CONTRACTOR AND DOCKETS PROVIDED AT TIME OF OFF MAINTENANCE. ALL COSTS TO BE BOURNE BY THE CONTRACTOR.

WATER RETICULATION NOTES

- 1. ALL PVC AND PE PIPES SHALL BE CLASS PN16. PVC PIPES SHALL BE RUBBER RING JOINTED AND DUCTILE IRON
- DICL PIPES SHALL BE CLASS PN35 "TYTON" TYPE RUBBER RING JOINTED.
- FOR MAIN TRENCHING, BEDDING & ANCHORAGE DETAILS REFER FNQROC STD DRGS S2015 & S2016. ENSURE COVER TO WATERMAINS IS 800MM MINIMUM UNDER ROADWAYS AND 600mm MINIMUM ELSEWHERE.
- 4. FOR MAIN CONNECTION DETAILS, REFER FNQROC STD DRG S2020.
- 5. HYDRANTS OR VALVES CONSTRUCTED IN CONCRETE ARE TO HAVE A COMPRESSIBLE LAYER (ABLEFLEX) INSTALLED ON THE SURROUND. REFER FNQROC STD DRG 2000.
- ALL WATER MAINS SHALL BE INSTALLED ON A STANDARD 2.8M OFFSET FROM THE PROPERTY BOUNDARY UNLESS NOTED OTHERWISE ON PLANS.
- CAIRNS REGIONAL COUNCIL MUST BE CONTACTED TO PERFORM ANY DIRECT CONNECTION OR ALTERATION TO LIVE WATER MAINS. THE CONTRACTOR SHALL LODGE WITH COUNCIL THE APPROPRIATE APPLICATION FORMS AND FEES FOR THESE WORKS TO BE COMPLETED. IT MAY BE POSSIBLE FOR SOME WORKS TO BE PERFORMED BY THE CONTRACTOR UNDER SPECIAL CIRCUMSTANCES AND SUBJECT TO APPROPRIATE CONDITIONS AGREED TO WITH COUNCIL.
- 8. ALL HYDRANTS AND VALVES TO BE LOCATED OPPOSITE PROPERTY BOUNDARY TRUNCATIONS AND CORNERS, UNLESS NOTED OTHERWISE ON PLANS. FOR VALVES & HYDRANT BOXES INSTALLATION DETAILS REFER FNQROC STD DRGS S2000 & S2005 ADD TO CURRENT NOTE 5.
- KERB MARKER PLATES SHALL BE PROVIDED TO IDENTIFY THE POSITION OF ALL VALVES AND HYDRANTS IN ACCORDANCE WITH FNQROC STD DRG S2010 VERSION 4-2009. IN ADDITION TO KERB MARKER PLATES, HYDRANTS SHALL ALSO HAVE TEARDROP MARKERS AND BLUE RETRO-REFLECTIVE MARKERS PROVIDED ON THE ROAD PAVEMENT IN ACCORDANCE WITH FNQROC STD DRG 2010 VERSION 4-2009.

SEWER RETICULATION NOTES

- 1. ALL NEW SEWER MAINS SHALL BE UNPLASTICISED PVC (PVC-U) CLASS SN8 SUITABLE FOR RUBBER RING JOINTS, UNLESS NOTED OTHERWISE.
- 2. ALL NEW SEWER MAINS AND MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG'S
- S3000 AND S3015.
- 3. ALL SEWER MANHOLE COVERS SHALL BE CIRCULAR UNLESS NOTED OTHERWISE ON SEWER LONG SECTIONS. COVERS SHALL BE TYPE B INSIDE PROPERTIES AND TYPE C ELSEWHERE.
- 4. ALL SEWER MANHOLE COVER LEVELS TO BE 50MM ABOVE FINISHED SURFACE LEVEL UNLESS NOTED OTHERWISE.
- 5. THE CONTRACTOR SHALL ENSURE THAT A FLAT AREA OF 1.5M RADIUS FROM THE CENTRE OF THE MANHOLE IS
- PROVIDED AROUND ALL MANHOLES. 6. ALL HOUSE CONNECTION BRANCHES TO NEW SEWER MAINS TO BE CONSTRUCTED IN ACCORDANCE WITH
- FNQROC STD DRG S3005. BRANCHES SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATION. CAIRNS REGIONAL COUNCIL MUST BE CONTACTED TO PERFORM ANY DIRECT CONNECTION TO LIVE SEWER MAINS. THE CONTRACTOR SHALL LODGE WITH COUNCIL THE APPROPRIATE APPLICATION FORMS AND FEES FOR THESE WORKS TO BE COMPLETED. IT MAY BE POSSIBLE FOR SOME WORKS TO BE PERFORMED BY THE CONTRACTOR UNDER SPECIAL CIRCUMSTANCES AND SUBJECT TO APPROPRIATE CONDITIONS AGREED TO
- 8. THE CONTRACTOR SHALL CARRY OUT A CCTV INSPECTION THROUGH ALL SEWERS CONSTRUCTED AS PART OF THIS DEVELOPMENT AND PROVIDE THE FOOTAGE TO THE SUPERINTENDENT FOR ASSESSMENT. ANY SECTIONS OF SEWER CONSIDERED SUB-STANDARD SHALL BE RECTIFIED TO THE SATISFACTION OF COUNCIL.

SITE SPECIFIC NOTES

WITH COUNCIL.

RPEQ ENGINEER:

MT | GA A 23.02.2023 PRELIMINARY ISSUE DES. APP. REV. DATE DESCRIPTION

APPLIN — CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au



 $^{ extsf{T}}\mathsf{GURNER}$ TM NOMINEES PTY. LTD. M. TICKNER **PRELIMINARY** 69-73 MURPHY ST. PORT DOUGLAS DESIGNED M. TICKNER SCALE AS SHOWN DATE **APPROVED CIVIL WORKS PACKAGE** G. APPLIN DRAWING NUMBER REVISION 22031-C002 PROJECT NOTES Α RPEQ 6073

SURVEY CONTROL NOTES:

SURVEY ORIGIN

LEVEL DATUM: AHD(D)

ORIGIN OF LEVELS: PM 123510 RL 5.659 MERIDIAN: MGA ZONE 55

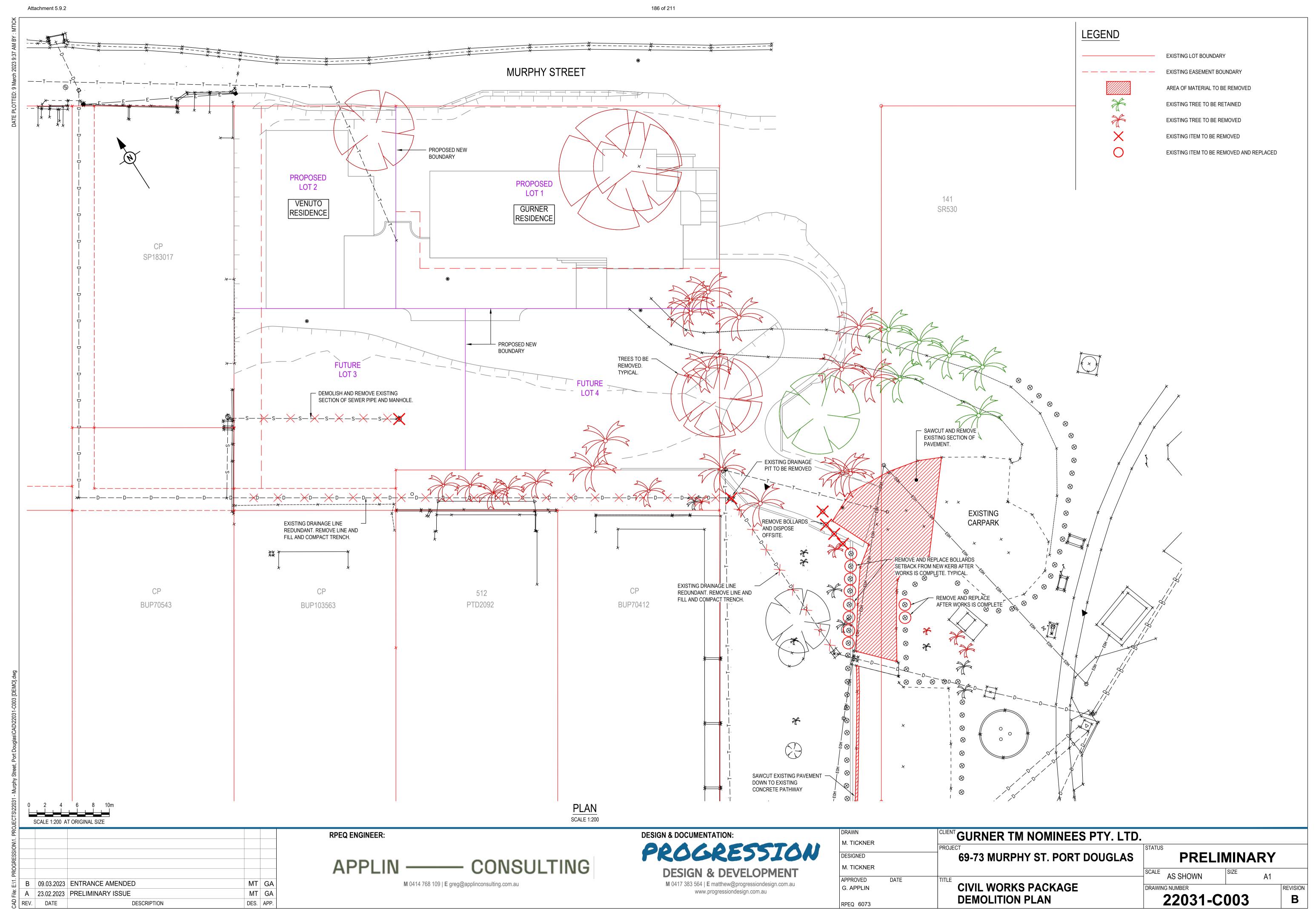
HORIZ. MERIDIAN: SP183017

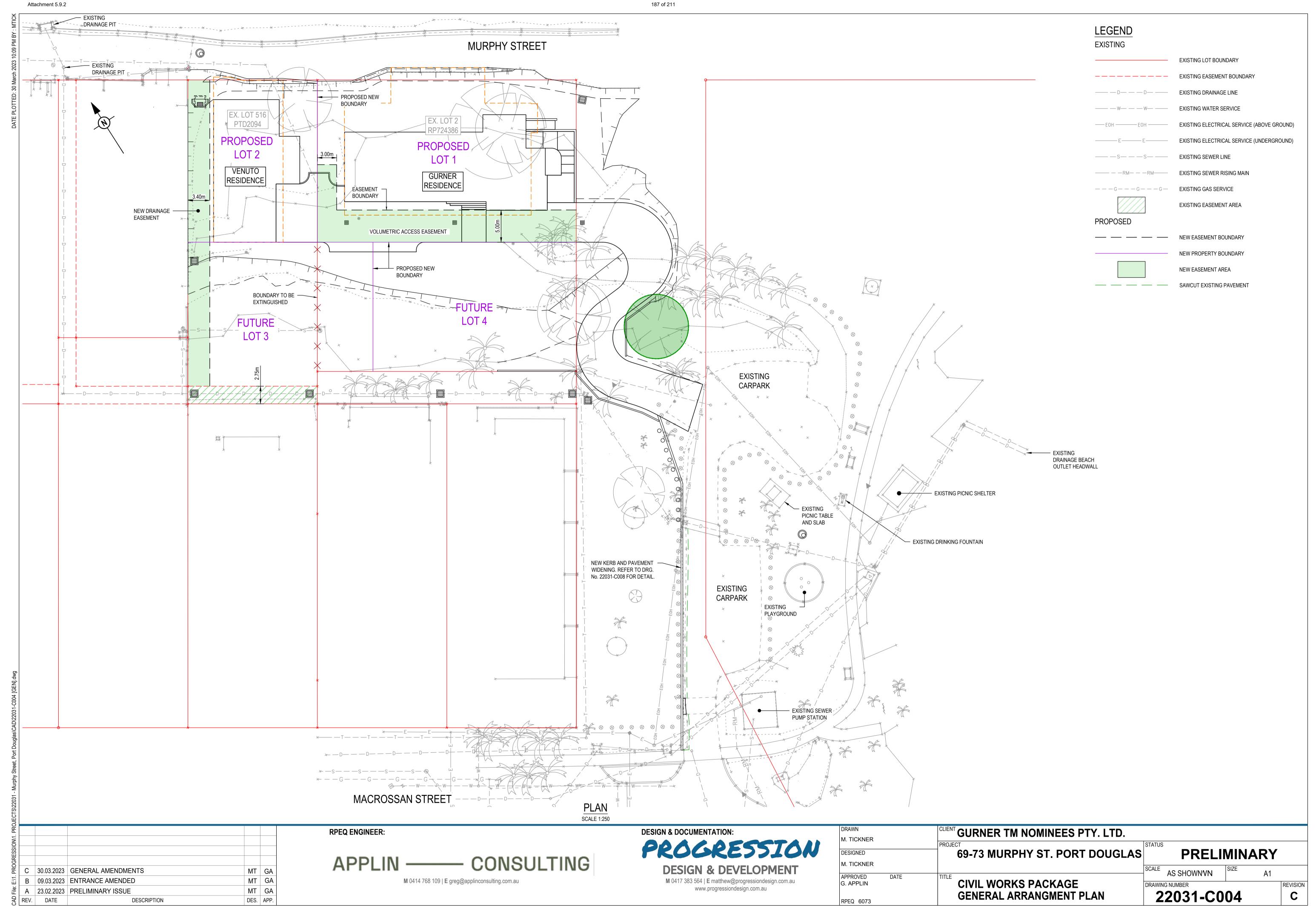
ORIGIN OF CO-ORDS: PM 123510

E: 2037.072

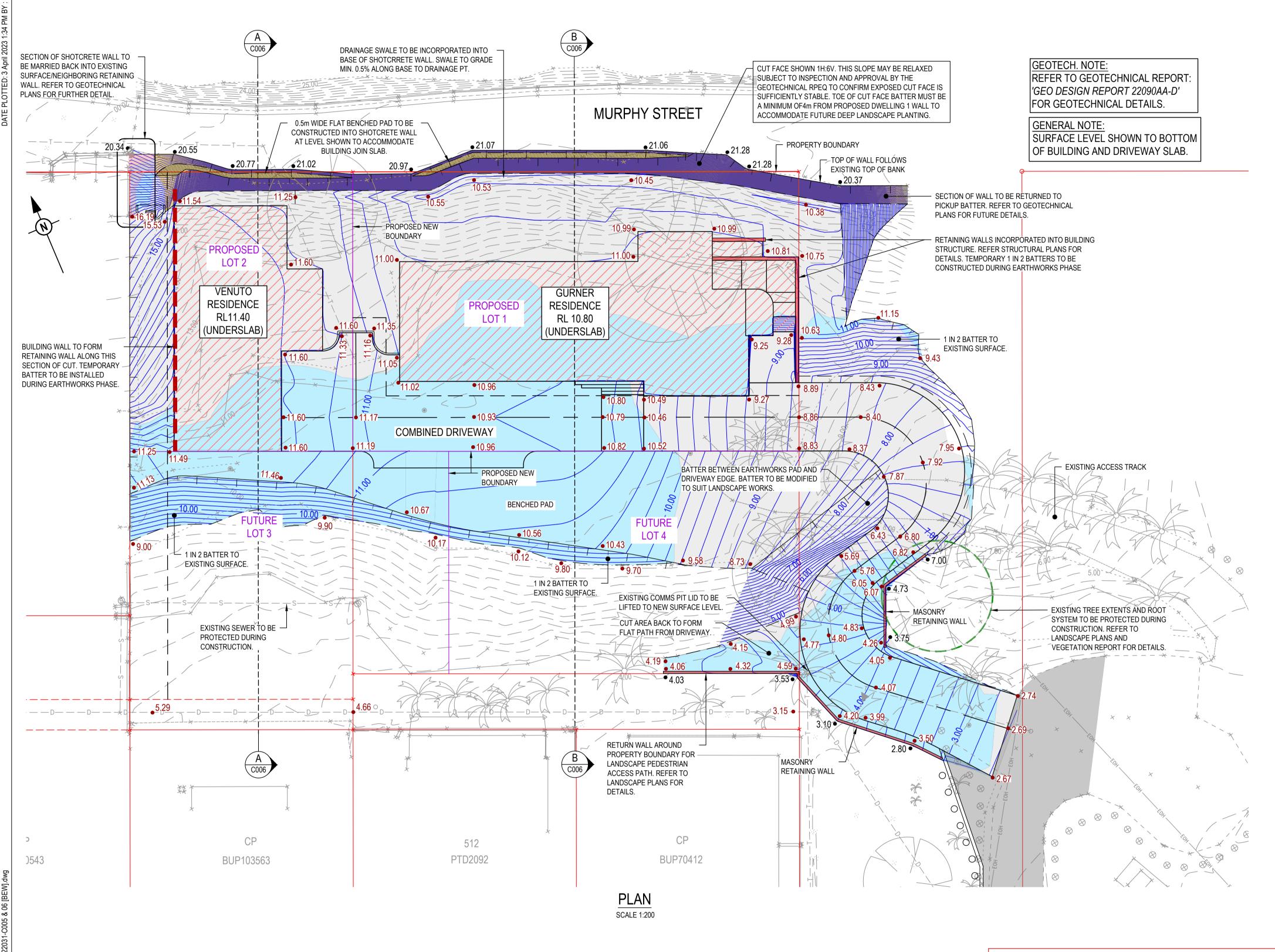
N: 4970.476 SURVEY PLAN: RPS DRG. No. 147352-2

185 of 211





Attachment 5.9.2



CONTRACTOR TO REVIEW GEO CONSULTANTS DRAWINGS 22090AAD FIG 1 THROUGH TO FIG 5 PRIOR TO COMMENCING WORKS TO ENSURE WORKS ARE UNDERTAKEN IN ACCORDANCE WITH AND COORDINATED WITH THESE PLANS. ANY DISCREPANCIES BETWEEN PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE SUPERVISING GEOTECHINCAL AND CIVIL ENGINEERS BEFORE PROCEEDING.

EARTHWORKS VOLUMES:

CUT: 2700 m³ FILL: 509m³ BALANCE: 2191m³

LEGEND

PROPOSED

EXISTING LOT BOUNDARY

—— —— EXISTING EASEMENT BOUNDARY

— EOH — EOH — EXISTING ELECTRICAL SERVICE (ABOVE GROUND)

EXISTING ELECTRICAL SERVICE (UNDERGROUND)

NEW PROPERTY BOUNDARY

PROPOSED SURFACE CONTOUR (0.2m INTERVALS)

PROPOSED RETAINING WALL

(CONSTRUCTED WITH BUILDING)

SAWCUT EXISTING PAVEMENT

EXISTING SURFACE LEVEL (ESL)

PROPOSED AREA OF CUT

PROPOSED AREA OF FILL

TOP OF BANK

— — BOTTOM OF BANK

FUTURE BUILDING WALL RETAINING -TEMPORARY BATTER NEEDED

PROPOSED EARTHWORKS SURFACE LEVEL (FSL)

—— — D— — — EXISTING DRAINAGE LINE

—— — W— — — EXISTING WATER SERVICE

---G---G---G--EXISTING GAS SERVICE

---- NEW EASEMENT BOUNDARY

EXISTING

...

- EARTHWORKS VOLUMES DO NOT CONSIDER BULKING FACTORS AND ARE TAKEN AS RAW VALUES.

VOLUMES TAKEN TO FINISHED EARTHWORKS SURFACE.

B 30.03.2023 GENERAL AMENDMENTS MT GA
A 22.02.2023 PRELIMINARY ISSUE MT GA
REV. DATE DESCRIPTION DES. APP.

SCALE 1:200 AT ORIGINAL SIZE

APPLIN —— CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au

RPEQ ENGINEER:

DESIGN & DOCUMENTATION:

PROGRESSION

DESIGN & DEVELOPMENT

M 0417 383 564 | E matthew@progressiondesign.com.au

www.progressiondesign.com.au

M. TICKNER		
DESIGNED		
M. TICKNER		
APPROVED G. APPLIN	DATE	
RPEQ 6073		

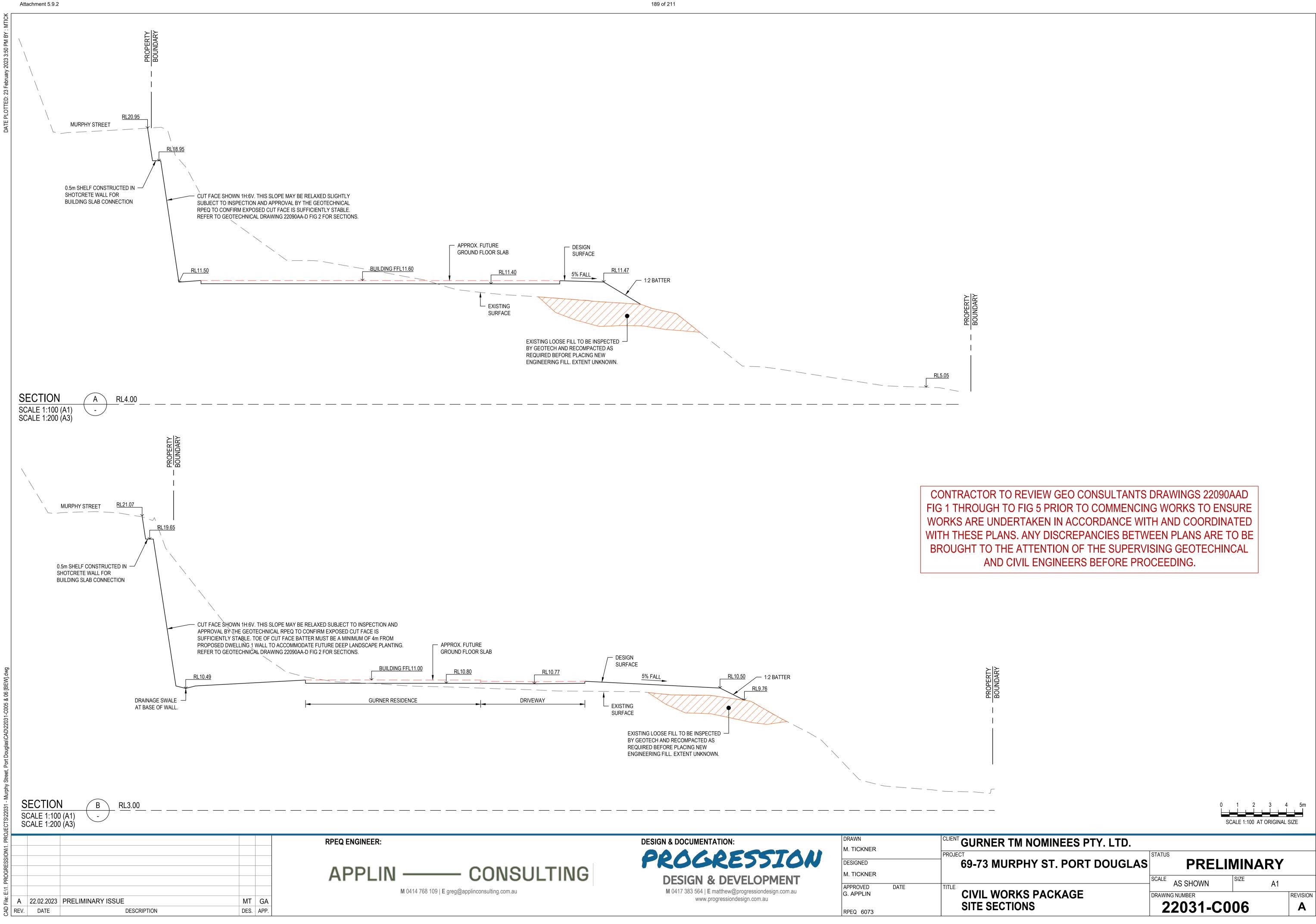
CLIENT GURNER TM NOMINEES PTY. LTD.

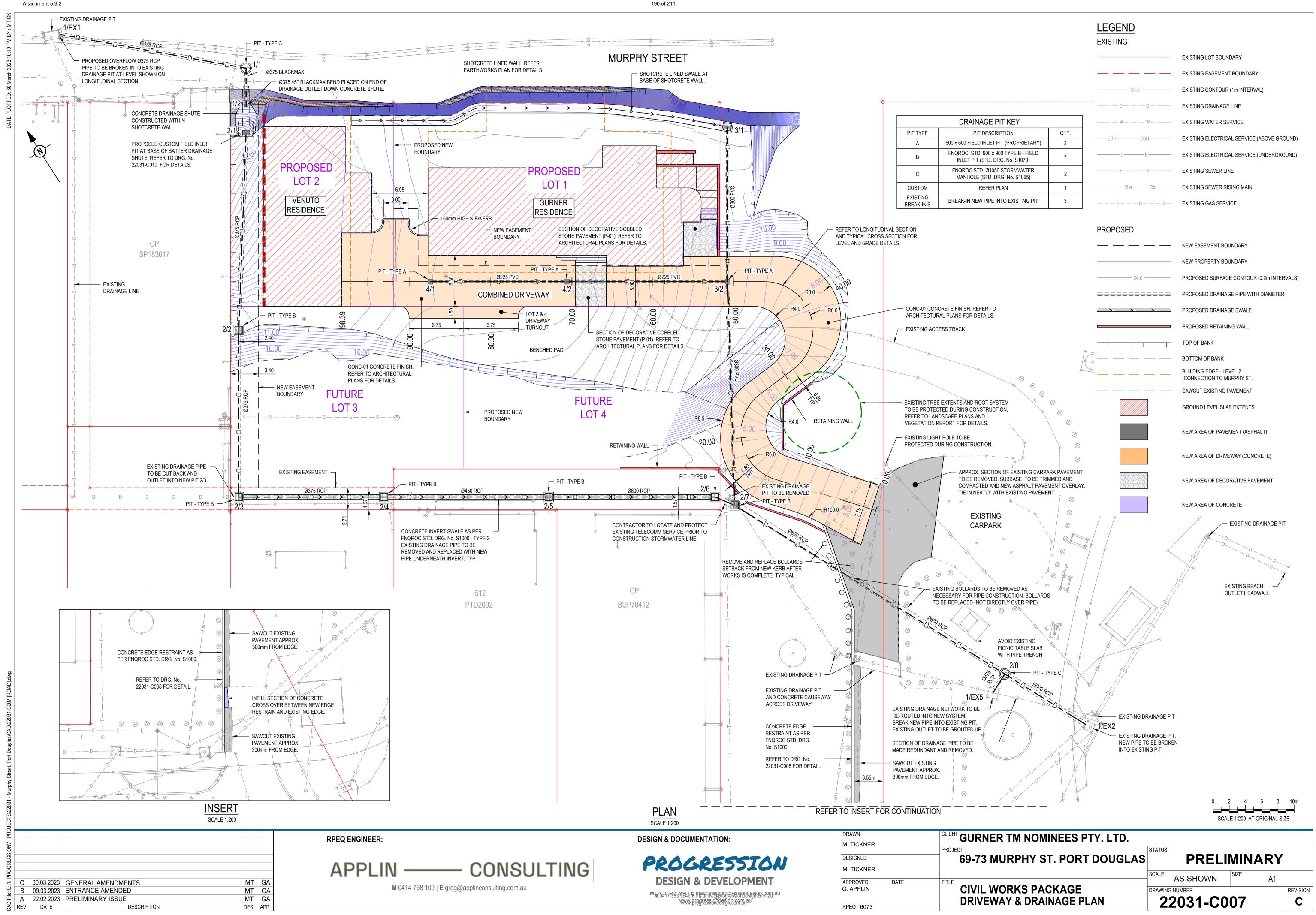
PROJECT
69-73 MURPHY ST. PORT DOUGLAS
PRELIMINARY

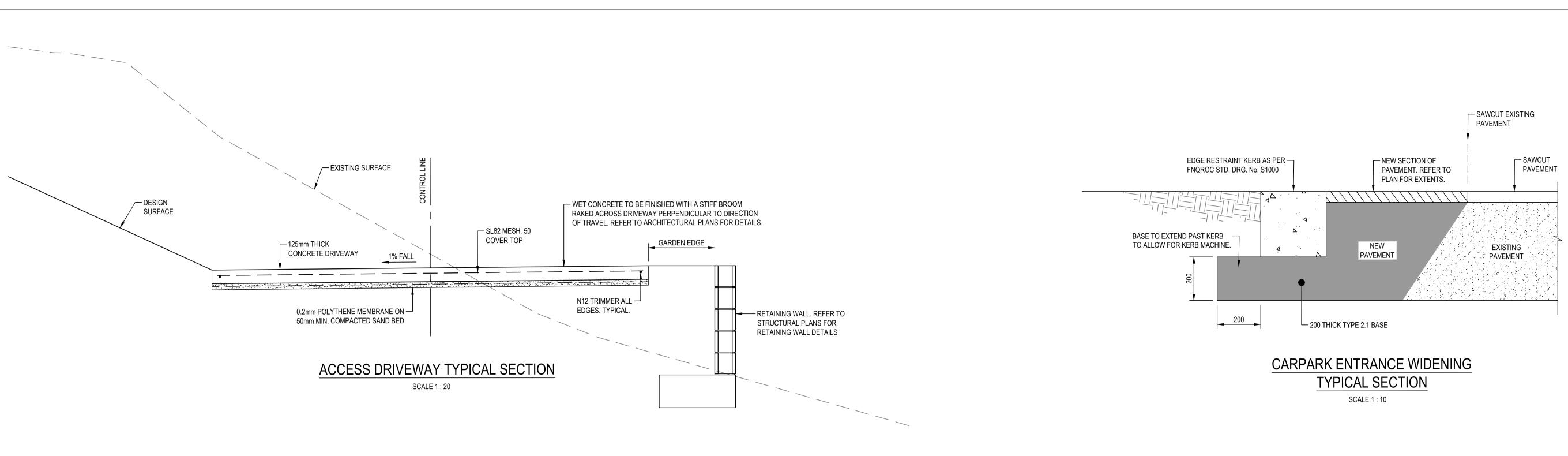
STATUS
PRELIMINARY

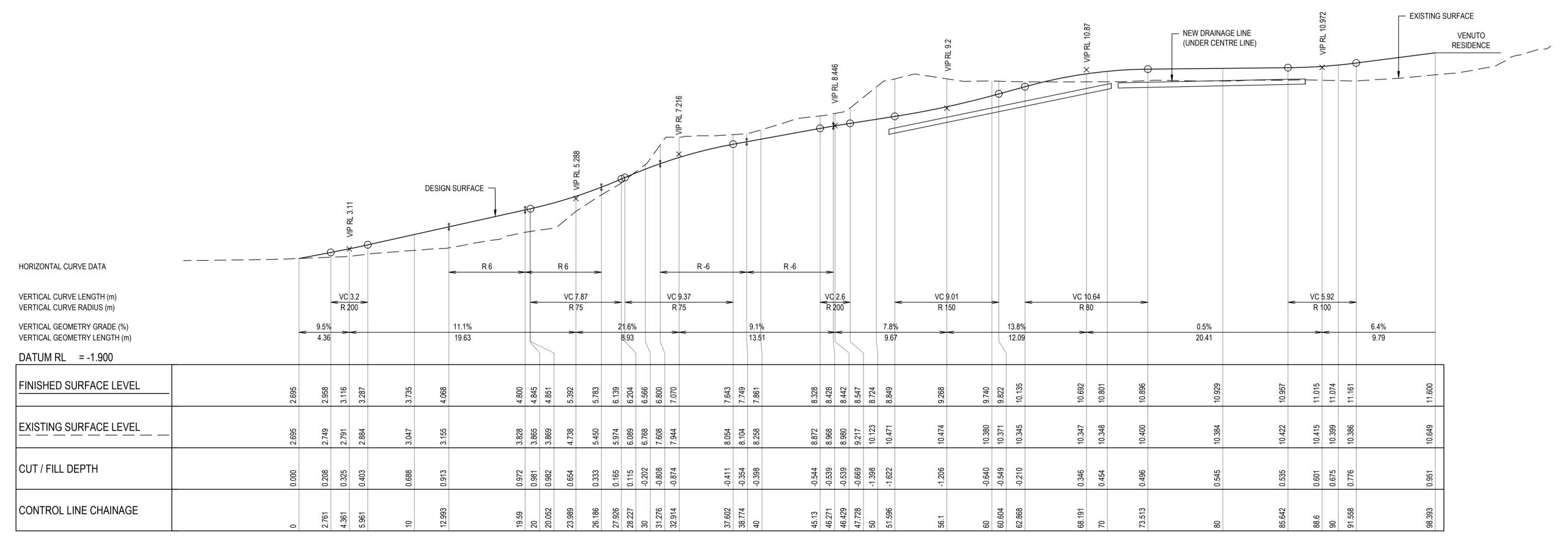
SCALE AS SHOWN
DRAWING NUMBER
22031-C005
B

REVISION
B









0 0.1 0.2 0.3 0.4 0.5m

SCALE 1:10 AT ORIGINAL SIZE

0 0.2 0.4 0.6 0.8 1.0m

SCALE 1:20 AT ORIGINAL SIZE

0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

0 2 4 6 8 10m

SCALE 1:200 AT ORIGINAL SIZE

A1 SCALE: H 1:200, V 1:100

LONGITUDINAL SECTION - DRIVEWAY CONTROL LINE

В	09.03.2023	ENTRANCE AMENEDED	MT	GA
Α	22.02.2023	PRELIMINARY ISSUE	MT	GA
REV.	DATE	DESCRIPTION	DES.	APP.

APPLIN — CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au

RPEQ ENGINEER:

DESIGN & DOCUMENTATION:

PROCESSION

DESIGN & DEVELOPMENT

M 0417 383 564 | E matthew@progressiondesign.com.au

www.progressiondesign.com.au

DRAWN M. TICKNER	CLIENT GURNER TM NOMINEES PTY. LTD.				
DESIGNED	69-73 MURPHY ST. PORT DOUGLA	PRELIMINARY			
M. TICKNER APPROVED DATE	TITLE	SCALE AS SHOWNVN	SIZE A1		
G. APPLIN RPEQ 6073	CIVIL WORKS PACKAGE DRIVEWAY SECTIONS & DETAILS	DRAWING NUMBER 22031-C	2008	REVISION	

\\1. PRC					
PROGRESSION/1.					
)GRE					
E:\1.					
File:	Α	22.02.2023	PRELIMINARY ISSUE	MT	GA
CAD	REV.	DATE	DESCRIPTION	DES.	APP.

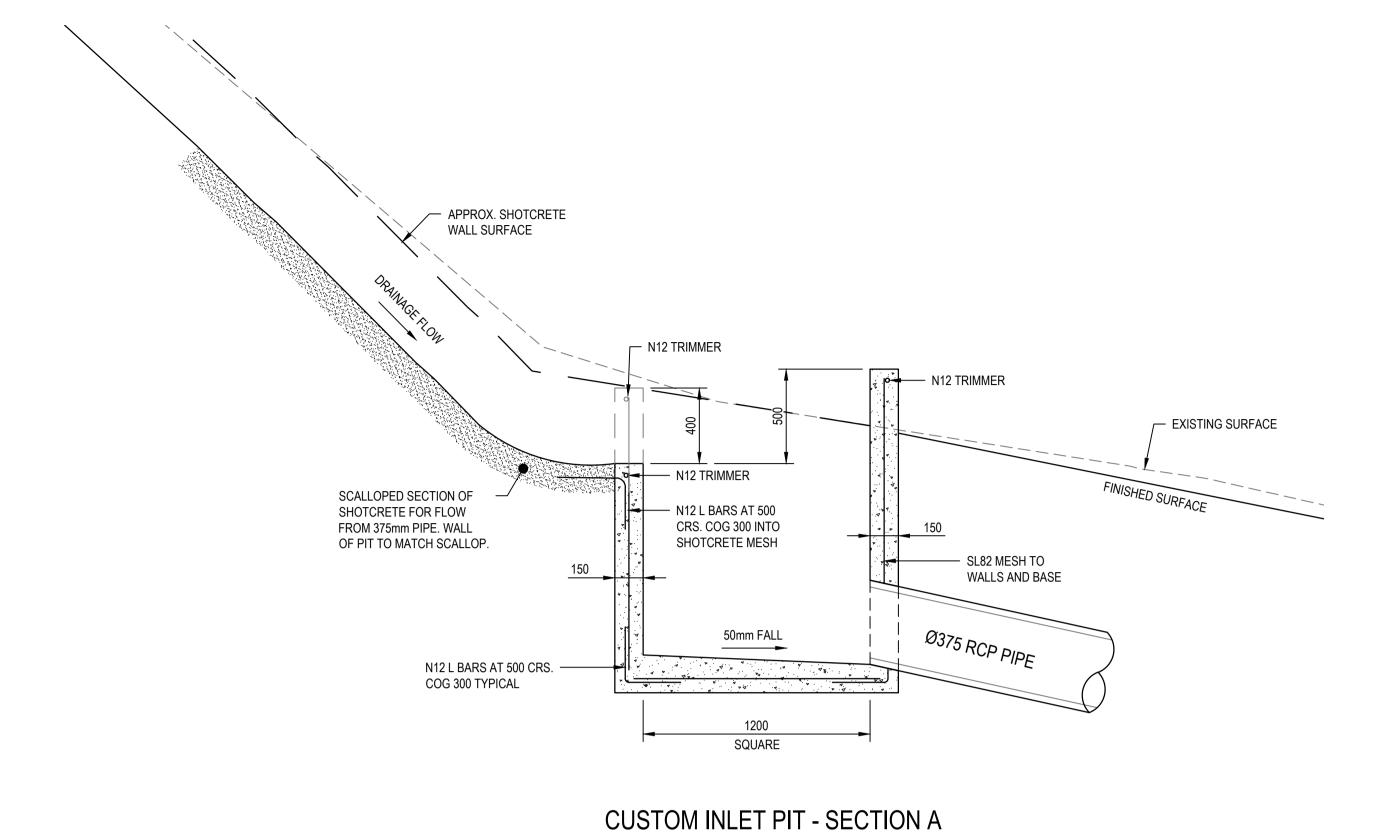
APPLIN — CONSULTING M 0414 768 109 | E greg@applinconsulting.com.au



www.progressiondesign.com.au

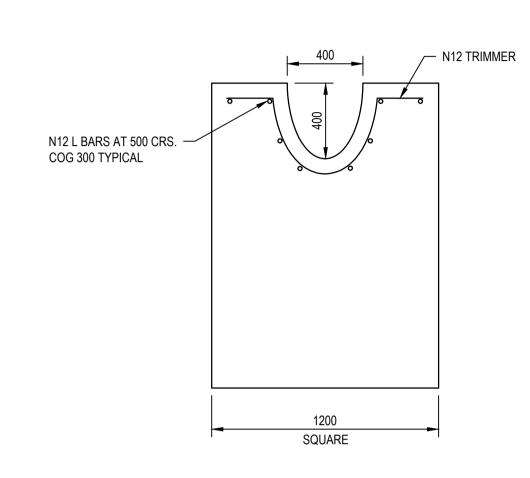
DRAWN	CLIENT GURNER TM NOMINEES PTY. LTD.				
M. TICKNER	PROJECT	STATUS			
DESIGNED	69-73 MURPHY ST. PORT DOUGLAS		PRELI	MINARY	7
M. TICKNER		SCALE		SIZE	
APPROVED DATE	TITLE ON WE ANOTHER THE STATE OF THE STATE O		AS SHOWNVN	A1	_
G. APPLIN	CIVIL WORKS PACKAGE		G NUMBER		REVISION
RPEQ 6073	DRAINAGE LONGSECTIONS	2	2031-C0	09	A

Attachment 5.9.2



SCALE 1:20

RPEQ ENGINEER:



CUSTOM INLET PIT - BACK VIEW OF WALL

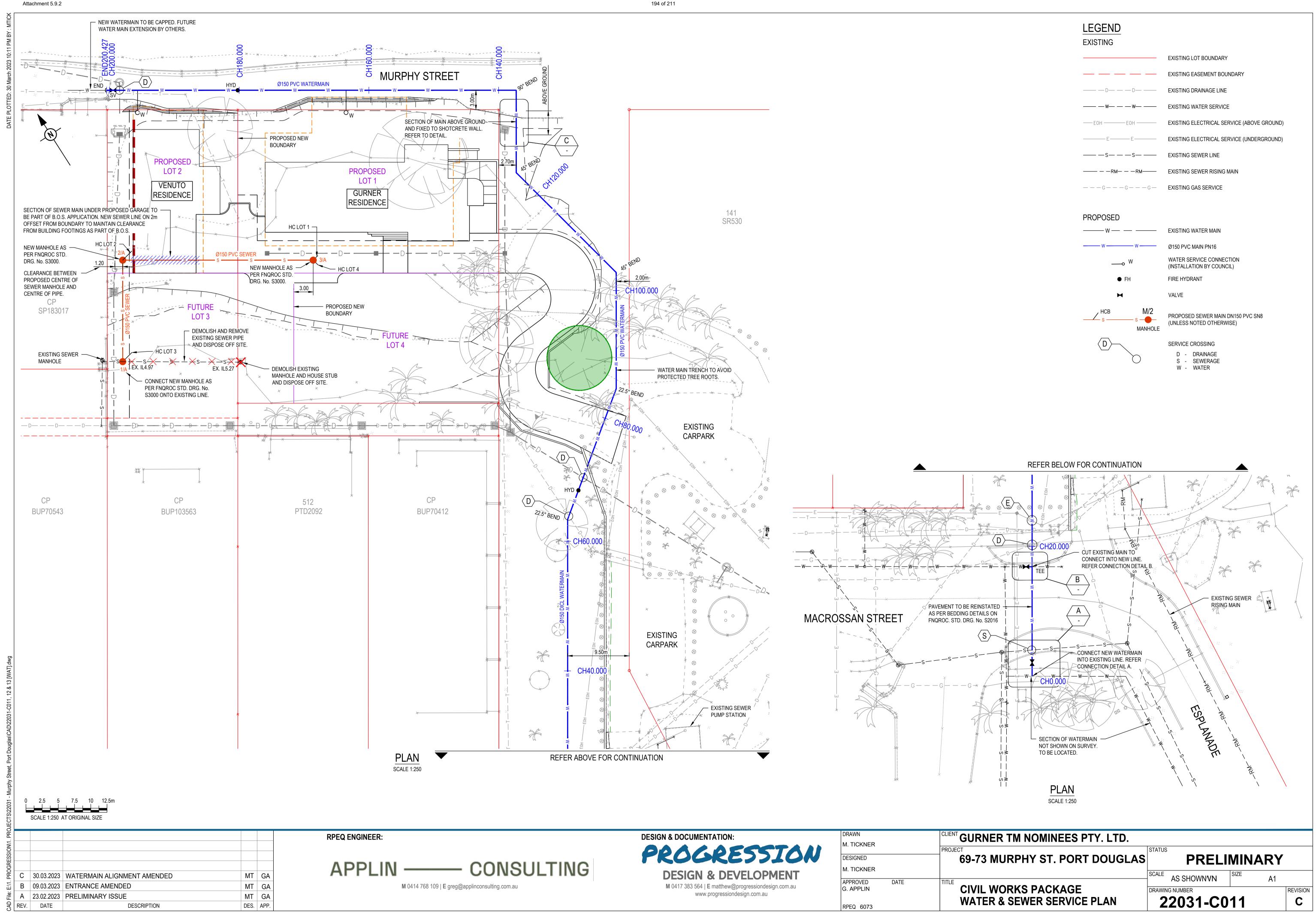
SCALE 1: 20

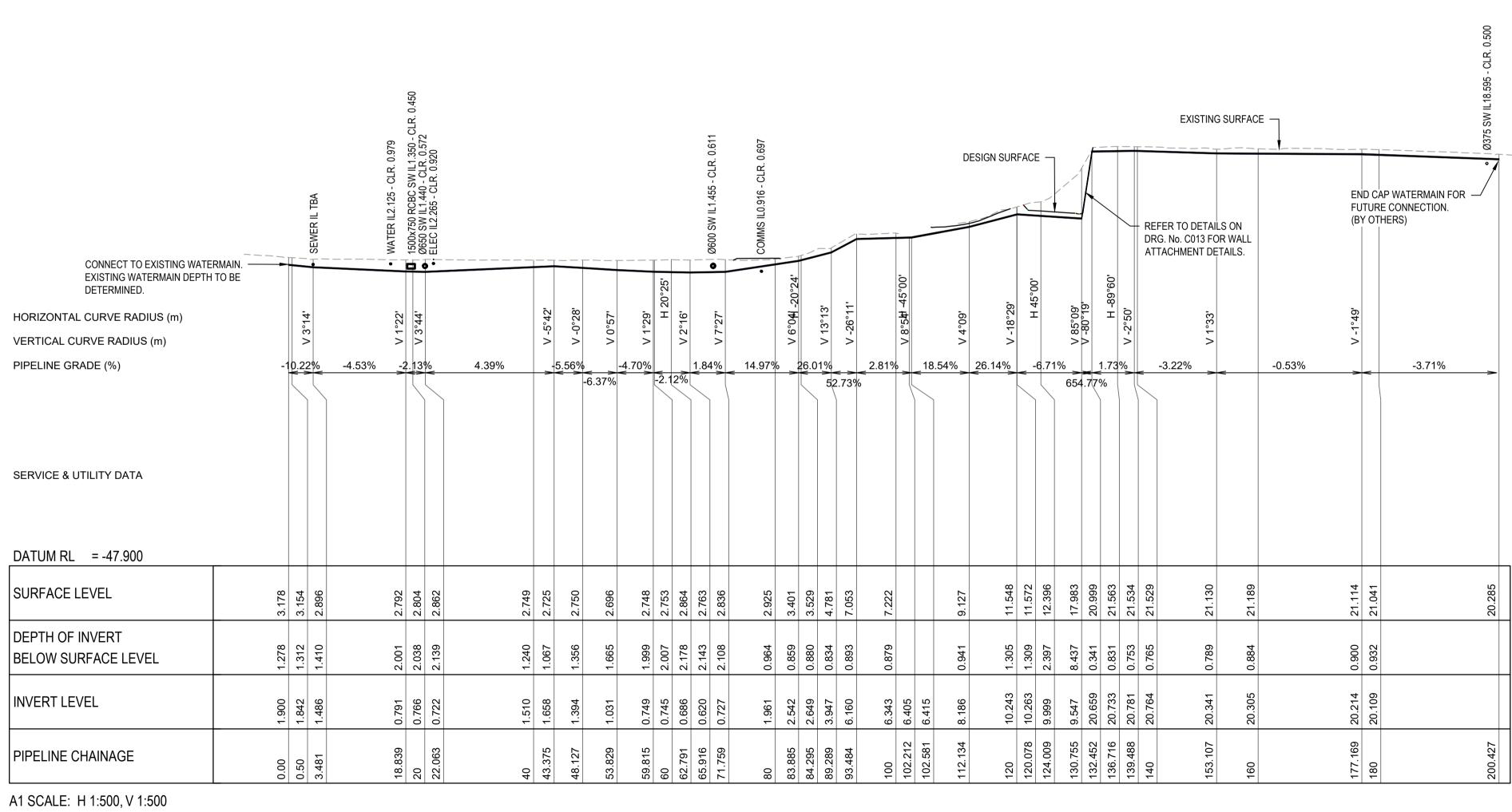
APPLIN — CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au



	0 SCA	2 4 6 8 10m LE 1:200 AT ORIGINAL SIZE	0 1 2 3 SCALE 1:100 AT ORI	4 5m
DRAWN	CLIENT GURNER TM NOMINEES PTY. LTD.			
M. TICKNER	PROJECT	STATUS		
DESIGNED	69-73 MURPHY ST. PORT DOUGL	I	ELIMINA	\RY
M. TICKNER		SCALE A COLLOWN	SIZE	
APPROVED DATE	TITLE	AS SHOWN	1 \(\rangle D\)	A1
G. APPLIN	CIVIL WORKS PACKAGE	DRAWING NUMBER	·	REVISION
RPEQ 6073	DRAINAGE DETAILS	22031	-C010	A





LONGITUDINAL SECTION - WATERMAIN

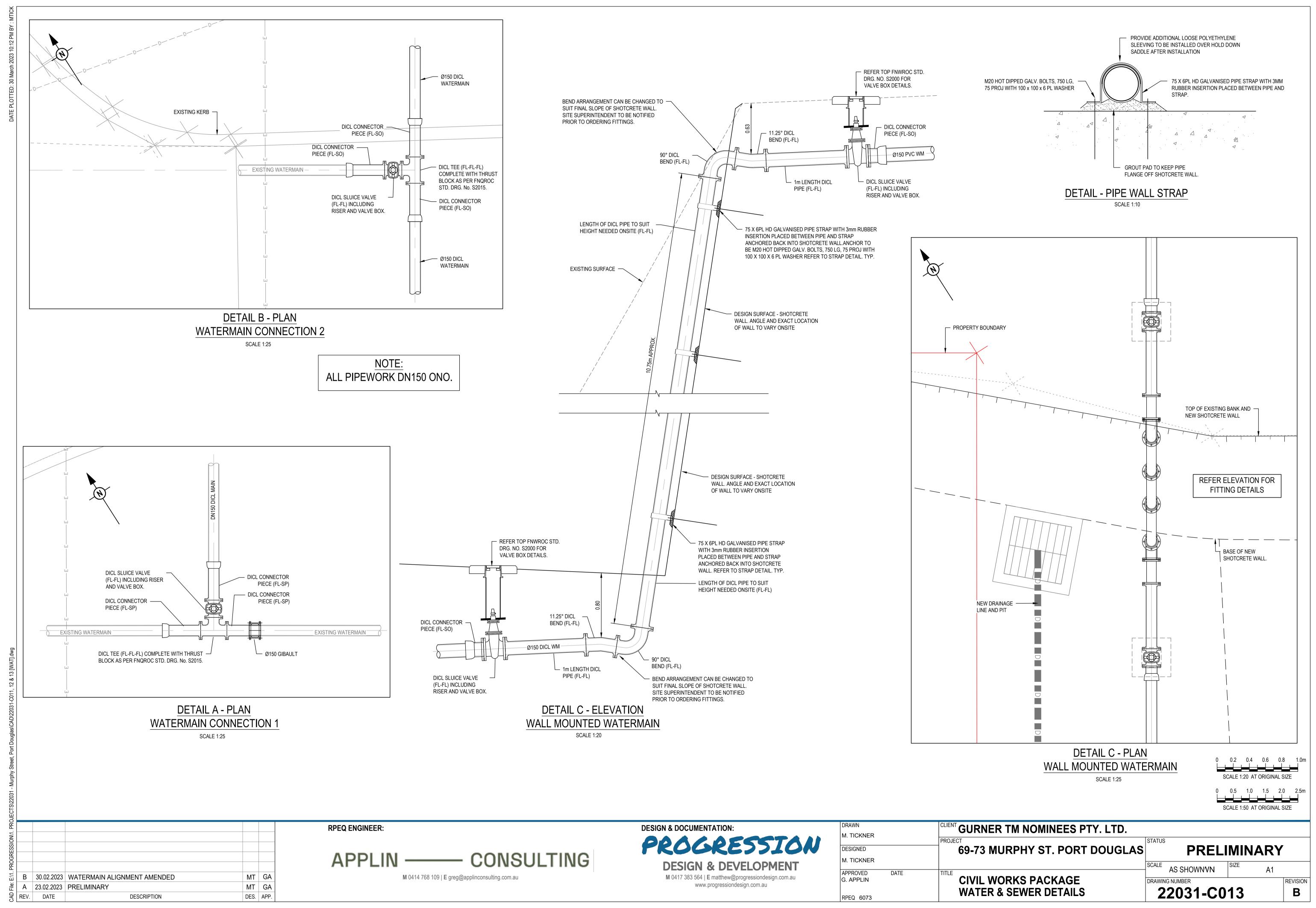
MT GA B 30.03.2023 WATERMAIN ALIGNMENT AMENDED MT GA A 23.02.2023 PRELIMINARY ISSUE ₹ REV. DATE DESCRIPTION DES. APP.

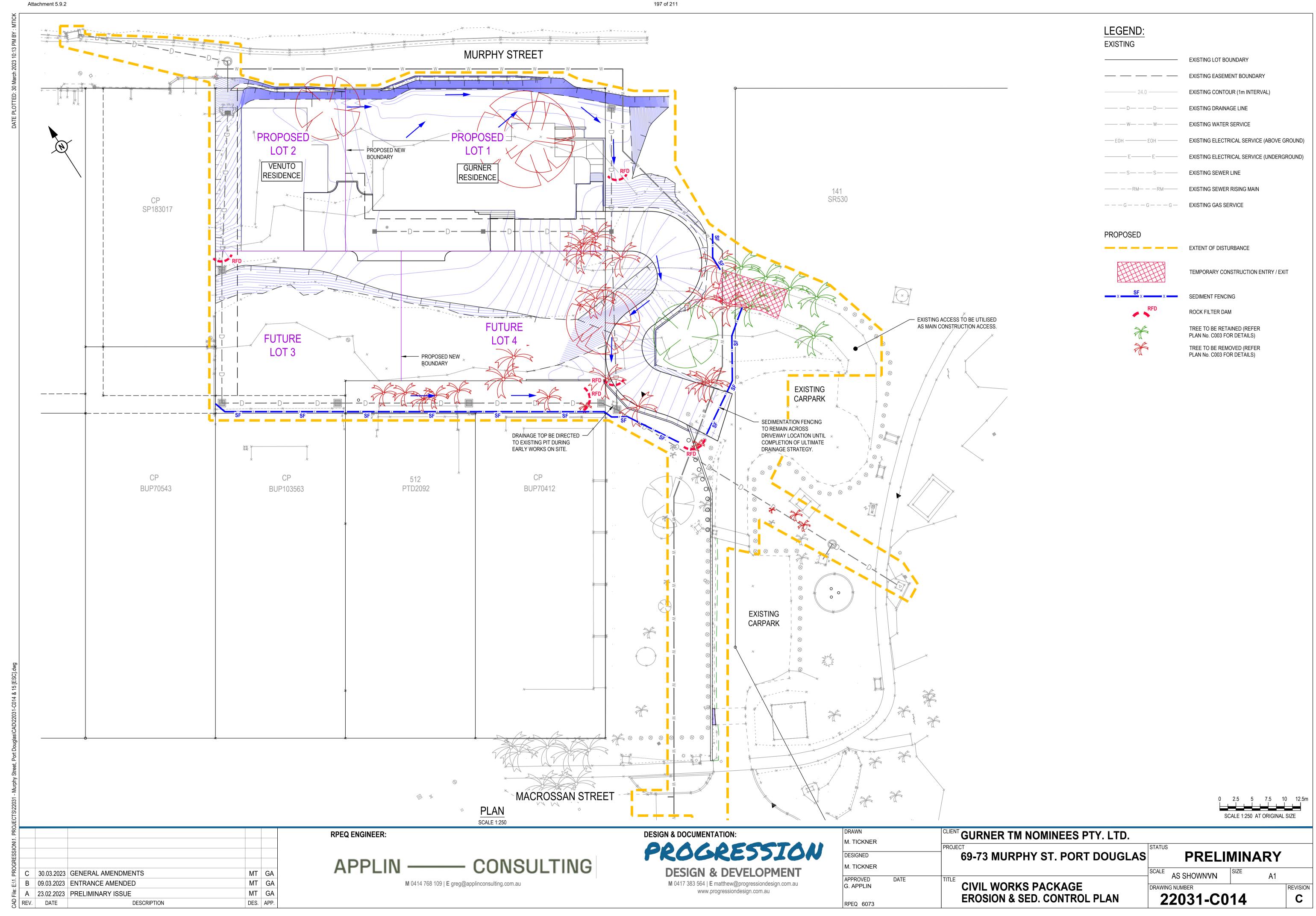
APPLIN — CONSULTING M 0414 768 109 | E greg@applinconsulting.com.au

RPEQ ENGINEER:



DRAWN M. TICKNER	CLIENT GURNER TM NOMINEES PTY. LTD.				
DESIGNED M. TICKNER	69-73 MURPHY ST. PORT DOUGLAS			IMINARY	′
APPROVED DATE G. APPLIN	TITLE CIVIL WORKS PACKAGE	SCALE DRAWIN	AS SHOWNVN G NUMBER	SIZE A1	REVISION
RPEQ 6073	WATER & SEWER LONGSECTIONS	2	2031-C0	12	В





SEDIMENT FENCE

MATERIAL

Attachment 5.9.2

POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140GSM. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).

WIRE OR STEEL MESH MINIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200mm.

1500mm² (MIN) HARDWOOD, 2500mm² (MIN) SOFTWOOD, OR 1.5kg/m (MIN) STEEL STAR PICKETS SUITABLE FOR

INSTALLATION

- REFER TO APPROVED PLANS FOR LOCATION, EXTENT AND REQUIRED TYPE OF FABRIC (IF SPECIFIED). IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- 2. TO THE MAXIMUM DEGREE PRACTICAL, AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED: TOTALLY WITHIN THE PROPERTY BOUNDARIES;
 - ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL;
- iii. AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL
- INSTALL RETURNS WITHIN THE FENCE AT MAXIMUM 20m INTERVALS IF THE FENCE IS INSTALLED ALONG THE CONTOUR, OR 5 TO 10m MAXIMUM SPACING (DEPENDING ON SLOPE) IF THE FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR. THE 'RETURNS' SHALL CONSIST OF EITHER:
 - V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
- SANDBAG OR ROCK/AGGREGATE CHECK DAM A MINIMUM 1/3 AND MAXIMUM 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5m UP THE SLOPE.
- 4. ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5m, OR AS NECESSARY, TO MINIMISE WATER BYPASSING AROUND THE FENCE. ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG
- THE FENCE, AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE ENDS OF THE FENCE. IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE. DO NOT ATTACH THE
- UNLESS DIRECTED BY THE SITE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200mm WIDE BY 200mm DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP-SLOPE SIDE
- ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE STAKES INTO THE GROUND SPACED NO GREATER THAN 3m IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER
- 9. IF SPECIFIED, SECURELY ATTACH THE SUPPORT WIRE OR MESH TO THE UP-SLOPE SIDE OF THE STAKES WITH THE MESH EXTENDING AT LEAST 200mm INTO THE EXCAVATED TRENCH, ENSURE THE MESH AND FABRIC IS ATTACHED TO THE UP-SLOPE SIDE OF THE STAKES EVEN WHEN DIRECTING A FENCE AROUND A CORNER OR SHARP CHANGE OF DIRECTION.
- 10. WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN
- i. ATTACH EACH END TO TWO OVERLAPPING STAKES WITH THE FABRIC FOLDING AROUND THE ASSOCIATED STAKE ONE TURN, AND WITH THE TWO STAKES TIED TOGETHER WITH WIRE; OR OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST
- 11. SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING 25 X 12.5mm STAPLES, OR TIE WIRE AT MAXIMUM
- SECURELY ATTACH THE FABRIC TO THE SUPPORT WIRE/MESH (IF ANY) AT A MAXIMUM SPACING OF 1m. 13. ENSURE THE COMPLETED SEDIMENT FENCE IS AT 450mm, BUT NOT MORE THAN 700mm HIGH. IF A SPILL-THOUGH
- WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300mm ABOVE GROUND LEVEL. 14. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO

ADDITIONAL REQUIREMENTS FOR THE INSTALLATION OF SPILL-THROUGH WEIR

PREVENT WATER FROM FLOWING UNDER THE FENCE.

- 15. LOCATE THE SPILL -THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
- ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.
- SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/STAKES EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST AND FOLD THE FABRIC OVER THE CROSS MEMBER AND
- APPROPRIATELY SECURE THE FABRIC. INSTALL A SUITABLE SPLASH PAD AND/OR CHUTE IMMEDIATELY DOWN-SLOPE OF THE SPILL-THROUGH WEIR TO

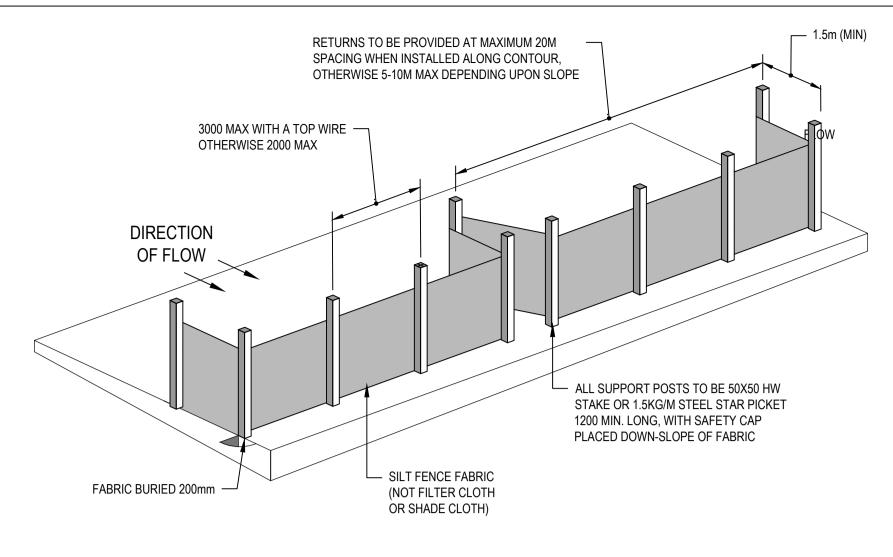
CONTROL SOIL EROSION AND APPROPRIATELY DISCHARGE THE CONCENTRATED FLOW PASSING OVER THE WEIR.

MAINTENANCE

- 19. INSPECT THE SEDIMENT FENCE AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY
- REPAIRS IMMEDIATELY. 20. REPAIR ANY TORN SECTIONS WITH A CONTINUOUS PIECE OF FABRIC FROM POST TO POST.
- 21. WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.
- 22. IF THE FENCE IS SAGGING BETWEEN STAKES, INSTALL ADDITIONAL SUPPORT POSTS. 23. REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 1/3 THE HEIGHT OF THE
- 24. DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD. 25. REPLACE THE FABRIC IS THE SERVICE LIFE OF THE EXISTING FABRIC EXCEEDS 6 MONTHS.

REMOVAL

- 26. WHEN DISTURBED AREAS UP-SLOPE OF THE SEDIMENT FENCE ARE SUFFICIENTLY STABILISED TO RESTRAIN
- EROSION, THE FENCE MUST BE REMOVED. 27. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE
- AN EROSION OR POLLUTION HAZARD. 28. REHABILITATE/REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.



SEDIMENT FENCE

NOT TO SCALE

SUPPORT POST &

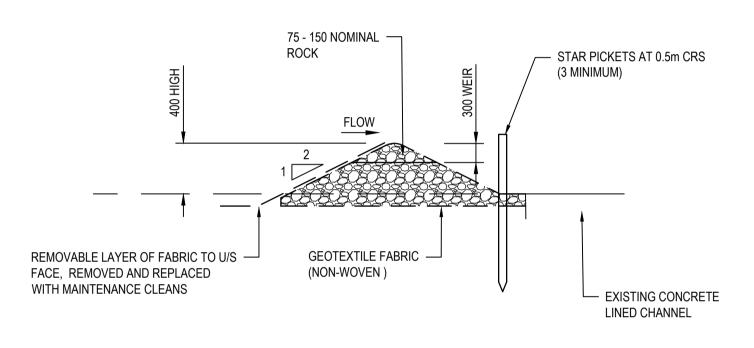
SOIL BACKFILL

ANCHORING BASE OF FABRIC

NOT TO SCALE

METHOD B

SILT FENCE FABRIC



ROCK FILTER DAM NOT TO SCALE

ROCK FILTER DAM

MATERIALS

75 TO 100mm NOMINAL DIAMETER, HARD, EROSION RESISTANT ROCK.

HEAVY-DUTY, NEEDLE-PUNCHES, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

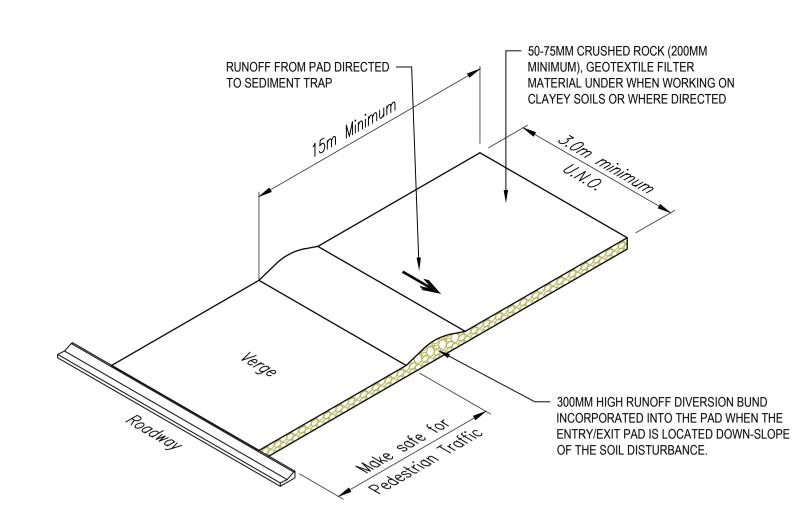
- 2. PRIOR TO PLACEMENT OF THE FILTER DAM, ENSURE THE TYPE AND SIZE OF EACH CHECK DAMS WILL NOT CAUSE A SAFETY HAZARD OR CAUSE WATER TO SPILL OUT OF THE DRAIN.
- CONSTRUCT THE FILTER DAM TO THE DIMENSIONS AND PROFILE SHOWN WITHIN THE APPROVED PLAN.
- 4. WHERE SPECIFIED, THE FILTER DAM SHALL BE CONSTRUCTED ON A SHEET OF GEOTEXTILE FABRIC USED AS A DOWNSTREAM SPLASH PAD.

MAINTENANCE

- 1. INSPECT EACH FILTER DAM AND THE DRAINAGE CHANNEL AT LEAST WEEKLY AND AFTER
- RUNOFF-PRODUCING RAINFALL. 2. CHECK FOR DISPLACEMENT OF THE FILTER DAM
- 3. CHECK FOR SOIL SCOUR AROUND THE ENDS OF THE FILTER DAM. IF SUCH EROSION IS OCCURRING,
- CONSIDER EXTENDING THE WIDTH OF THE FILTER DAM TO AVOID SUCH PROBLEMS. 4. IF SEVERE SOIL EROSION OCCURS EITHER UNDER OR AROUND THE FILTER DAM, THEN SEEK EXPERT
- ADVICE ON AN ALTERNATIVE TREATMENT MEASURE. 5. REMOVE AND SEDIMENT ACCUMULATED BY THE FILTER DAM, UNLESS IT IS INTENDED THAT THIS
- SEDIMENT WILL REMAIN WITHIN THE CHANNEL. 6. DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR
- POLLUTION HAZARD.

7. REPLACE GEOFABRIC LAYER ON UPSTREAM FACE WITH A CLEAN LAYER AS REQUIRED.

- 1. WHEN CONSTRUCTION WORK WITHIN THE DRAINAGE AREA ABOVE THE FILTER DAM HAS BEEN COMPLETED, AND THE DISTURBED AREAS AND THE DRAINAGE CHANNEL ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, ALL TEMPORARY CHECK DAMS MUST BE REMOVED.
- 2. REMOVE THE FILTER DAM AND ASSOCIATED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.



TEMPORARY CONSTRUCTION ENTRY / EXIT

NOT TO SCALE

TEMPORARY CONSTRUCTION ENTRY / EXIT

MATERIAL

WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 50 TO 75mm (SMALL DISTURBANCES) OR 100 TO 150mm (LARGE DISTURBANCES). ALL REASONABLE MEASURES MUST BE TAKEN TO OBTAIN ROCK OF NEAR UNIFORM SIZE.

FOOTPATH STABILISING AGGREGATE

25 TO 50mm GRAVEL OR AGGREGATE

HEAVY-DUTY, NEEDLE-PUNCHES, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

- 1. REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- 2. CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE A FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR THE EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.
- 3. IF THE EXPOSED SOIL IS SOFT, PLASTIC OR CLAYEY, PLACE A SUB-BASE OF CRUSHED ROCK OR A LAYER OF HEAVY-DUTY FILTER CLOTH TO PROVIDE A FIRM FOUNDATION.
- 4. PLACE THE ROCK PAD FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK.
- 5. IF THE ASSOCIATED CONSTRUCTION SITE IS UP-SLOPE OF THE ROCK PAD, THUS CAUSING STORMWATER RUNOFF TO FLOW TOWARDS THE ROCK PAD, THEN FORM A MINIMUM 300mm HIGH FLOW CONTROL BERM ACROSS THE ROCK PAD TO DIVERT SUCH RUNOFF TO A SUITABLE SEDIMENT TRAP.
- 6. THE LENGTH OF THE ROCK PAD SHOULD BE AT LEAST 15M WHERE PRACTICABLE, AND AS WISE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3m. THE ROCK PAD SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
- 7. FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.
- 8. IF THE FOOTPATH IS OPEN TO PEDESTRIAN MOVEMENT, THE COVER THE COARSE ROCK WITH FINE AGGREGATE OR GRAVEL, OR OTHERWISE TAKE WHATEVER MEASURES ARE NEEDED TO MAKE THE AREA SAFE.

MAINTENANCE

- 9. INSPECT ALL SITE ENTRY AND EXIT POINTS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER RUNNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.
- 10. IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MATERIAL MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
- 11. IF NECESSARY FOR SAFETY REASONS. THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.
- 12. WHEN THE VOIDS BETWEEN THE ROCK BECOMES FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK PAD IS REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE. A NEW 100MM LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.
- 13. ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES (e.g. FLOW CONTROL BERM) ARE MAINTAINED IN
- ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITIONS. 14. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

- 1. THE ROCK PAD SHOULD BE REMOVED ONLY AFTER IT IS NO LONGER NEEDED AS A SEDIMENT TRAP. 2. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE
- AN EROSION OR POLLUTION HAZARD.
- 3. RE-GRADE AND STABILISE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

A | 23.02.2023 | PRELIMINARY ISSUE MT GA DESCRIPTION DES. APP. REV. DATE

RPEQ ENGINEER:

SUPPORT POST &

SILT FENCE FABRIC

CLEAN SAND OR -

METHOD A

AGGREGATE

APPLIN — CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au

DESIGN & DOCUMENTATION: DESIGN & DEVELOPMENT

M 0417 383 564 | E matthew@progressiondesign.com.au

www.progressiondesign.com.au

M. TICKNER DESIGNED M. TICKNER DATE **APPROVED** CIVIL WORKS PACKAGE G. APPLIN **EROSION & SED. CONTROL DETAILS** RPEQ 6073

 $^{\shortparallel}$ GURNER TM NOMINEES PTY. LTD. **PRELIMINARY** 69-73 MURPHY ST. PORT DOUGLAS AS SHOWN DRAWING NUMBER REVISION 22031-C015

	Port Douglas By Gurne	er Pty Ltd		1	0		0
	DEVELOPERS NA	AME		- 1	ESTATE NA		STAGE
69 M	urphy Street and 71-73 Murphy	Street	Port Douglas		RP72483	3	2344 and 2343
	STREET No. & NAME		SUBURB	1	LOT & RP N		PARCEL No.
	Combined Application		Douglas]	CA 2023_53		6
	DEVELOPMENT TYPE		1	1	COUNCIL FILI		VALIDITY PERIOD (year) t of use for MCU; and
	DSC Reference Doc . No.		VERSION No	<u> </u> -	Prior to signi	ng and sealing of	survey form for ROL
nfrastructure Charge	s as resolved by Council at the	Ordinary Meeting held	on 23 February		e into effect on 1 March 202	21)	
roposed Demand		Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Cod
Residential	Dwelling_house	\$_per_3_or_more_be droom_dwelling	25,314.98	4	\$101,259.92		
credit xisting land use_	Total Demand				\$101,259.92		Prior arrangement for onl payment via involcing - so below.
or more bedroom	1 lot	\$_per_3_or_more_be	25,314.98	2	\$50,629.96		Delow.
welling	Tiot	droom_dwelling	20,314.90		φ50,029.90		
	Total Credit				\$50,629.96		Code 895 GL GL7500.135.825
	Required Payment or Credit		TOTAL		\$50,629.96		
repared by	Rel	becca Taranto		ļ	19-May-23	Amount Paid	
hecked by		Neil Beck]	19-May-23	Date Paid	
Date Payable	ROL - Before the Local Government approves the plan of subdivision						
	MCU - prior to the commence	ement of use				Receipt No.	
mendments					Date	·	
						Cashier	
as from Council's res Charge rates under t Any Infrastructure Ag Charges are payable	narges in this Notice are payab colution from the Ordinary Meet the Policy are subject to indexing reement for trunk works must into Douglas Shire Council. You have man Ol D 4873. Chemistry	ing held on 23 Februang. be determined and agr u can make payment a	ry 2021. reed to prior to is	ssue of De	velopment Permit for Oper	our cheque or mo	