

## 5.6. MATERIAL CHANGE OF USE - MULTIPLE DWELLINGS & SHORT-TERM ACCOMMODATION - 69 - 73 MURPHY STREET PORT DOUGLAS

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<b>DEPARTMENT</b>	Environment and Planning
<b>APPLICATION NO</b>	MCUC 2021_4490/1
<b>PROPOSAL</b>	Material Change of Use (Multiple Dwellings & Short-term Accommodation)
<b>APPLICANT</b>	Gurner TM Nominee Pty Ltd C/- Planning Plus PO Box 399 REDLYNCH QLD 4870
<b>LOCATION</b>	69 -73 Murphy Street PORT DOUGLAS
<b>PROPERTY</b>	LOT: 516 TYP: PTD PLN: <b>PARCEL</b> 2344 2094, LOT: 2 RP: 724386
<b>PLANNING SCHEME</b>	2018 Douglas Shire Council Planning Scheme Version 1.0
<b>ZONING</b>	Tourist Accommodation Zone
<b>LEVEL OF ASSESSMENT</b>	Code
<b>PROPERLY MADE DATE</b>	25 November 2021
<b>STATUTORY ASSESSMENT DEADLINE</b>	2 September 2022
<b>REFERRAL AGENCIES</b>	N/A

### LOCALITY

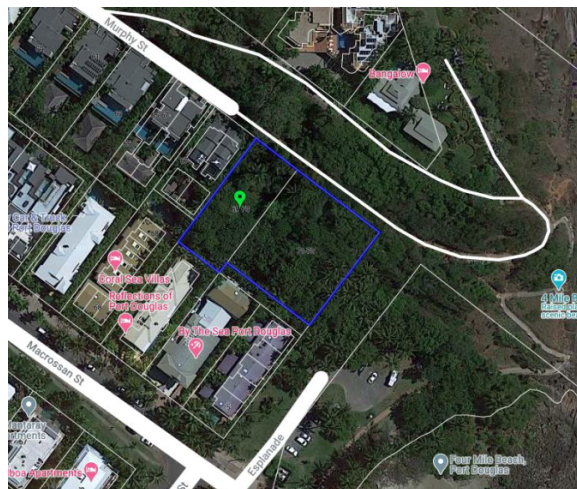


Figure 1 – Locality Plan

## RECOMMENDATION

That Council approves the development application for a Material Change of Use for Short-Term Accommodation & Multiple Dwellings 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
Site Context	Gurner TM Drawing No. DA01.001 Job No. 9663 Rev. E	13/07/2022
Site Survey	Gurner TM Drawing No. DA01.005 Job No. 9663 Rev. E	13/07/2022
Site Survey	Gurner TM Drawing No. DA01.006 Job No. 9663 Rev. E	13/07/2022
Interpolated Survey	Gurner TM Drawing No. DA01.007 Job No. 9663 Rev. F	13/07/2022
Proposed Site Plan	Gurner TM Drawing No. DA03.001 Job No. 9663 Rev. G	13/07/2022
Site Access Plan	Gurner TM Drawing No. DA03.002 Job No. 9663 Rev. C	13/07/2022
Ground Floor Plan	Gurner TM Drawing No. DA010.001 Job No. 9663 Rev. K	13/07/2022
LO1 Floor Plan	Gurner TM Drawing No. DA010.002 Job No. 9663 Rev. K	13/07/2022
LO2 Floor Plan	Gurner TM Drawing No. DA010.003 Job No. 9663 Rev. K	13/07/2022
LO3 Floor Plan	Gurner TM Drawing No. DA010.004 Job No. 9663 Rev. K	13/07/2022
Roof Plan	Gurner TM Drawing No. DA010.005 Job No. 9663 Rev. J	13/07/2022
North Elevation	Gurner TM Drawing No. DA20.001 Job No. 9663 Rev. H	13/07/2022

Drawing or Document	Reference	Date
East Elevation	Gurner TM Drawing No. DA20.002 Job No. 9663 Rev. H	13/07/2022
South Elevation	Gurner TM Drawing No. DA20.003 Job No. 9663 Rev. H	13/07/2022
West Elevation	Gurner TM Drawing No. DA20.004 Job No. 9663 Rev. G	13/07/2022
Murphy St Elevation	Gurner TM Drawing No. DA20.100 Job No. 9663 Rev. A	13/07/2022
Typical Sections	Gurner TM Drawing No. DA30.001 Job No. 9663 Rev. K	13/07/2022
Typical Sections	Gurner TM Drawing No. DA20.102 Job No. 9663 Rev. G	13/07/2022
Pool Sections	Gurner TM Drawing No. DA30.003 Job No. 9663 Rev. B	13/07/2022
Development Summary - GFA	Gurner TM Drawing No. DA50.001 Job No. 9663 Rev. F	13/07/2022
Development Summary - Site Cover	Gurner TM Drawing No. DA50.002 Job No. 9663 Rev. F	13/07/2022
Development Summary- Landscape	Gurner TM Drawing No. DA50.003 Job No. 9663 Rev. F	13/07/2022
Materials	Gurner TM Drawing No. DA90.001 Job No. 9663 Rev. D	13/07/2022
<b>Landscape Plans</b>		
Cover Page	511 DA 01	12/07/2022
Planting Schedule	511 DA 02	12/07/2022
Planting Schedule	511 DA 03	12/07/2022
Tree Retention & Removal Plan	511 DA 04	12/07/2022
Landscape Plan – Entry Road & Western Boundary	511 DA 10	12/07/2022

Drawing or Document	Reference	Date
Landscape Plan – Ground Level & Green Roof	511 DA 11	12/07/2022
Landscape Plan – Level 1	511 DA 12	12/07/2022
Landscape Plan – Level 2	511 DA 13	12/07/2022
Landscape Plan – Level 3	511 DA 14	12/07/2022
Typical Details	511 DA 35	12/07/2022
General Specification	511 DA 50	12/07/2022
<b>Stormwater Catchment &amp; Upgrade</b>		
DSC Drainage Catchments – North Catchment 2	Sketch DSC-001	18/08/2022

#### **ASSESSMENT MANAGER CONDITIONS**

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

Except where modified by these conditions of approval

#### **Timing of Effect**

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

#### **Amended Plan**

3. The access driveway design is to be revised to comply with the Australian Standard AS2890.1 Parking Facilities – Off-Street Parking and good engineering design. The following design parameters must be addressed:
  - a. The horizontal geometry must be amended to comply with Table 2.2 of AS2890.1;
  - b. 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 Council;
  - c. The driveway width must be supported by turn templates for the appropriate service vehicle. At a minimum the driveway must be demonstrated to cater for both the B99 vehicle and an SRV vehicle as independent ingress and egress movements;

- d. The inside gradient of any bends must not exceed 20%;
- e. The roadside safety barriers identified on the Inertia Engineering drawings 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;
- f. The southern most projection of the driveway must not extend further than the limit shown on the revised Inertia engineering Sketch SK007-Rev D dated 07/07/2022.

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 amended plans must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

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 (or future body corporate) at all times. This requirement must be reflected in any future Community Management Statement for the development.

#### **Operational Works**

- 4. 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 impacted existing levels of service.

Such works must be completed to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

### **Road condition survey**

5. 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**

6. A submission detailing the colours of all of the external walls and structures is to be re-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 are to be avoided for upper storeys of the development.

### **Water Supply and Sewerage Works External**

7. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
  - a. 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. Extend the water main shown on Inertia Engineering Sketch SK004 Rev E dated 7/07/2022 north to Murphy Street terminating in the middle of the existing formation to enable future connection by Council;

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**

**8. Undertake the following water supply and sewerage works internal to the subject land:**

- a. Provide a single internal sewer connection which must be clear of any buildings or structures;**
- b. Provide a single internal water connection with appropriate metering and capacity for firefighting bypass arrangements as required.**

**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;**

- c. Where required, water supply sub-metering must be designed and installed in accordance with *The Plumbing and Drainage Act 2002 and the Water Act 2000***

**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 Commencement of Use.**

### **Inspection of Sewers**

- 9. 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**

- 10. 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**

**11. 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;**

- 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 applicable for this development classification;

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.

#### **Drainage Study of Site**

- 12. Undertake a local drainage study of the site to determine the catchment contributing to the existing pipe system that the development proposes to connect into.

The study must also address the following concerns with the current design concepts:

- a. The existing pipes are part way through their design life and the new development places permanent filling within the zone of influence of the pipe(s) applying additional loads to the pipe(s) that were not considered in their original design. Additionally, significant construction traffic will impact the existing pipes;
- b. The contributing catchment does not match Council's catchment (and resulting predicted peak flows);
- c. There are conflicts within the applicant's drawings with the southern open stormwater swale drain nominated on the Inertia Engineering Sketches competing with dense screening planning nominated by the landscape designer to ameliorate the visual impacts; and
- d. There are known capacity issues within the existing stormwater system.

Noting the above impacts and current deficiencies and the conflicts with internal stormwater swales and landscaping, Council proposes to collaborate with the developer to achieve a mutually beneficial solution. This includes:

- a. Permitting site stormwater to be collected in surface swales within Council's lot to the south west of the subject site, (Lot 1 on RP 724386), (to preserve the landscaping corridor for screening);
- b. The developer is to construct a new stormwater pipeline along the north western side of the development site, (size and invert levels to be confirmed with this study). Note: drainage required upslope of retaining solutions is permitted to utilise this pipe line;
- c. The developer is to upgrade the existing stormwater along the south western boundaries of the site and through to the esplanade discharge point including provision of appropriate pipe class to address the pipe loads from the development and access driveway;

**d. The above concept is shown on Council Sketch DSC-001 attached;**

**The updated study (including the proposed system changes) is to be undertaken in conjunction with Council's drainage team to verify:**

- a. The contributing catchment boundaries for the existing stormwater pipe system. Council's internal catchment plans do not match the calculations provided by Inertia Engineering;**
- 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)**

- 13. 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 Resources prior to the Commencement of Use.**

#### **Plan of Drainage Works**

- 14. The subject land must be drained to the satisfaction of the Chief Executive Officer. In particular,**
  - a. Drainage infrastructure as identified in the drainage study condition including but not limited to:**
    - A new underground stormwater pipe within the development site adjacent the north western boundary on the site;**
    - Upgraded underground pipes to 1 in 100 year ARI capacity and suitable pipe class along the south western boundary of the site and within Lot 1 on RP724386; and**

- **Overland swale drain along the south western boundary parallel to the swale nominated in Inertia Engineers drawing (and replacing that swale).**
- b. 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.**
- c. The drain age concept shown on Inertia Engineering Sketch SK02 is to be redesigned to eliminate the conflicts with the architectural and landscape plans in relation to the significant screening planting of the buffer area. The following drainage design is to be provided.**

#### **Geotechnical Investigation / Design**

- 15. 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 siteworks 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.

16. 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**

17. 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 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.**

#### **Stockpiling and Transportation of Fill Material**

- 18. 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.**
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- 19. 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**

- 20. 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**

- 21. The site and external areas must be landscaped generally in accordance with the 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;**
  - e. Undertaking deep planting of building setback 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. Species to have regard to Council's Planning Scheme Policy SC6.7 Landscaping;**
- i. 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.**

#### **Sediment and Erosion Control**

- 22. 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**

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

#### **Electricity Supply**

- 24. 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**

- 25. 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 Building Work.**

## **Electricity and Telecommunications**

- 26. 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 the issue of a Development Permit for Building Work.**

## **Street Lighting**

- 27. 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 new 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.**

## **Vehicle Parking**

- 28. The amount of vehicle parking to be provided onsite is a minimum of eleven (11) spaces. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked and these attributes must be maintained for the life of the development.**

### **Amalgamation of Lots Required**

29. The applicant/owner is to ensure that the subject lots are held together as one site for the duration of the approved land use. This is to be achieved by the amalgamation of Lot 1 on RP718896 and Part of Lot 1 on SP267838 into one lot. The Plan of Survey must be registered with the Department of Natural Resources and Mines and Energy and a new certificate of title issued at the applicant's/owner's cost prior to Commencement of Use.

### **Construction Signage**

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

### **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](http://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](http://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 25 November 2021 2022 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
<b>Tourist Accommodation Zone</b>	<p>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:</p> <ul style="list-style-type: none"> <li>(a) is of a similar height to the adjoining development to west being 67 Murphy Street;</li> <li>(b) is located on an existing benched site established as a result of previous quarry activities;</li> <li>(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;</li> </ul>
	<ul style="list-style-type: none"> <li>(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.</li> </ul> <p>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.</p>
<b>Access, Parking and Servicing Code</b>	<p>Despite the non achievement of the Acceptable Outcome AO2 the development achieves the respective Performance Outcome, namely:</p> <ul style="list-style-type: none"> <li>a) Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use.</li> <li>b) Any inconvenience with the car parking layout is internalised and does not involve high turnover vehicle parking;</li> </ul>

### EXECUTIVE SUMMARY

Development application has been received over land at 69-73 Murphy Street Port Douglas which seeks to develop the land for Multiple Dwellings which also have the ability to be used for Short-term Accommodation.

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.

While the proposal includes a four storey element, the proposed buildings at the rear of the site are similar in elevation to the existing buildings along Murphy Street. It is important to note that the development has been reduced in elevation throughout the assessment process in order to address concerns raised over building height and visual amenity in addition to achieving better outcomes with respect to vehicle access.

The development has the ability to 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. It is understood the Applicant has chosen not to pursue this proposal any further.

In light of previous concerns raised, the Applicant has submitted a new development application for a significantly different development. The current development proposal in its current form largely responds to the previous issues raised.

### **Proposal**

The development seeks approval for the construction of 4 Multiple Dwellings / Short-term Accommodation on the site with each unit being contained in a separate building. While only 4 dwelling units, the units are quite significant in terms of gross floor area and building height and are of a 'high end' product.

The development comprises:-

- 2 Multiple dwellings (2 x 3 bedroom units in a single storey split level building);
- 1 x 3 bedroom unit in a 4 storey building adjacent the western boundary;
- 1 x 6 bedroom unit in a 4 storey building adjacent the eastern boundary;
- 11 onsite car parking spaces;
- Internal access within the common property to provide pedestrian access to Murphy Street.
- 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 the proposed access, overall building height and infrastructure servicing. 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 Attachment 1.

## DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

The following benchmarks are applicable to the proposed development:

Table 1.

Douglas Shire Planning Scheme	Comment
<b>Planning Zone</b>	
Tourist Accommodation	<p>The proposal does not comply with a number of assessment benchmarks of the code being building height, site cover and building setback. Refer to discussion below.</p> <p>The establishment of Multiple dwellings and Short-term accommodation is anticipated to take place in the Tourist Accommodation zone. No issues are raised with the proposed land uses.</p>
<b>Local Plan</b>	
Port Douglas / Craiglie Precinct	<p>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 cone regarding these elements.</p>

Douglas Shire Planning Scheme	Comment
<b>Land Use Codes</b>	
Multiple Dwelling & Short Term Accommodation	<p>The development generally satisfies the land use code. The land use code does have provisions relating to building setbacks and site cover requirements. However in this instance the Tourist Accommodation zone code prevails. Refer to the discussion below regarding these aspects.</p> <p>The design and internal layout of the development more than satisfies requirements with regard to ensuring suitable amenity and recreational spaces are provided for each unit.</p> <p>The land use code seeks to avoid against expansive eave lines and promotes building articulation. The eave line of Dwelling 1 fronting Murphy Street has a straight eave line of approximately 66m compared with the code requirement of 30m. However given the location of the building at the end of Murphy Street and this face of the building will not be seen, no major concerns are held. It is noted that the design does include horizontal treatments of this façade to break up this wall plane.</p>
<b>Overlay Codes</b>	
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.
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.
Hillslopes overlay	<p>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 design of the development works in with the existing topography and while some of the retaining structures are greater than what the code nominates, those retaining structures which are over in height will not be visible externally. Refer to approved plans at Attachment 1.</p> <p>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.</p>

Douglas Shire Planning Scheme	Comment
Landscape values overlay	<p>The site is located within the view corridor of Flagstaff Hill and within the coastal scenery area within the Landscape values mapping.</p> <p>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.</p> <p>The Landscape plans do nominate vegetation removal within the road reserve. The proposed removal of a significant tree is being questioned as it is not located within the driveway corridor.</p> <p>Conditions of the approval require this to be further explored and reasons for the proposed removal is to be justified.</p>
Potential landslip hazard	<p>The site is identified within the potential landslip hazard overlay. The proposed development includes a geotechnical report. The report acknowledges that the majority of cuts will be retained as detailed on the proposal plans. The report also contains recommendations with regard to the existing cut along Murphy Street and proposed that the existing cut batter needs to have all vegetation removed, trimmed, soil nailed and place reinforced shotcrete over the surface. While concerns are raised with this treatment, a similar treatment has been applied to the large landslip further to the west of the site.</p> <p>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.</p> <p>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.</p> <p>Conditions have been included in the recommendation to seek to achieve the best balance possible in terms of the conflicting outcomes being sort.</p>

Douglas Shire Planning Scheme	Comment
Transport network overlay	<p>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</p> <p>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.</p> <p>Further comment is provided on this below.</p>
<b>Other Development Codes</b>	
Access, parking and servicing code	<p>The development provides for 11 onsite spaces which is more than required for the proposed uses under the Planning Scheme.</p> <p>Further discussion is provided below with respect to parking and vehicle access.</p>
Advertising devices code	Not Applicable.
Infrastructure works code	<p>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.</p> <p>Conditions of approval added to adequately address these matters.</p> <p>Further commentary is provided below with respect to stormwater and water supply.</p>
Landscaping code	<p>Detailed landscape plans have been provided as part of the supporting material. The landscape design and intent is generally acceptable. 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.</p>

## 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.

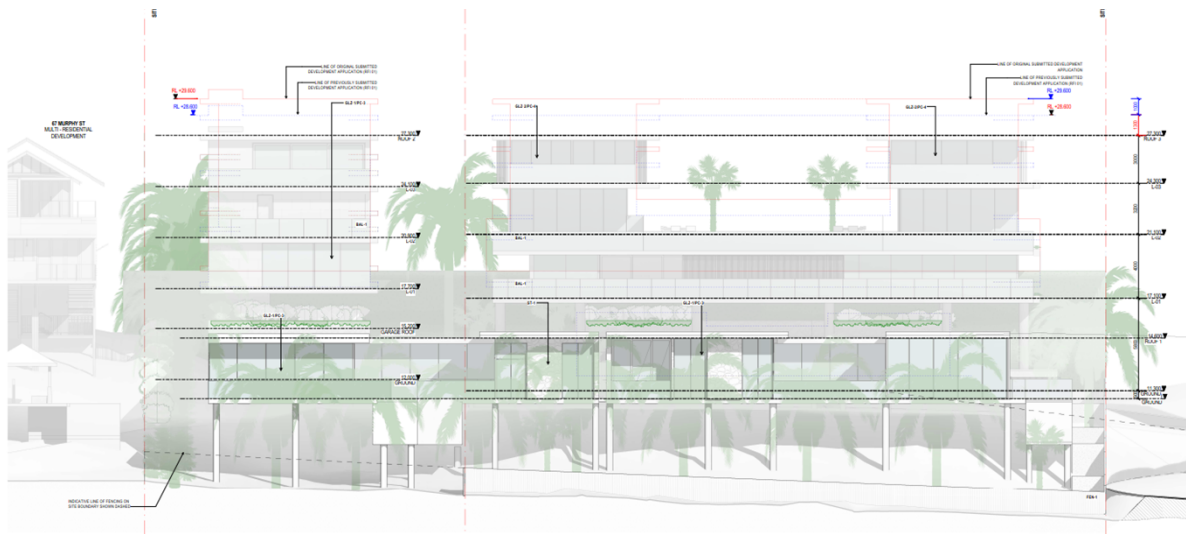
## Building Height

The Tourist Accommodation zone provides for building heights up to 13.5 metres and 3 storeys in height. The proposed 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.

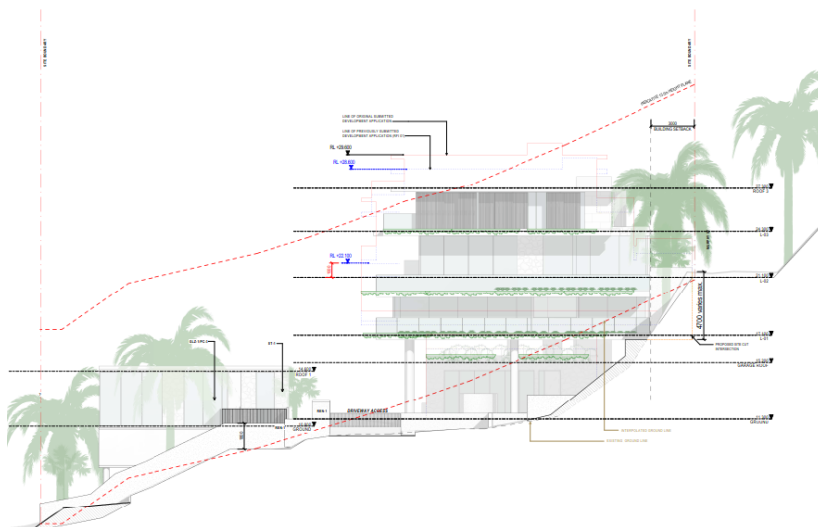
The building height has also been reduced by several metres as concerns were raised during the assessment process questioning the height of the building which resulted in undesirable outcomes external to the site with regard to the driveway design and associated works. In response to those items raised, the building has been lowered which also provides for less ramping and earthworks in the road reserve.

The alignment of the driveway was also amended to provide greater separation from the existing units on the corner of Macrossan Street and unconstructed road reserve.

The south elevation (image below) is also “broken up” which provides building articulation and reduces the building bulk and massing when viewed from Macrossan Street, Jalun Park and foreshore areas.



**Figure 1. South Elevation**



**Figure 2. Revised design – reduction in building height & vehicle entry arriving at below existing ground levels.**

### Site Cover & Building Setbacks

The site cover for the development in the Tourist Accommodation zone is nominated at 50% with building setbacks of 6 metres from main street frontages, 4 metres from secondary street frontages and 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 pool area for Dwelling 4 can be seen in the above image of the south elevation (bottom right) relative to the front boundary. The top of the pool has a height difference of 6m from the driveway and setback 2 metres from the boundary. There is an opportunity to implement landscaping in the 2m terraced setback area which will also include a retaining structure built on the boundary.

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.

While the building setback is nominated at 3m from the Murphy Street frontage, retaining walls and pools are proposed to be sited within this area as shown on the plans. The proposed setbacks are consistent with other buildings in the street and the pool and retaining works will be screened from view by the fencing treatment. The proposed setback of 4m from the side boundary is acceptable.

## External Driveway

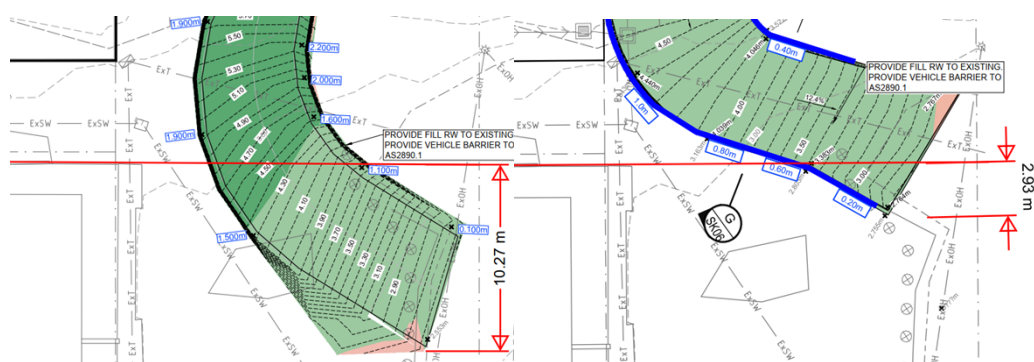
As previously mentioned, the proposal was amended to address concerns raised over the design of the external driveway.

The revised driveway design has largely addressed the concerns with the significant embankment at the lower section that was commencing in front of the existing units fronting Macrossan Street adjacent to Jalun Park.

The new design commences further north and does not rise as sharply as the previous design had proposed.

This has addressed some of the concerns with impacts on the existing units and the esplanade area.

The images below show that the changes in the current revisions result in the driveway being moved approximately 7m northeast to reduce the encroachment across the frontage of the existing units.



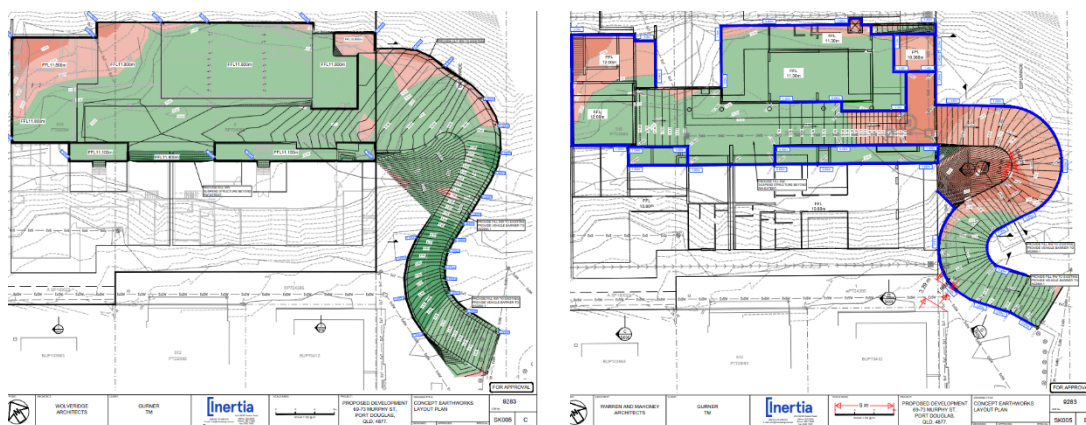
**Figure 3. Driveway Design**

The images also show that the significant filling and embankment impacts in front of the existing units are largely addressed. The red line in the images shows a projection from the outer wall of the existing units extending across the road frontage.

The previous design (image on the left), proposed a height above ground level of between 1.7m to 1.9m (plus safety barrier) and intruded across the frontage of the units.

The new design proposes a much reduced encroachment, and the height is reduced to 0.6m in line with the building.

The driveway changes have resulted in much tighter turns on the driveway, (see images below).



**Figure 4. Driveway Design**

The previous design also had a driveway width of 4m with the revised design being 6m in width however no discussion has been provided regarding the change or whether two-way traffic flow is proposed. Having regard to the turn templates provided, these confirm that the driveway can only accommodate one vehicle and one way operation of the driveway. The templates show that within the curved section, two vehicles cannot pass.

The finished surface contours provided on Inertia Engineer's drawing SK007 indicate that the longitudinal grade on the inside of the sharp curves is 25%. This is not consistent with the labelling on the architects plans that claim a maximum grade of "1 in 5.6 internal curve", (17.9%). This may be reflective of the travelled path, which raises questions on why the driveway design uses 6m width that cannot be driven on. AS2890.1 – Off Street Parking Code advises that the minimum inside radius for curved roadways and ramps is 4m. The current driveway does not appear to achieve the minimum set out in the Australian Standard. Vehicle barriers will also need to be provided in certain locations.

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.

### Internal Driveway

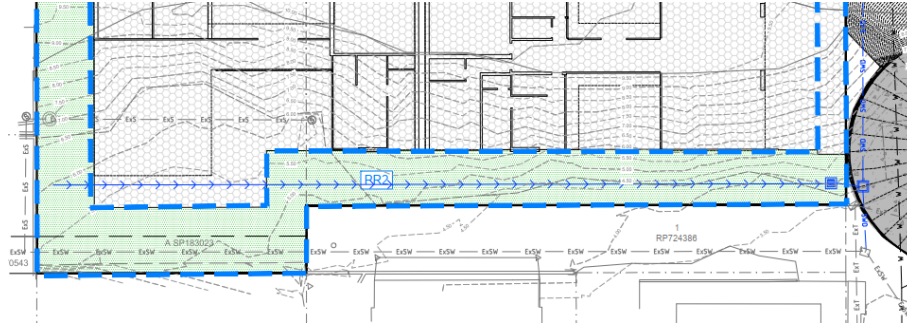
Proposal plans illustrate 4 columns in the driveway area, appearing to potentially constrain entry and exit from garages for Dwelling 2 and Dwelling 3. Turn templates have been provided but only for the B85 vehicle and show some garages require multiple movements to access. It is noted that any inconvenience is internal to the development and will not impact external stakeholders. The frequency of vehicle movements is also expected to be low given the location of the site and the number of units proposed.

Driveway grade internal from the gate (DA 30.002 Rev G), requires retaining walls either side of driveway to interface within building. Section 2 on DA.001 Rev K confirms retaining walls either side of the driveway.

Ramp and gate width of DA010.01 scales at approximately 4.9m. Scaling on various plans indicates driveway width on ramp is limited to approx. 4.9m. The Applicant will need to confirm if the driveway is intended to allow for 2-way vehicle traffic. This element will need to be further explored as part of the vehicle entry and exit considerations for the external driveway.

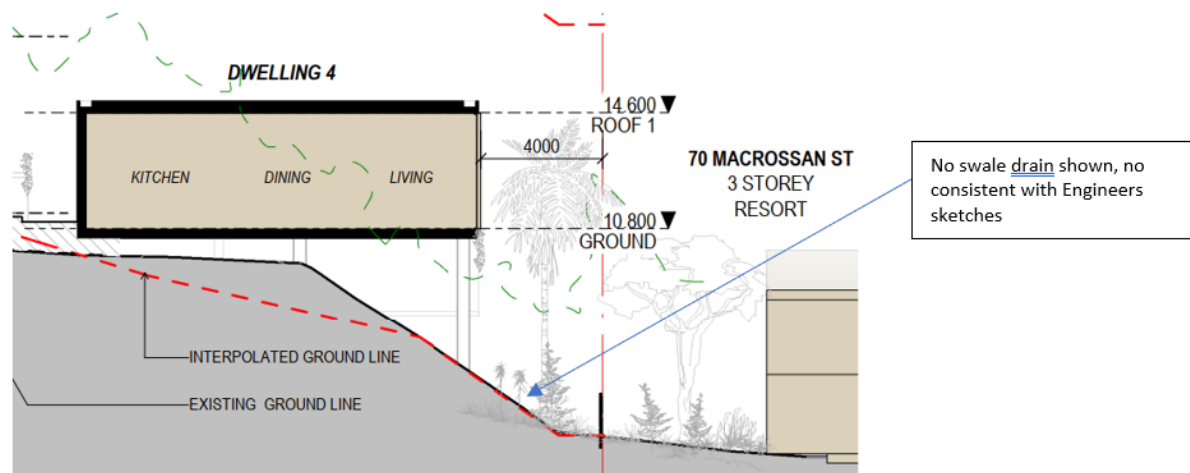
## Stormwater

The elevations shown on drawing DA 20.004 and DA 20.002 (and sections 1 and 2 on DA30.001) do not reflect the representations on the Inertia Stormwater Plans as they do not show how stormwater run-off will be controlled within the lower portion of the site.



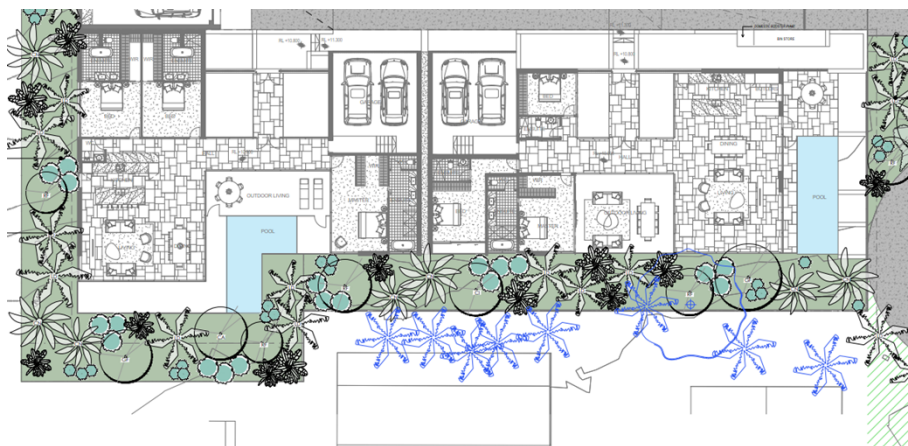
**Figure 5. Inertia Engineering Stormwater swale Drain – blue arrows**

The Architect's sections do not show the stormwater drain along the southern boundary (as proposed by the Engineer) and therefore do not appear to make provision for the runoff to be contained within the site and conveyed to a lawful point of discharge.



**Figure 6. Section 2 from Architects Drawings**

The screening density proposed appears to only be achievable with unrestricted use of the lower offset corridor, whereas stormwater conveyance requires the certainty of a defined (clear) flow path.



**Figure 7. Landscape Plan**

The two proposals of stormwater conveyance and dense screening plantings are mutually exclusive of each other.

The preferred approach to achieve both a superior stormwater outcome and the desired planting/screening outcome for the development is to upgrade the stormwater along the north-western and south-western boundaries and through to the esplanade outlet.

The development has impacts on the stormwater that are not fully acknowledged in the information presented to Council. The development proposes to connect to the stormwater pit near the south-eastern corner of the site. The use of an internal pit and pipe system, roofs, guttering etc will result in a more efficient and effective rainfall capture than the current site. This results in increased capture and direct flows to the stormwater pit and downstream pipeline which is known to have capacity limitations.

The Applicant's response to this issue is that the changed conditions as a consequence of the development will not impact existing operations. This is not supported by the assessment of the proposal. Council's assessment has identified a significantly larger catchment area to that nominated and assessed by the Applicant. The Applicant has identified an external stormwater catchment of 1.2Ha to the downstream inlet pit just outside the site, whereas Council's plans indicate a catchment of up to 3.55Ha. Part of the difference may be in the operation (and effectiveness) of cut off drains installed above Murphy Street. The larger area assumes that in the 100-year event the upslope cut-off drains do little to divert flows.

Conditions contained within the recommendation address the issue of stormwater and require upgrades to adequately service the proposed development and provide the opportunity to implement landscaping as intended. At the same time, the stormwater network will provide additional capacity as a consequence of the upgrades.

A Sketch Plan has been prepared to illustrate the drainage solution and is for reference in conditions of the approval and forms part of the suite of approved plans. Refer to Attachment 1.

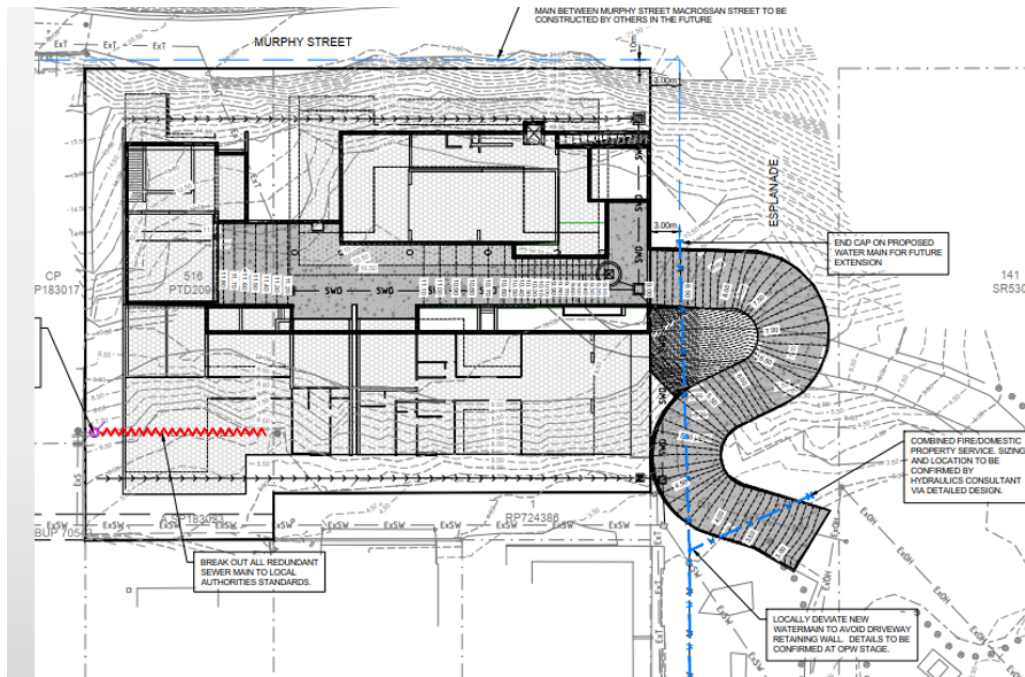
## **Water Supply**

The extent of water main shown on the supporting engineering plans is not supported.

The water main is to be extended further north to the Murphy Street road formation to enable a ring main to be established.

The proposed works to take place in the road reserve and the existing steep bank adjacent Murphy Street will significantly limit future construction options and access to the upper section of the Esplanade.

A condition of approval requires this section of the watermain be completed prior to the construction of the driveway with its retaining walls and cuttings.



**Figure 8. Water main proposed to terminate on other side of the driveway**

### 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.

Conditions of approval have 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. Conditions included in the recommendation to reflect the preferred approach.
Infrastructure	Raised concerns with the service corridor through to Murphy Street and the issues surrounding stormwater and limitations of the existing system. Conditions have been included in the recommendation to service the development and increase capacity in the existing system.
Environmental Health	None Applicable

## Consultation

The proposed development was workshopped with Council on Tuesday 16 August 2022.

## ADOPTED INFRASTRUCTURE CHARGES

The development does trigger Infrastructure Charges.

Refer to Attachment 3 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. Attachment 1 - Proposal Plans [5.6.1 - 41 pages]
2. Attachment 2 - Infrastructure Charges [5.6.2 - 1 page]



All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects New Zealand Ltd.

Issue Status & No

DEVELOPMENT APPLICATION

ExRL +00.000

RL +00.000

EXISTING RL - REFER TO SURVEY

PROPOSED LEVEL

INDICATIVE SITE FILL

ORIGINAL DRAWING IN COLOUR

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

GURNER TM

GURNERTM

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Project Title

69-73 MURPHY STREET  
PORT DOUGLAS

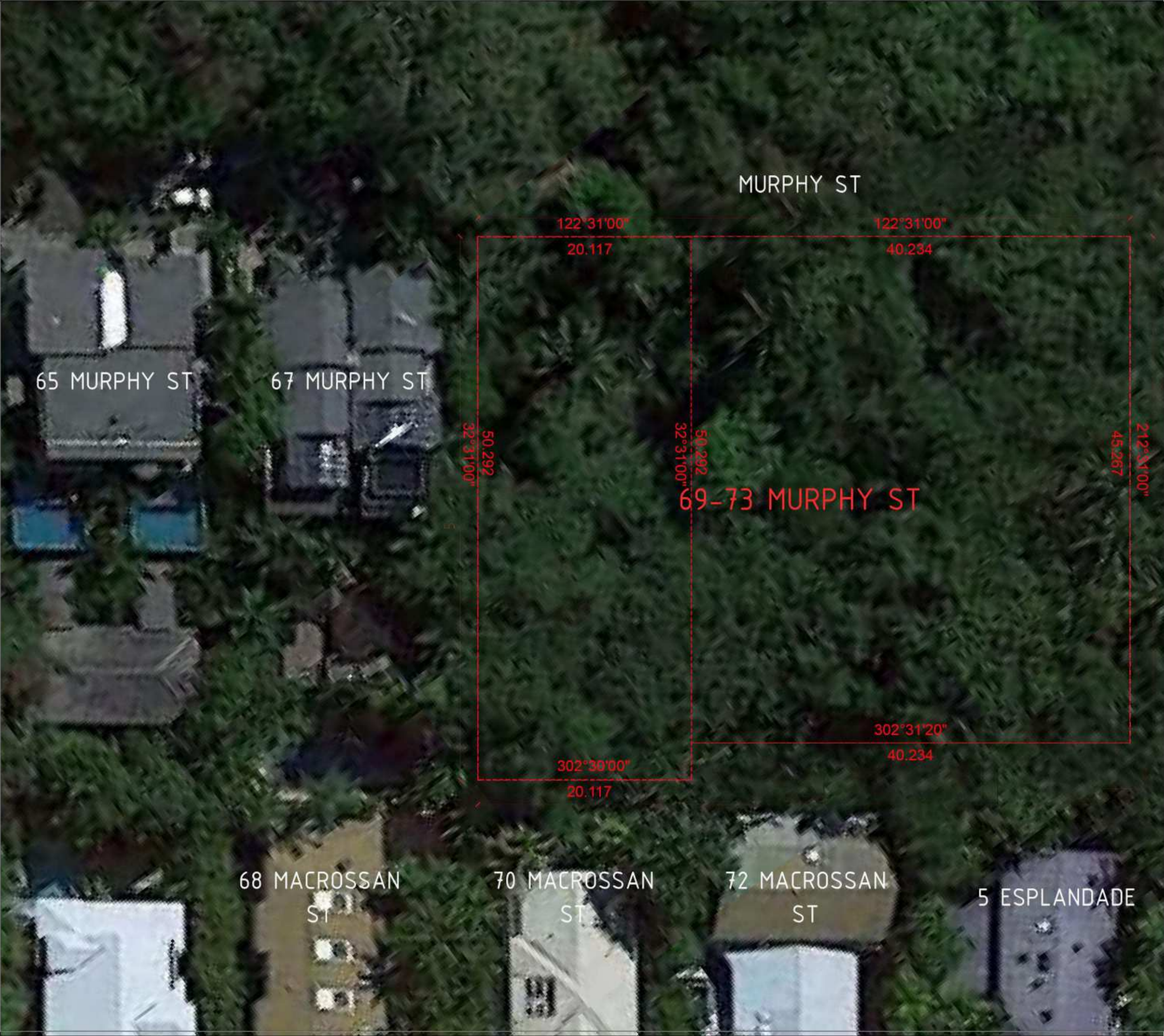
69 - 73 MURPHY STREET | PORT DOUGLAS

DEVELOPMENT APPLICATION

JULY 2022

DA DRAWING LIST

DA30.001	TYPICAL SECTIONS	K
DA30.002	TYPICAL SECTIONS	G
DA30.003	POOL SECTIONS	B
DA50.001	DEVELOPMENT SUMMARY - GFA	F
DA50.002	DEVELOPMENT SUMMARY - SITE COVER	F
DA50.003	DEVELOPMENT SUMMARY - LANDSCAPE	F
DA80.001	SOLAR ANALYSIS - JUNE 21	F
DA80.002	SOLAR ANALYSIS - DECEMBER 21	F
DA90.001	MATERIALS	D
28		
DA01.001	SITE CONTEXT	E
DA01.002	SITE IMAGERY	E
DA01.003	SITE IMAGERY	E
DA01.004	SITE ANALYSIS	E
DA01.005	SITE SURVEY	E
DA01.006	SITE SURVEY	E
DA01.007	INTERPOLATED SURVEY	F
DA03.001	PROPOSED SITE PLAN	G
DA03.002	SITE ACCESS PLAN	C
DA010.01	GROUND FLOOR PLAN	K
DA010.02	L01 FLOOR PLAN	K
DA010.03	L02 FLOOR PLAN	K
DA010.04	L03 FLOOR PLAN	K
DA010.05	ROOF PLAN	J
DA20.001	NORTH ELEVATION	H
DA20.002	EAST ELEVATION	H
DA20.003	SOUTH ELEVATION	H
DA20.004	WEST ELEVATION	G
DA20.100	MURPHY STREET ELEVATION	A



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**WARREN AND MAHONEY**

Revisions

A 09/09/21	FOR CONSULTANT COORDINATION
B 15/09/21	FOR INFORMATION
C 22/09/21	DRAFT DA
D 04/10/21	ISSUE FOR DA
E 13/07/22	ISSUE RFI 02

Notes

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM

**GURNER™**

Project Title

69-73 MURPHY  
STREET  
PORT DOUGLAS

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Drawing Title

SITE CONTEXT

Drawing Status

DEVELOPMENT  
APPLICATION

Drawing Details

Scale	1 : 1@ A1
Date	13/07/22
Job No	9663
Drawn	-
Checked	-

Drawing No

DA01.001

Revision

E



**UAV DRONE POSITION 1**  
Lat 16.29.1090 Long 145.28.0318



**UAV DRONE POSITION 2**  
Lat 16.29.0733 Long 145.27.5673



**UAV DRONE POSITION 2**  
Lat 16.29.1991 Long 145.28.0479

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**WARREN AND MAHONEY**

**Revisions**

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E 13/07/22	ISSUE RFI 02

**Notes**

**Consultants**

Project Manager  
  
Structural Engineer  
  
Mechanical Engineer  
  
Fire Engineer

Electrical Engineer

Ordinary Council Meeting - 30 August 2022

**Client**

GURNER TM

**GURNER™**

**Project Title**

**69-73 MURPHY  
STREET**  
PORT DOUGLAS

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**Drawing Title**

**SITE IMAGERY**

**Drawing Status**

**DEVELOPMENT  
APPLICATION**

**Drawing Details**

Scale	1 : 1@ A1
Date	13/07/22
Job No	9663
Drawn	-
Checked	ND

**Drawing No**

**DA01.002**

**Revision**

**E**



Site 4 – Elevation 1.5m



Site 4 – Elevation 4.5m



Site 4 – Elevation 7.5m



Site 4 – Elevation 10.5m



Site 4 – Elevation 22m



Site 5 – Elevation 1.5m



Site 5 – Elevation 4.5m

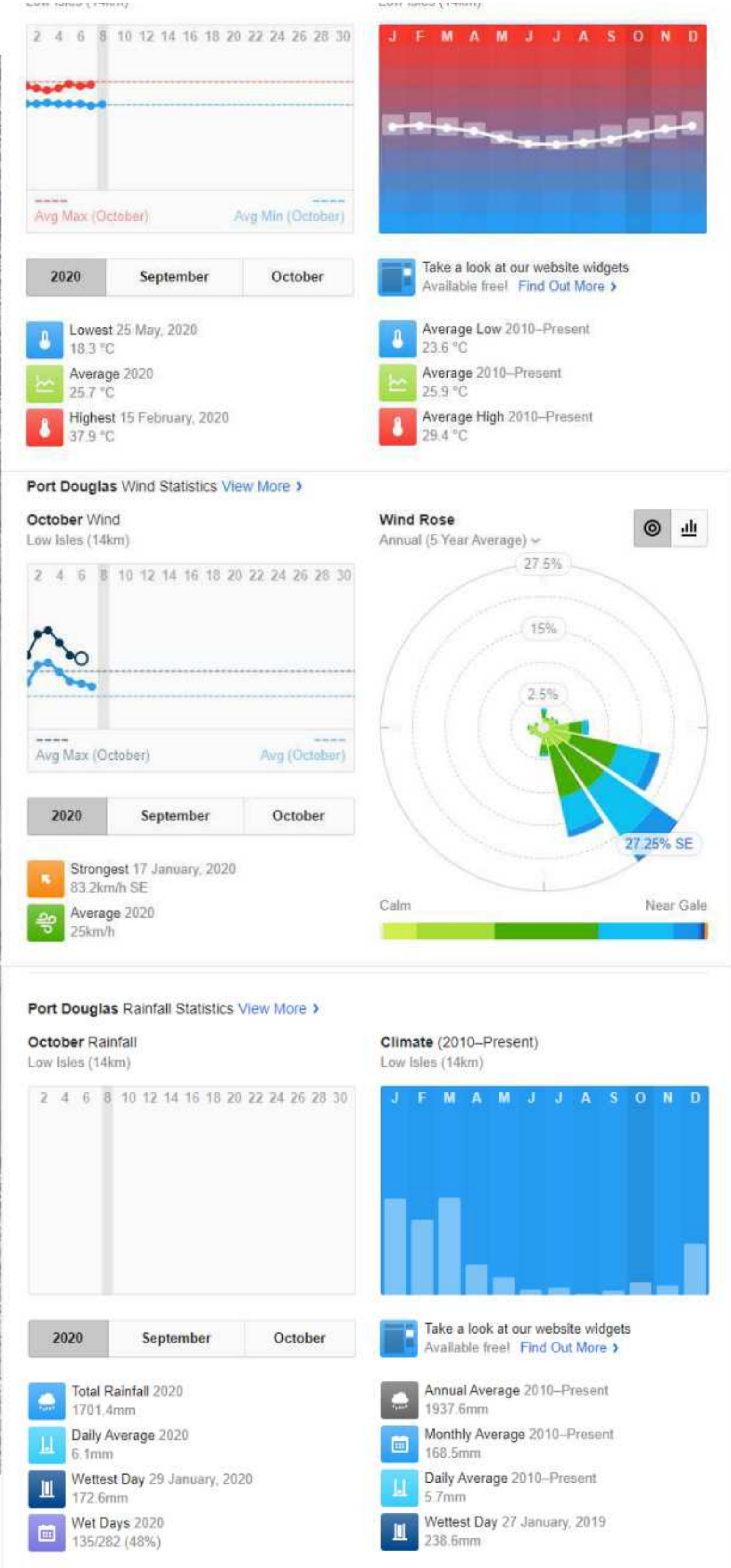
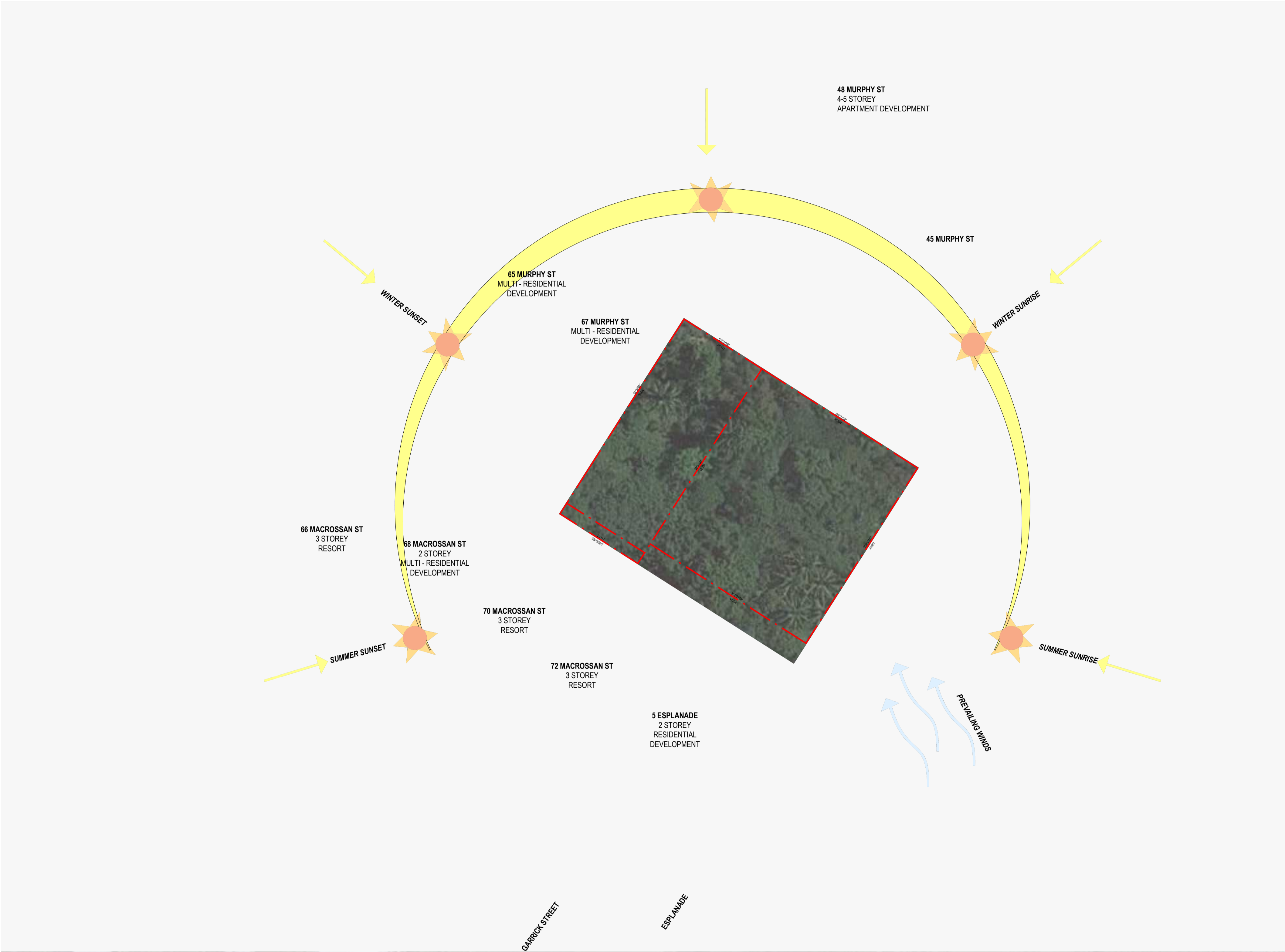


Site 5 – Elevation 7.5m



Site 5 – Elevation 22m







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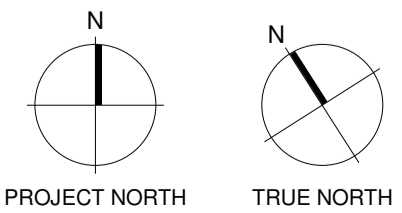
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Revisions

A 09/09/21	FOR CONSULTANT COORDINATION
B 15/09/21	FOR INFORMATION
C 22/09/21	DRAFT DA
D 04/10/21	ISSUE FOR DA
E 13/07/22	ISSUE RFI 02

Notes



Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM  
**GURNER™**

Project Title

69-73 MURPHY  
STREET  
PORT DOUGLAS

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Drawing Title

SITE SURVEY

Drawing Status

DEVELOPMENT  
APPLICATION

Drawing Details

Scale	1 : 200@ A1
Date	13/07/22
Job No	9663
Drawn	-
Checked	ND

Drawing No

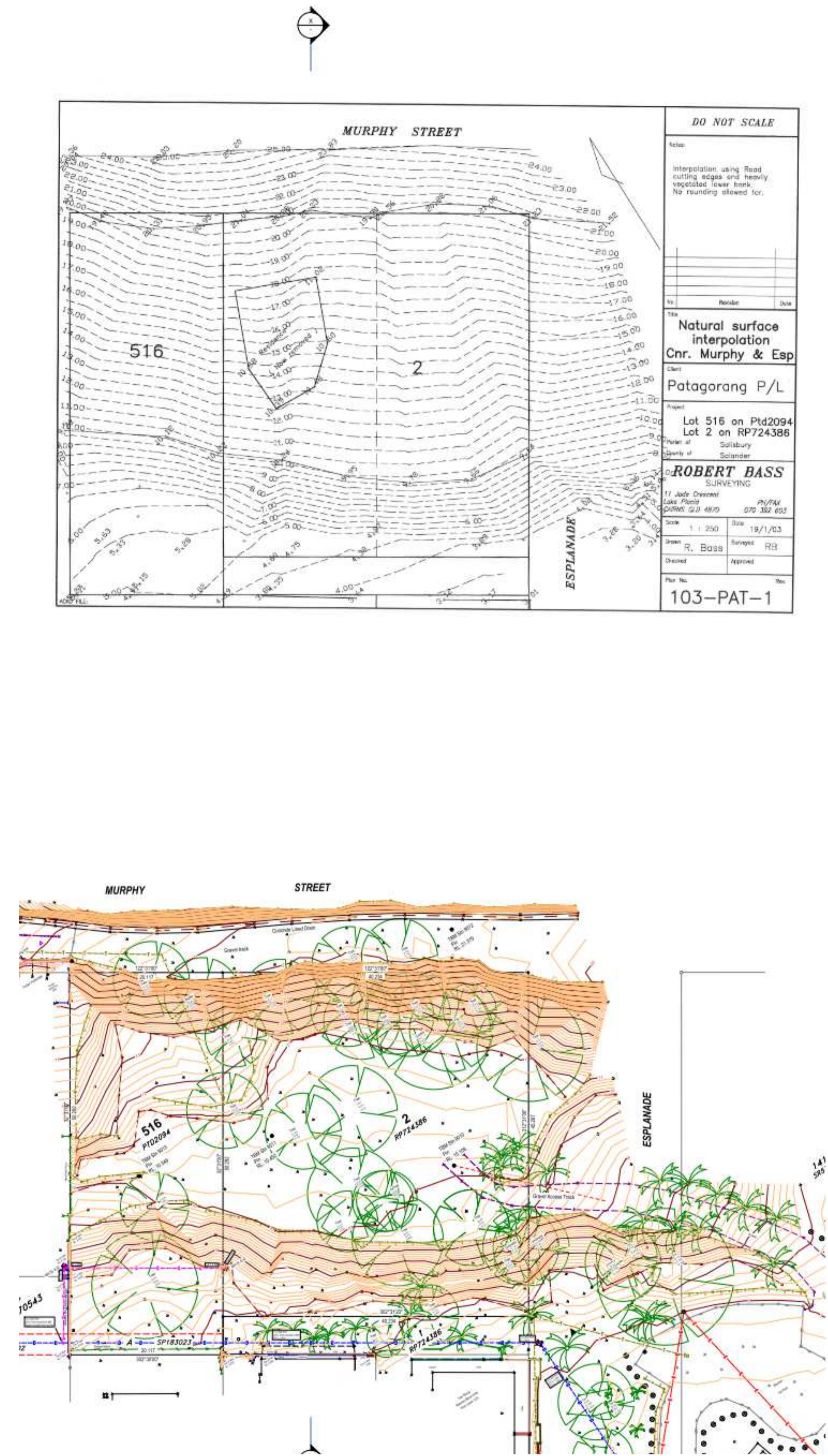
DA01.005

Revision

E

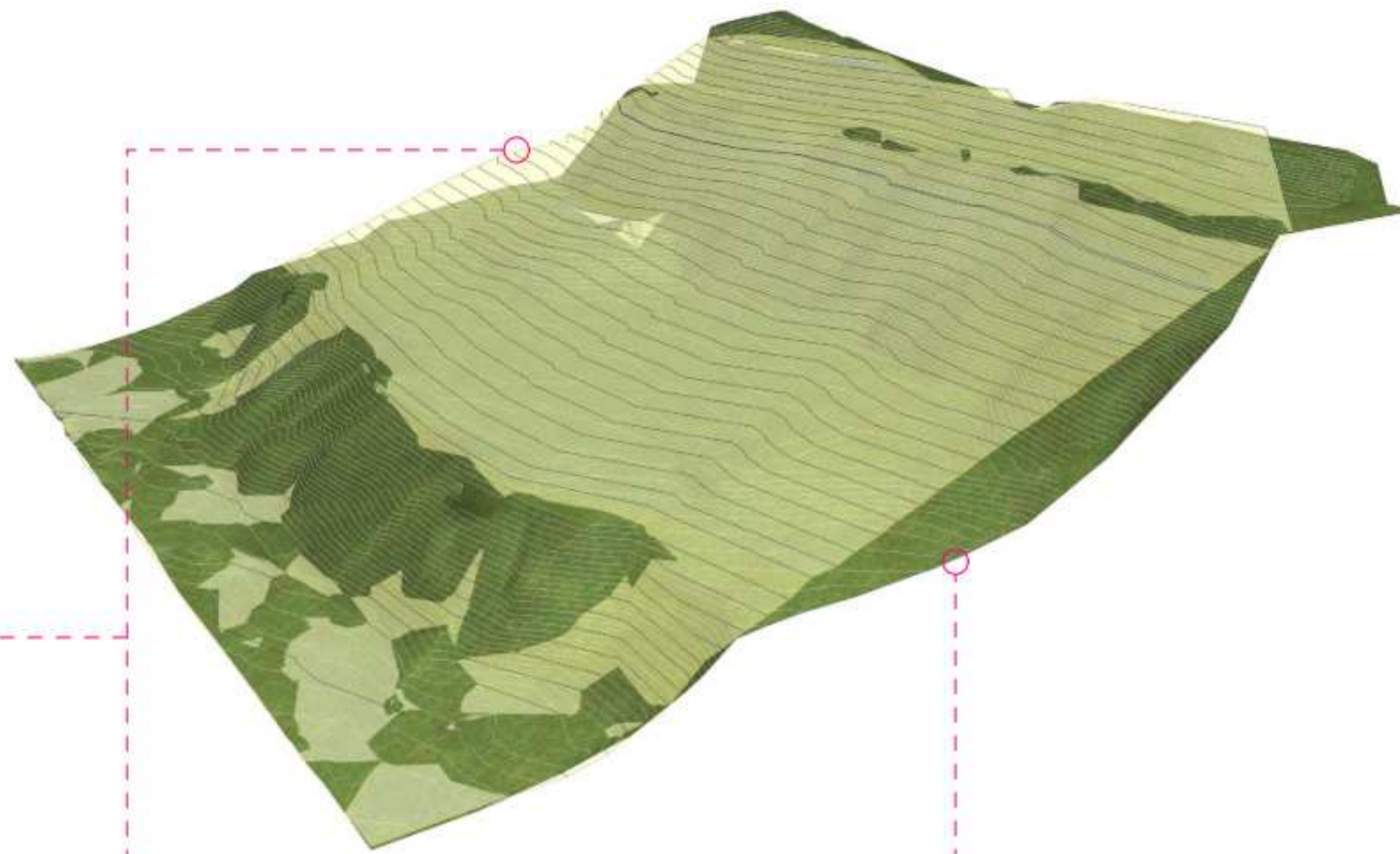
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## REFERENCES

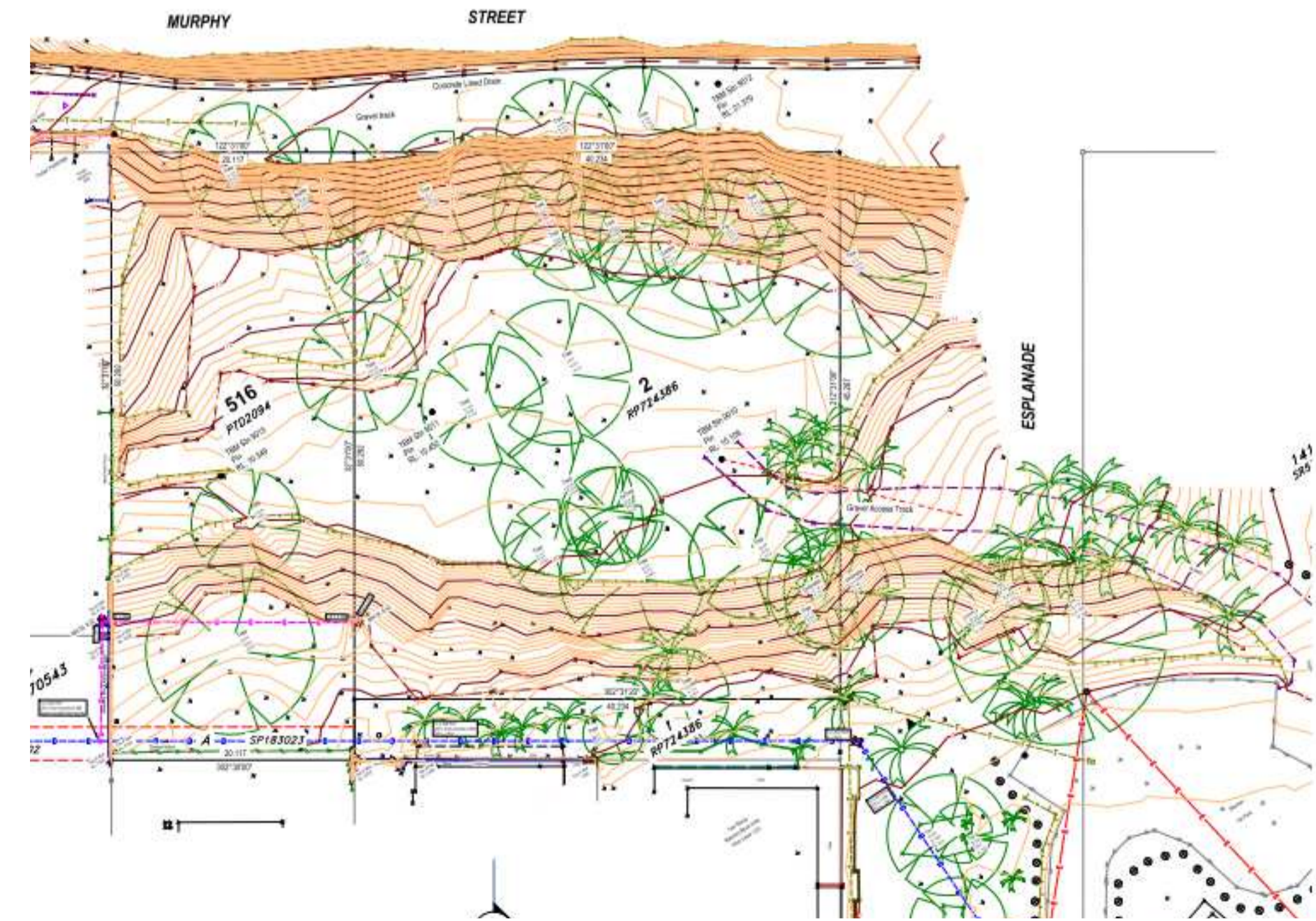


INTERPOLATED SURVEY PREPARED BY ROBERT BASS  
DATED 18/01/2003  
SURVEY SHOWS ORIGINAL NATURAL GROUND LEVELS  
THESE LEVELS FORMED THE BASIS OF THE CURRENT  
DEVELOPMENT APPROVAL ON THE SUBJECT SITE.

**LANDSURVEY - INTERPOLATED**  
SCALE: 1:400

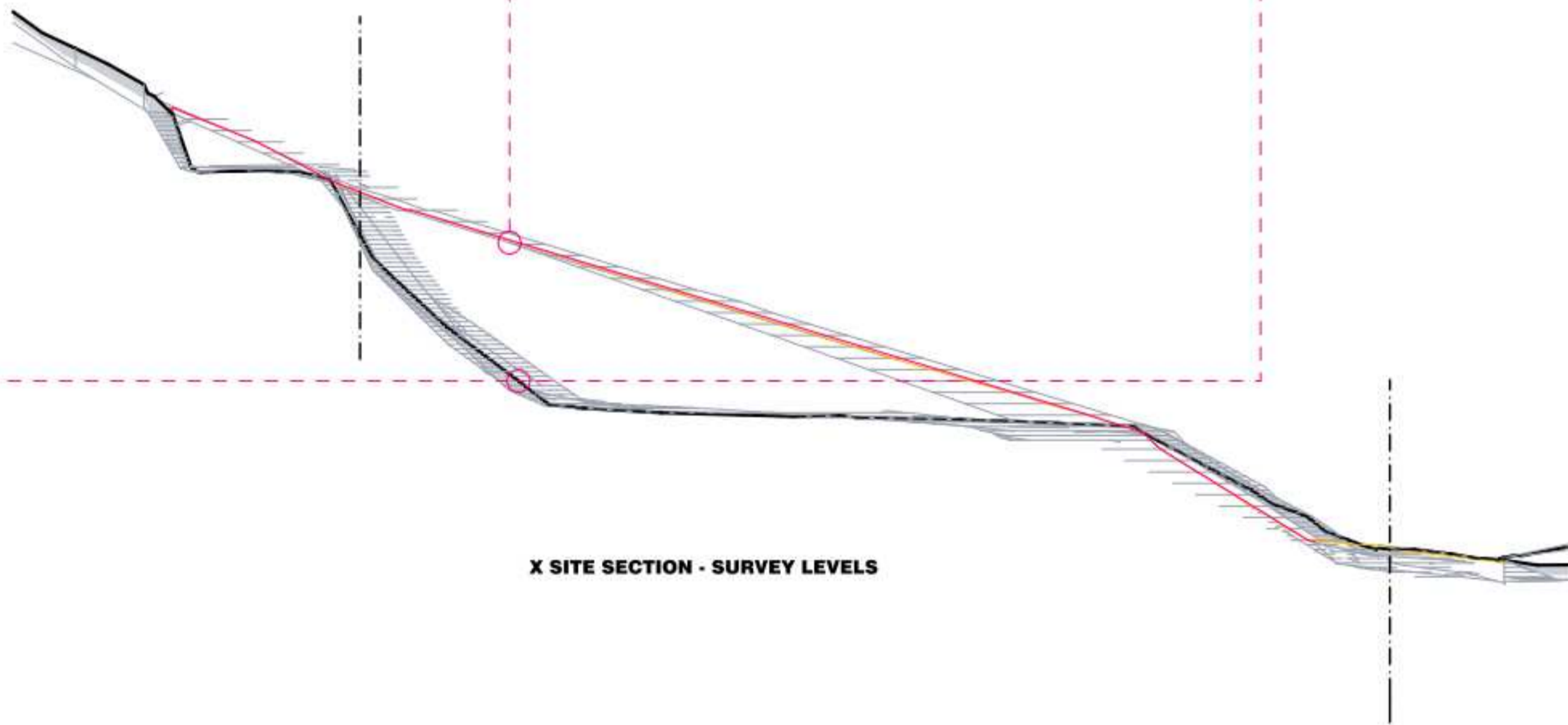


**INTERPOLATED SURVEY (YELLOW) & CURRENT SURVEY (GREEN)**



CURRENT SURVEY PREPARED BY RBS DATED 30.09.2020  
SHOWING EXISTING GROUND LEVELS ON SITE.

**LANDSURVEY - CURRENT**  
SCALE: 1:400



**X SITE SECTION - SURVEY LEVELS**

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**Revisions**

A 03/09/21 FOR CLIENT  
COMMENT  
B 09/09/21 FOR CONSULTANT  
COORDINATION  
C 15/09/21 FOR INFORMATION  
D 22/09/21 DRAFT DA  
E 04/10/21 ISSUE FOR DA  
F 13/07/22 ISSUE RFI 02

**Notes**

**Consultants**

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

**Client**

GURNER TM  
**GURNER™**

**Project Title**

**69-73 MURPHY  
STREET**  
PORT DOUGLAS

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**Drawing Title**

**INTERPOLATED  
SURVEY**

**Drawing Status**

**DEVELOPMENT  
APPLICATION**

**Drawing Details**

Scale: 1 : 1@ A1  
Date: 13/07/22  
Job No: 9663  
Drawn: -  
Checked: ND

**Drawing No**

**DA01.007**

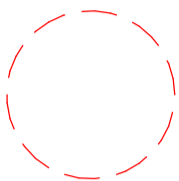
**Revision**

**F**

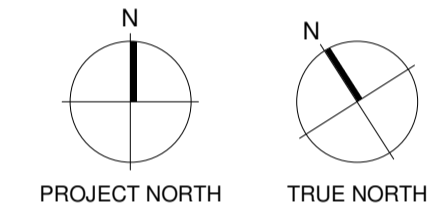
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B 09/09/21	FOR CONSULTANT COORDINATION
C 15/09/21	FOR INFORMATION
D 22/09/21	DRAFT DA
E 04/10/21	ISSUE FOR DA
F 10/03/22	ISSUE RFI 01
G 13/07/22	ISSUE RFI 02

—



**TREES TO BE REMOVED**



**Abstract**

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

—

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Project Title

69-73 MURPHY  
STREET  
PORT DOUGLAS

**Drawing Title**

# PROPOSED SITE PLAN

Drawing Status  
DEVELOPMENT  
APPLICATION

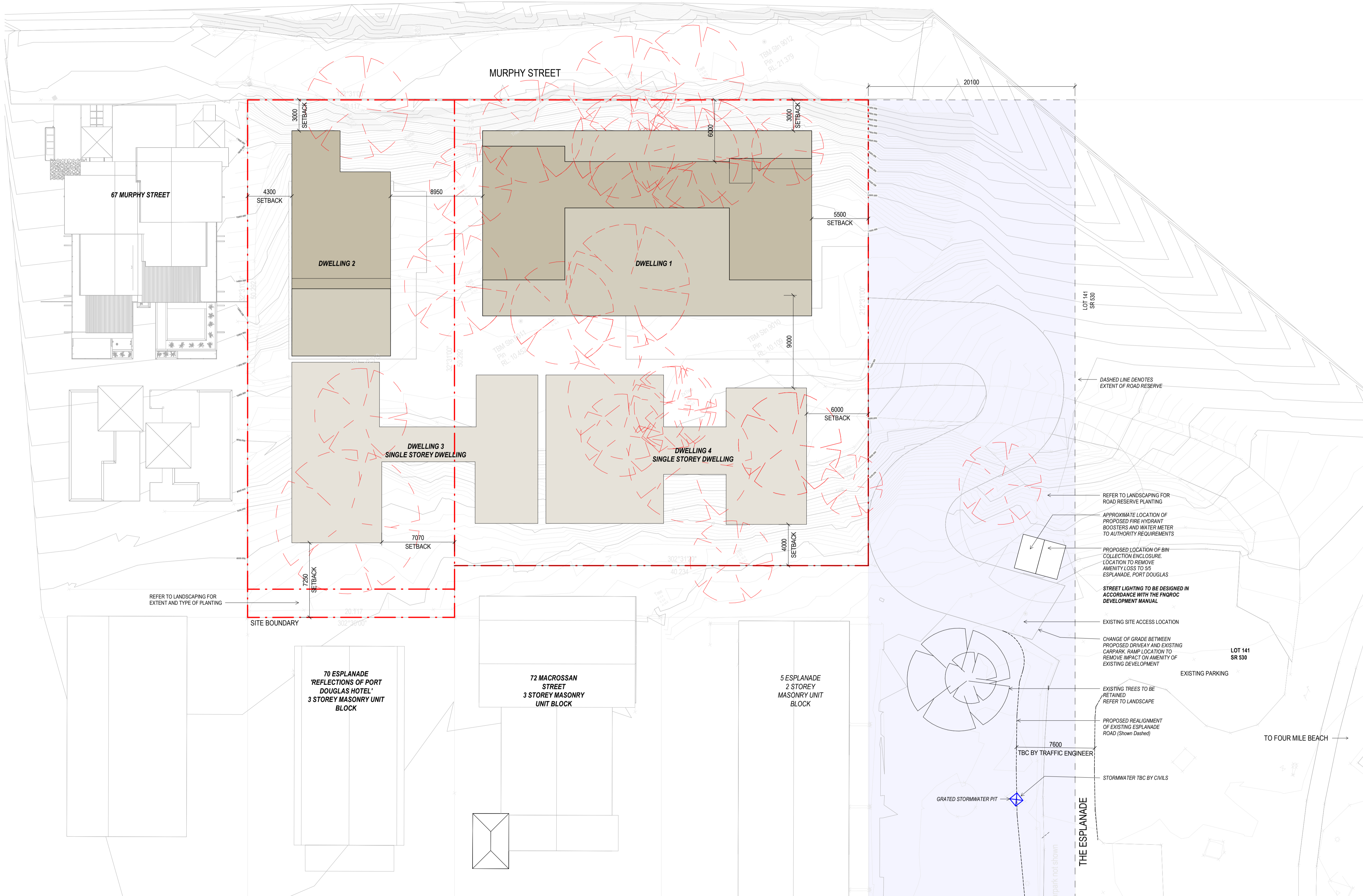
### Drawing Details

Scale	1 : 200@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No Revision

DA03.001

Ⓒ

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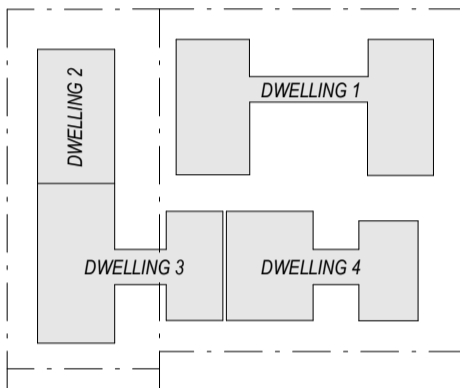
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#### Revisions

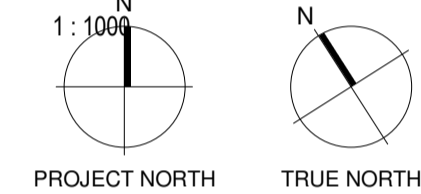
A 18/02/22 FOR INFORMATION  
B 10/03/22 ISSUE RFI 01  
C 13/07/22 ISSUE RFI 02

#### Notes

CODE	DESCRIPTION
BAL-1	FRAMELESS GLAZED BALUSTRADE 1200mm
CON-1	IN-SITU CONCRETE
FEN-1	TIMBER FENCING
GLZ-1/PC-3	CLEAR GLAZING / LIGHT GREY OR SIMILAR
PAV-1	TILED PAVING
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REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR



#### DA - SITE LEGEND



#### Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

#### Client

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#### Project Title

**69-73 MURPHY STREET**  
PORT DOUGLAS

#### Drawing Title

**SITE ACCESS PLAN**

#### Drawing Status

**DEVELOPMENT APPLICATION**

#### Drawing Details

Scale As indicated@ A1  
Date 13/07/22  
Job No 9663  
Drawn Author  
Checked Checker

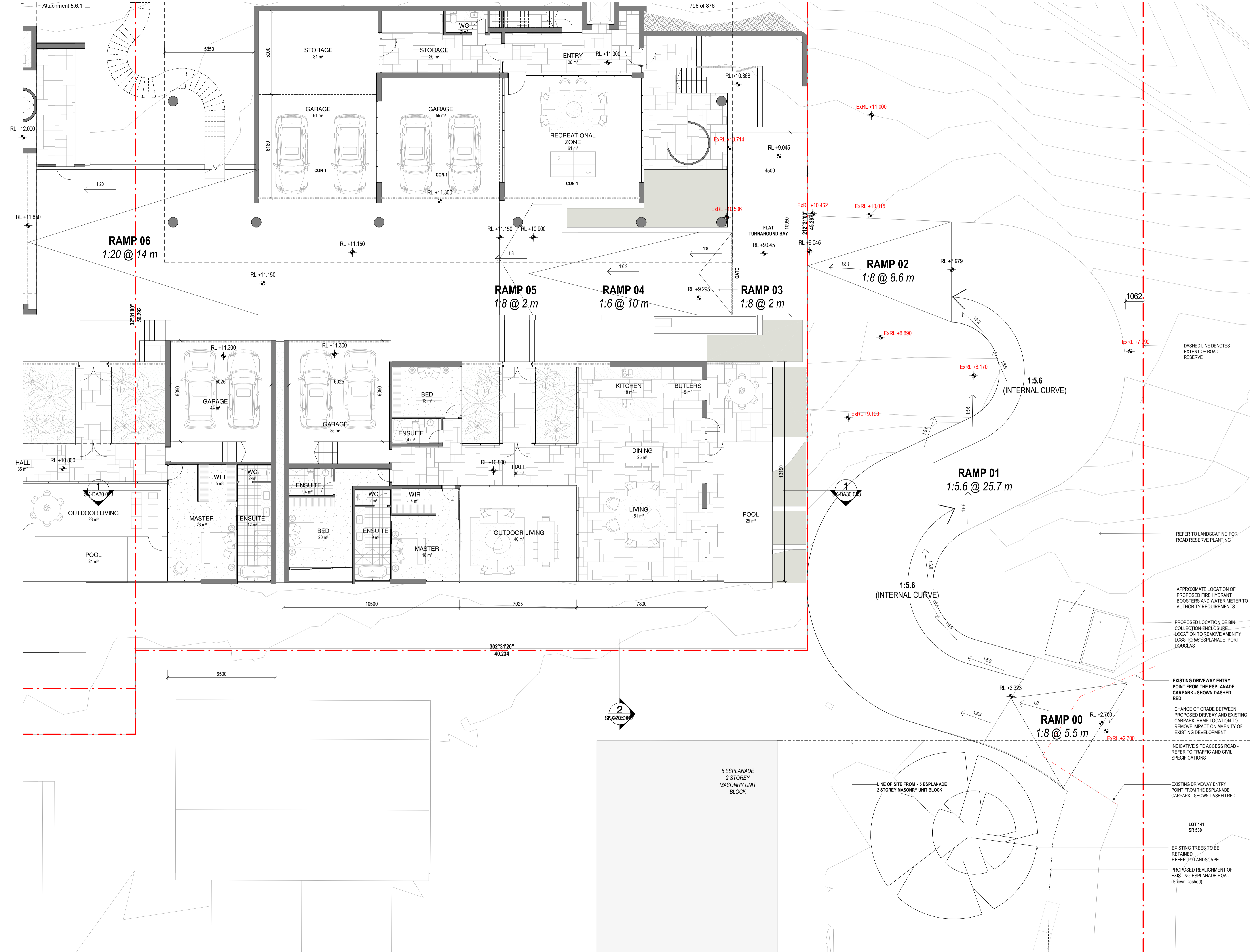
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DA03.002

#### Revision

C

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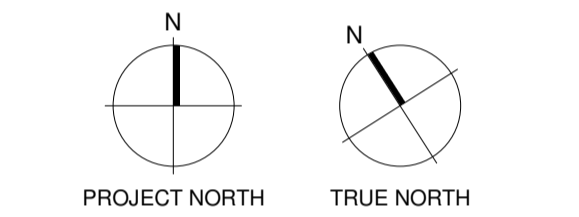
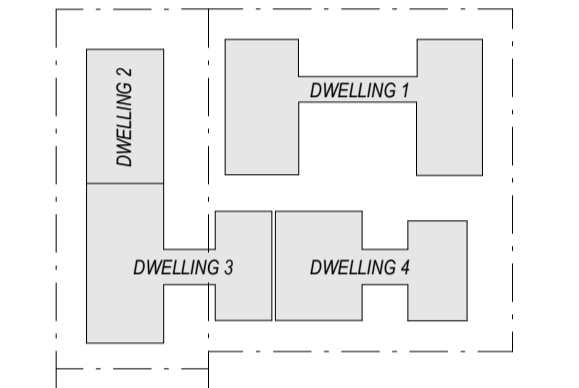


Revisions

C 15/09/21	FOR INFORMATION
D 17/09/21	FOR INFORMATION
E 21/09/21	FOR COORDINATION
F 22/09/21	DRAFT DA
G 04/10/21	ISSUE FOR DA
H 18/02/22	FOR INFORMATION
J 10/03/22	ISSUE RFI 01
K 13/07/22	ISSUE RFI 02

Notes

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Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Project Title

**69-73 MURPHY  
STREET**  
PORT DOUGLAS

Drawing Title

**GROUND FLOOR  
PLAN**

Drawing Status

**DEVELOPMENT  
APPLICATION**

Drawing Details

Scale	As indicated@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

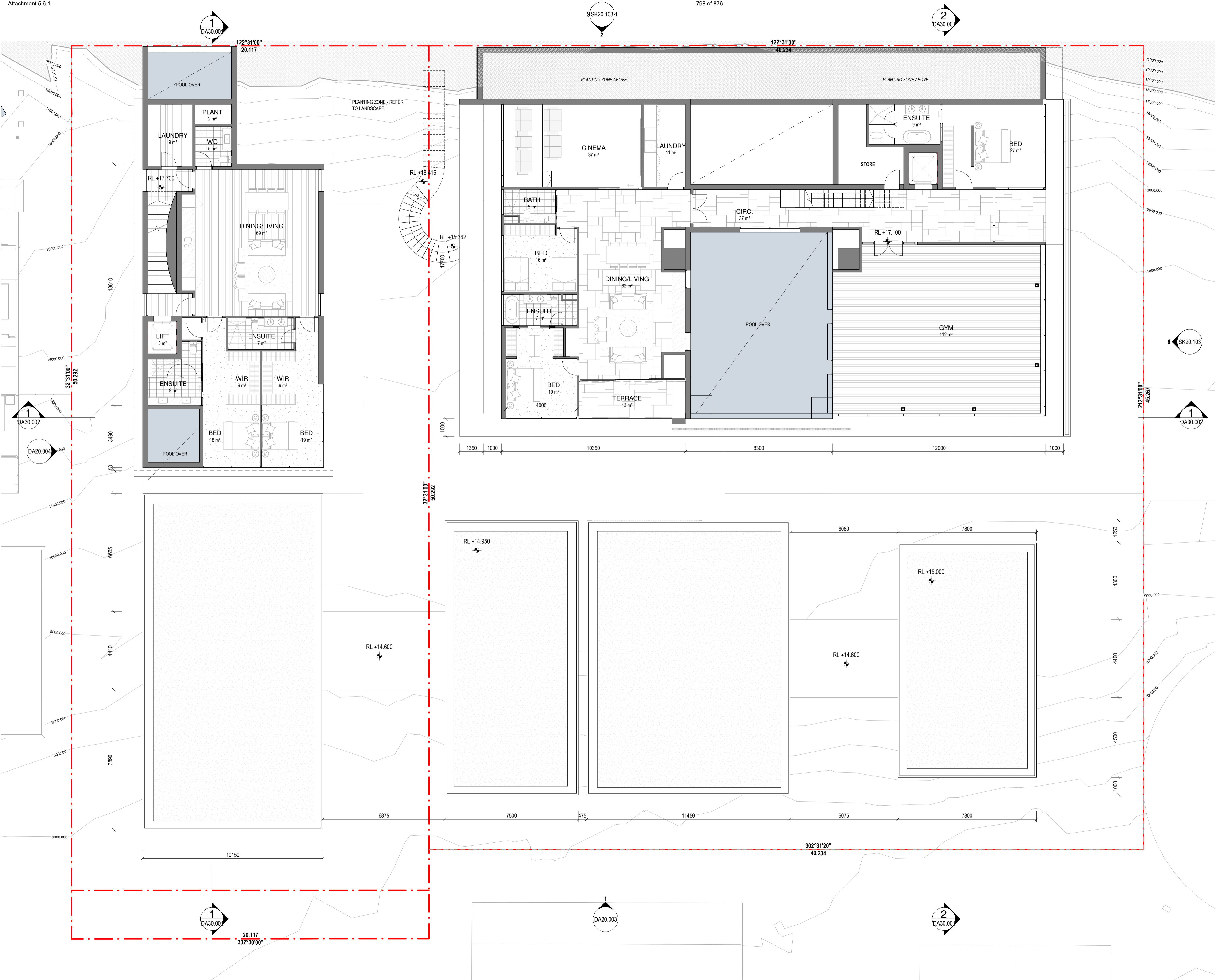
Drawing No

**DA010.01**

Revision

**(K)**



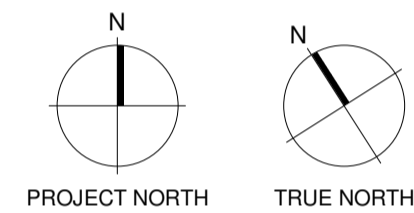
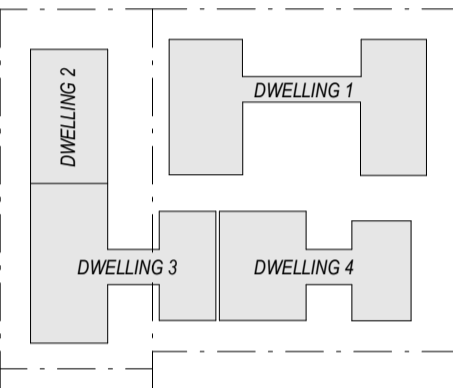


Revisions

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D 17/09/21	FOR INFORMATION
E 21/09/21	FOR COORDINATION
F 22/09/21	DRAFT DA
G 04/10/21	ISSUE FOR DA
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J 10/03/22	ISSUE RFI 01
K 13/07/22	ISSUE RFI 02

Notes

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Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Project Title

**69-73 MURPHY STREET**  
PORT DOUGLAS

Drawing Title

**L01 FLOOR PLAN**

Drawing Status

**DEVELOPMENT APPLICATION**

Drawing Details

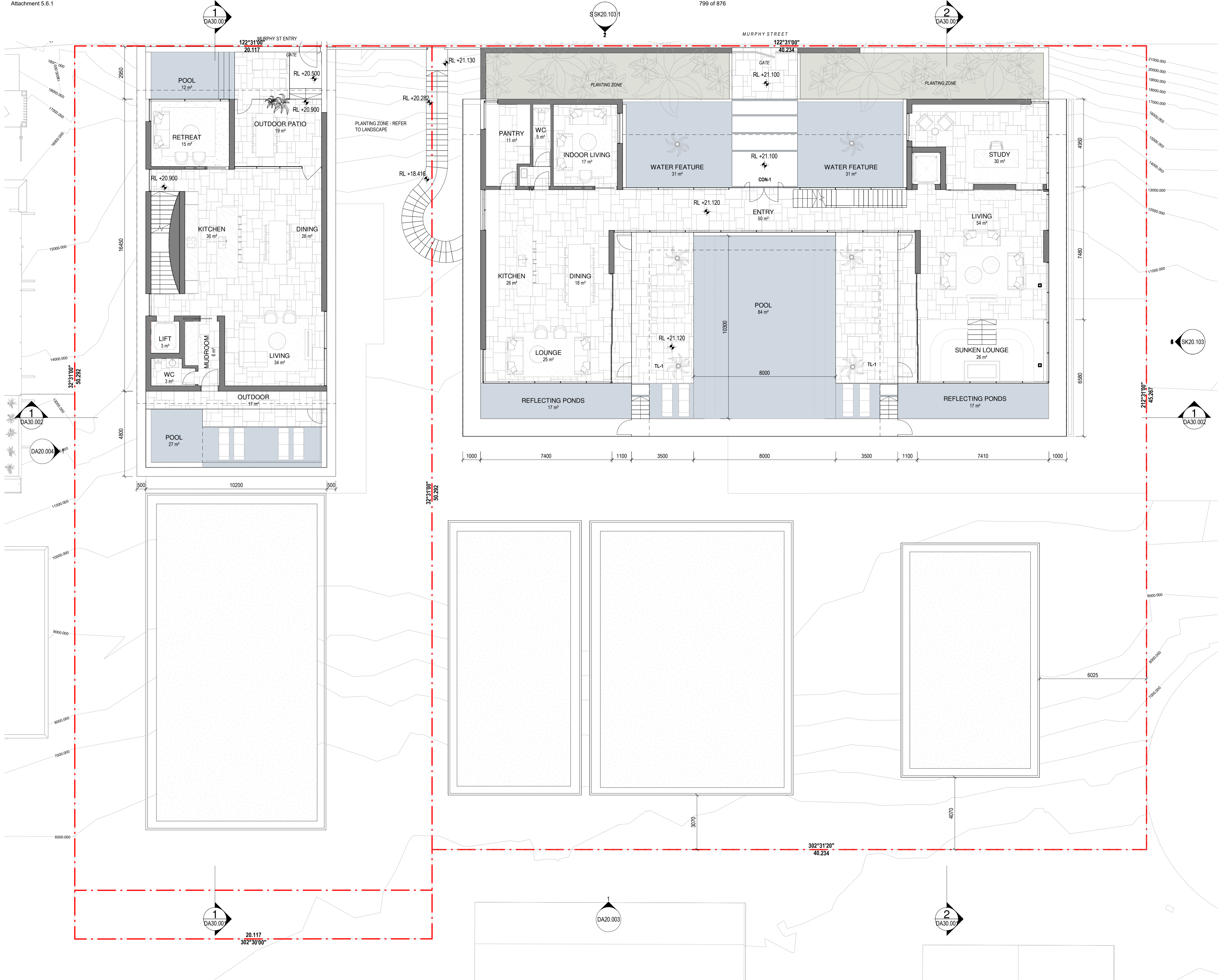
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Checked	ND

Drawing No

**DA010.02**

Revision

**(K)**



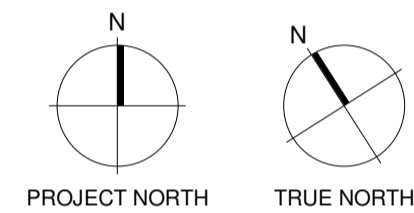
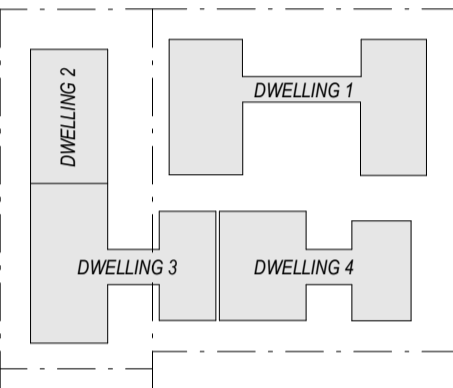
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J 10/03/22	ISSUE RFI 01
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Notes

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TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR



Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Project Title

**69-73 MURPHY STREET**  
PORT DOUGLAS

Drawing Title

**L02 FLOOR PLAN**

Drawing Status

**DEVELOPMENT APPLICATION**

Drawing Details

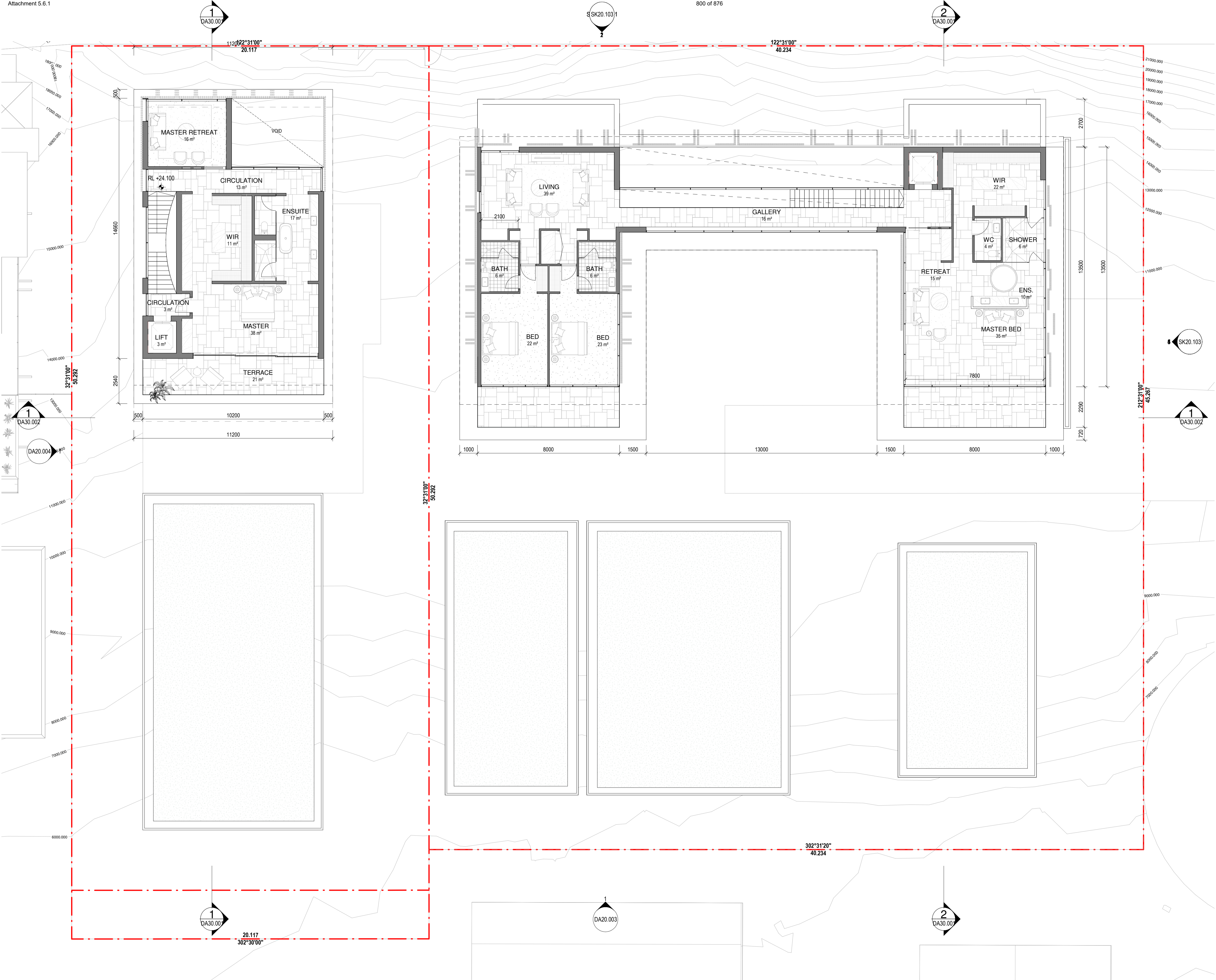
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Job No	9663
Drawn	SG
Checked	ND

Drawing No

**DA010.03**

Revision

**(K)**



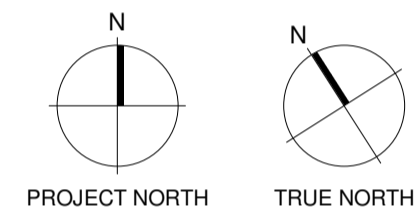
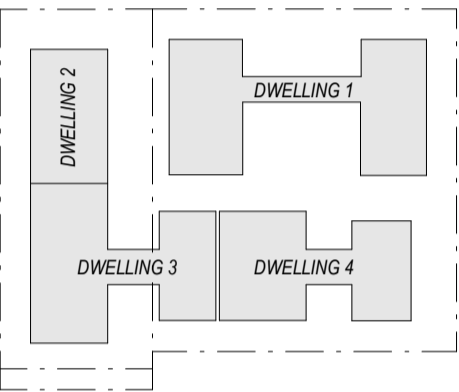
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Revisions

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D 17/09/21	FOR INFORMATION
E 21/09/21	FOR COORDINATION
F 22/09/21	DRAFT DA
G 04/10/21	ISSUE FOR DA
H 18/02/22	FOR INFORMATION
J 10/03/22	ISSUE RFI 01
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Notes

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BAL-1	FRAMELESS GLAZED BALUSTRADE 1200mm
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Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Project Title

**69-73 MURPHY STREET**  
PORT DOUGLAS

Drawing Title

**L03 FLOOR PLAN**

Drawing Status

**DEVELOPMENT APPLICATION**

Drawing Details

Scale	As indicated@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

**DA010.04**

Revision

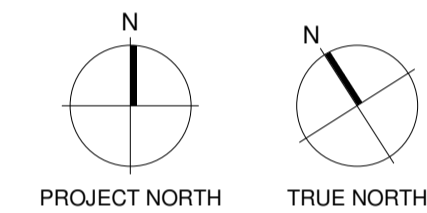
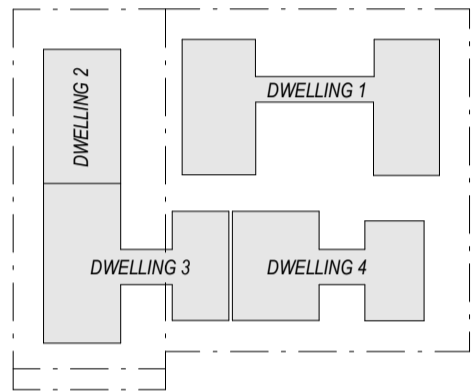
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Revisions

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C 17/09/21	FOR INFORMATION
D 21/09/21	FOR COORDINATION
E 22/09/21	DRAFT DA
F 04/10/21	ISSUE FOR DA
G 18/02/22	FOR INFORMATION
H 10/03/22	ISSUE RFI 01
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Notes

CODE	DESCRIPTION
BAL-1	FRAMELESS GLAZED BALUSTRADE 1200mm
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TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR



Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Australia  
Phone + 61 3 8547 6977

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Project Title

**69-73 MURPHY STREET**  
PORT DOUGLAS

Drawing Title

**ROOF PLAN**

Drawing Status

**DEVELOPMENT APPLICATION**

Drawing Details

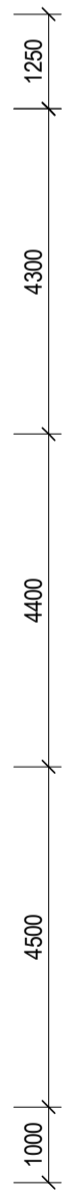
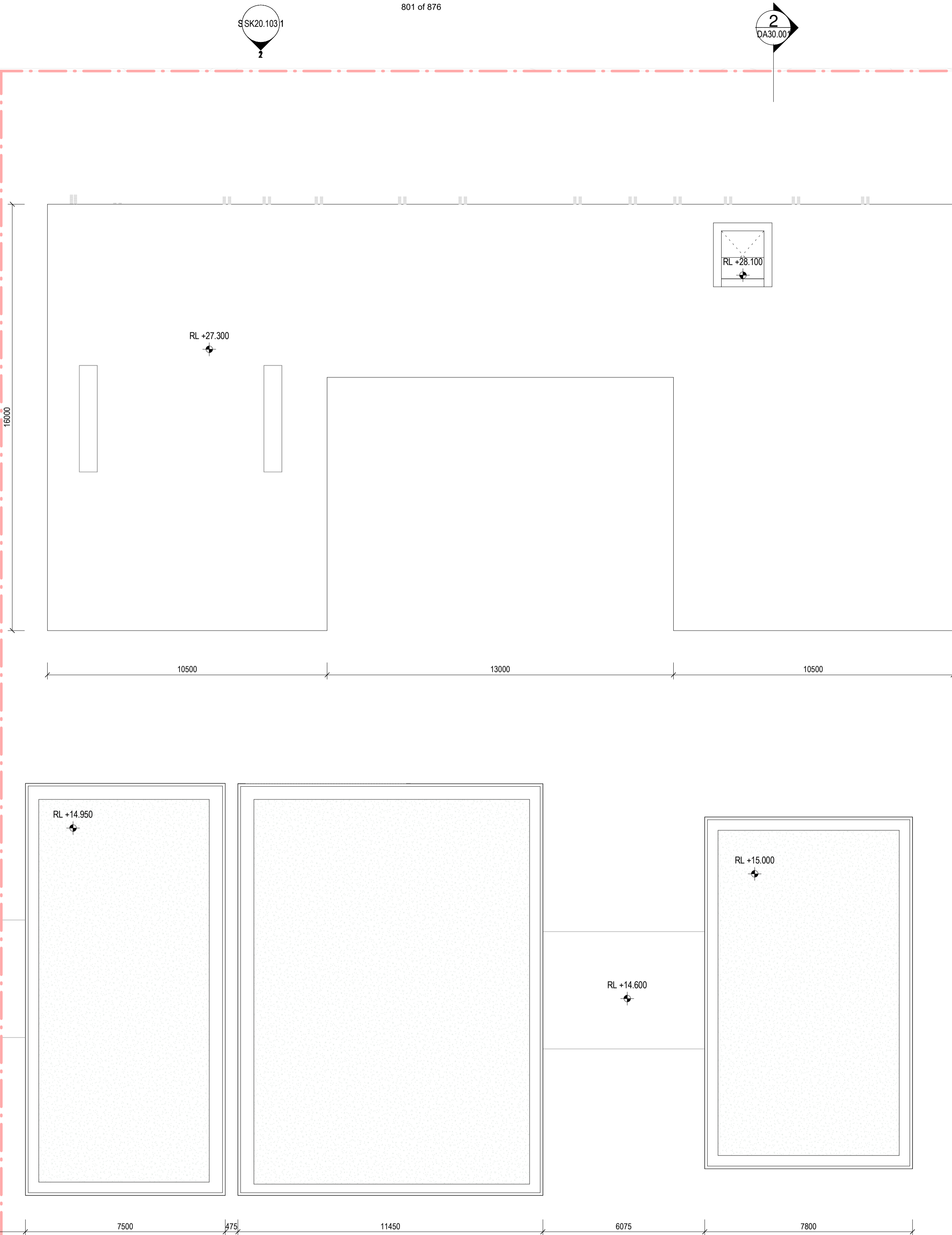
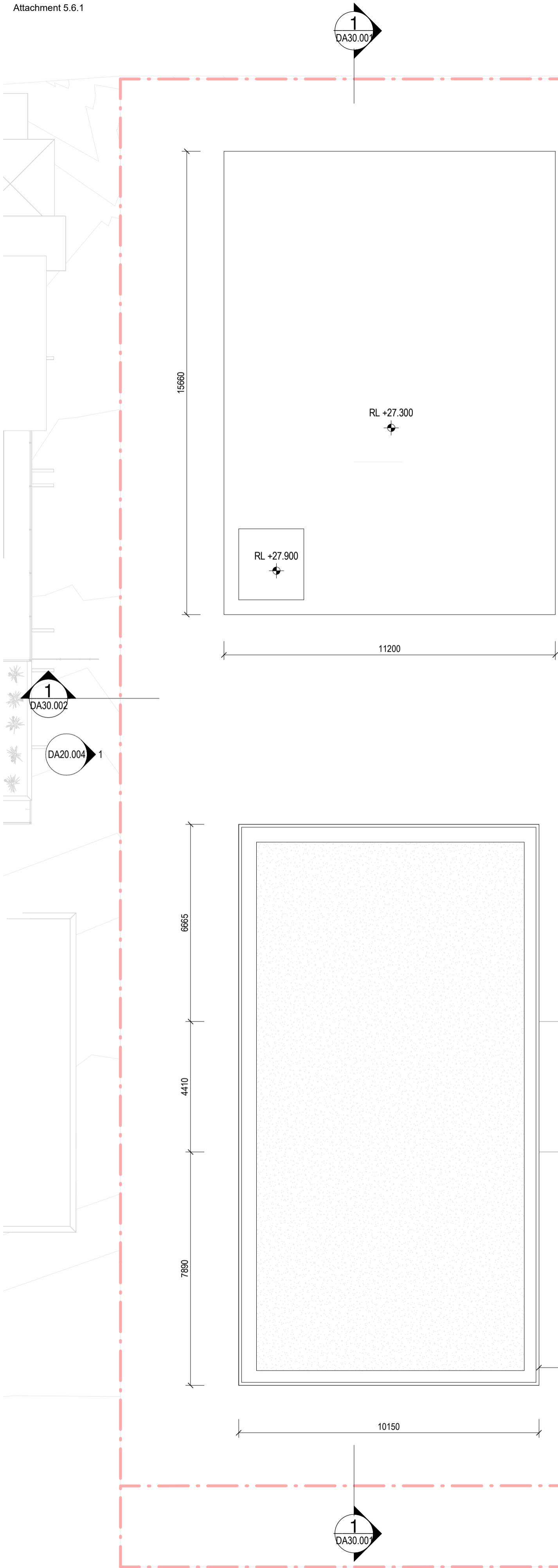
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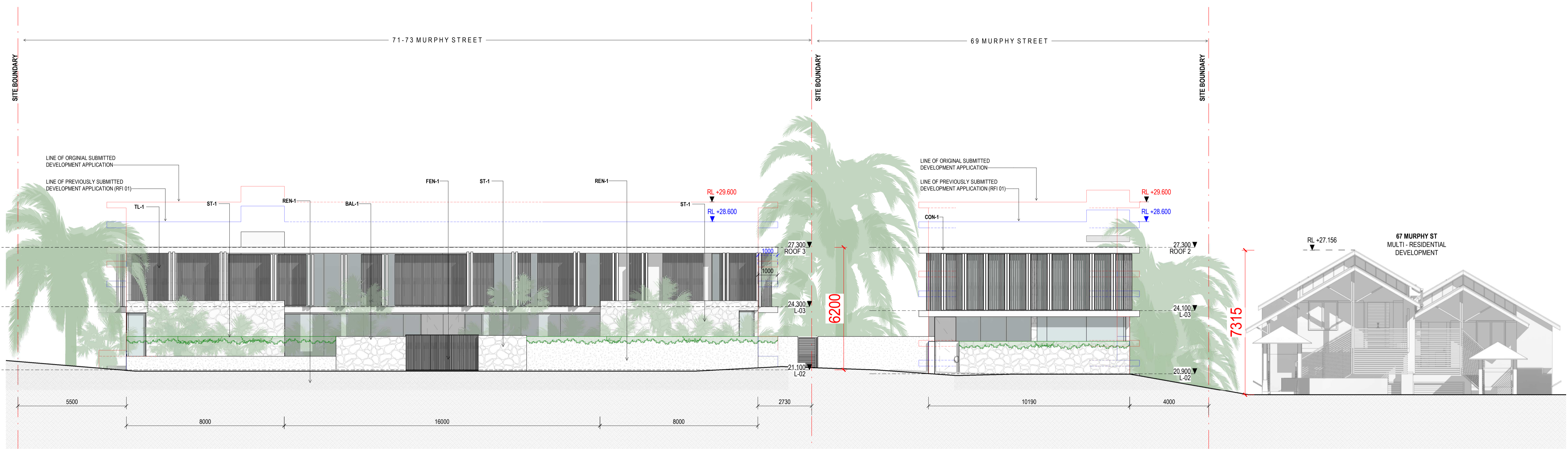
Drawing No

**DA010.05**

Revision

**J**





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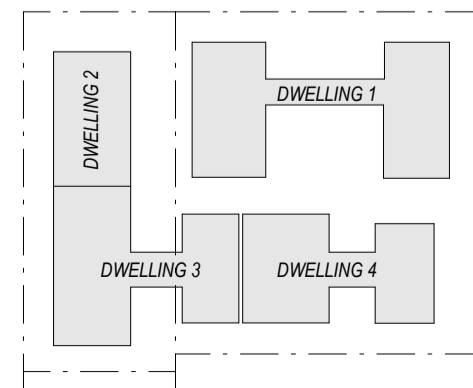
**Revisions**

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CODE	DESCRIPTION
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REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR

**Notes**

<b>ExRL +00.000</b>	EXISTING RL - REFER TO SURVEY
RL +00.000	PROPOSED LEVEL
	INDICATIVE SITE FILL



Ordinary Council Meeting - 30 August 2022

**Consultants**

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer  
Electrical Engineer

**Client**

GURNER TM  
**GURNER™**

**Project Title**

**69-73 MURPHY STREET**  
PORT DOUGLAS

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**Drawing Title**

**NORTH ELEVATION**

**Drawing Status**

**DEVELOPMENT APPLICATION**

**Drawing Details**

Scale	As indicated@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

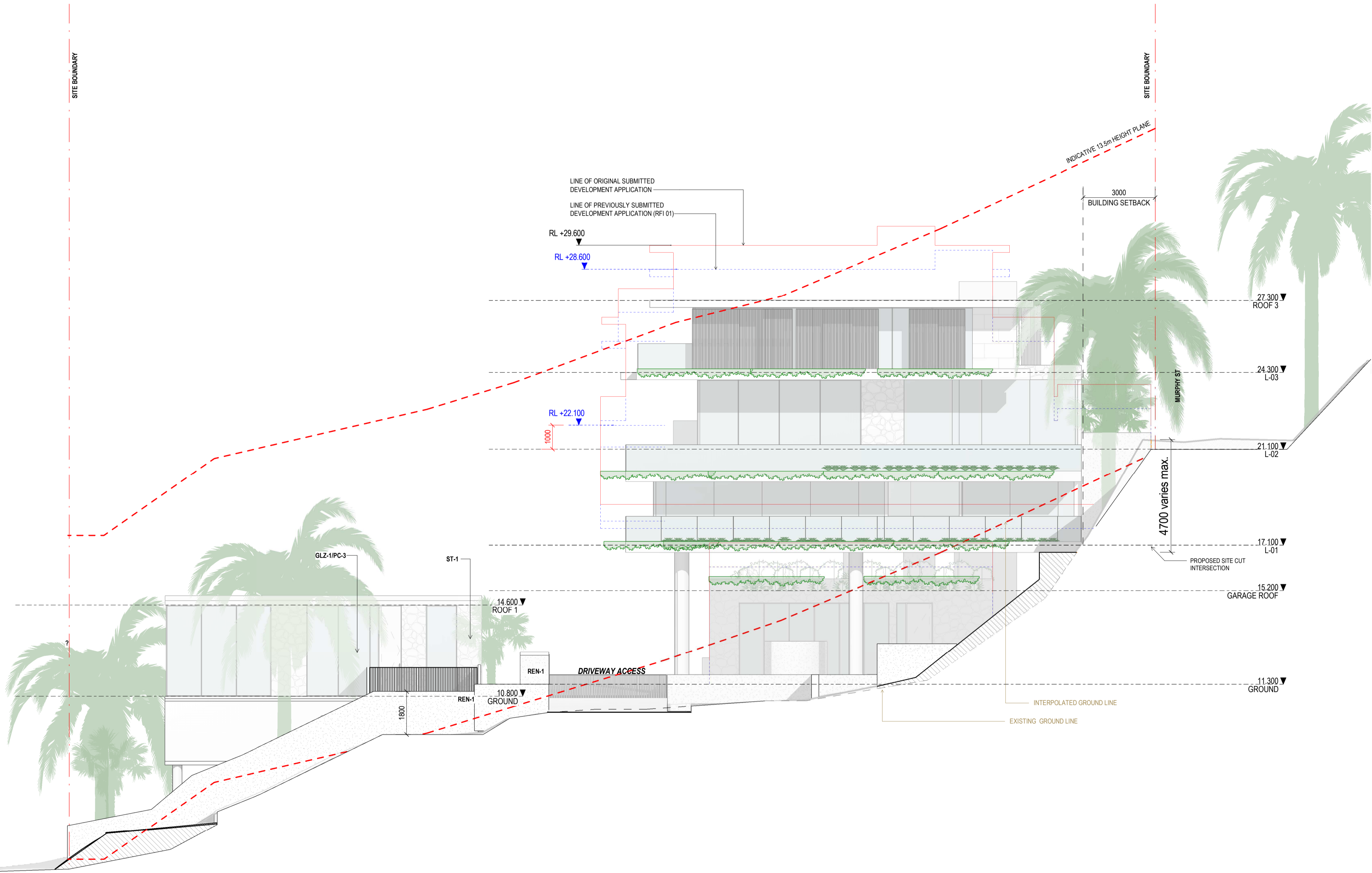
**Drawing No**

**DA20.001**

**Revision**

**(H)**

5 ESPLANADE  
2 STOREY  
RESIDENTIAL  
DEVELOPMENT



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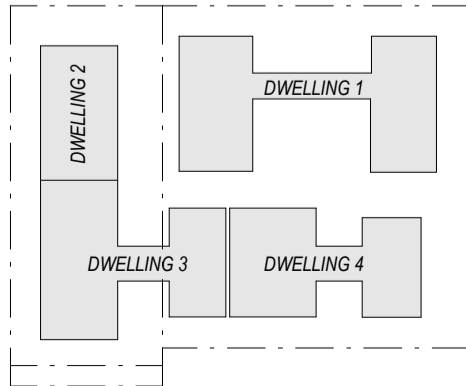
Revisions

A 03/09/21	FOR CLIENT COMMENT
B 15/09/21	FOR INFORMATION
C 17/09/21	FOR INFORMATION
D 22/09/21	DRAFT DA
E 04/10/21	ISSUE FOR DA
F 18/02/22	FOR INFORMATION
G 10/03/22	ISSUE RFI 01
H 13/07/22	ISSUE RFI 02

CODE	DESCRIPTION
BAL-1	FRAMELESS GLAZED BALUSTRADE 1200mm
CON-1	IN-SITU CONCRETE
FEN-1	TIMBER FENCING
GLZ-1/PC-3	CLEAR GLAZING / LIGHT GREY OR SIMILAR
PAV-1	TILED PAVING
PAV-2	COBBLED STONE PAVING OR STAMPED CONCRETE OR SIMILAR
REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR

Notes

<b>ExRL +00.000</b>	EXISTING RL - REFER TO SURVEY
RL +00.000	PROPOSED LEVEL
	INDICATIVE SITE FILL



Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM  
**GURNER™**

Project Title

**69-73 MURPHY STREET**  
PORT DOUGLAS

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Drawing Title

**EAST ELEVATION**

Drawing Status

**DEVELOPMENT APPLICATION**

Drawing Details

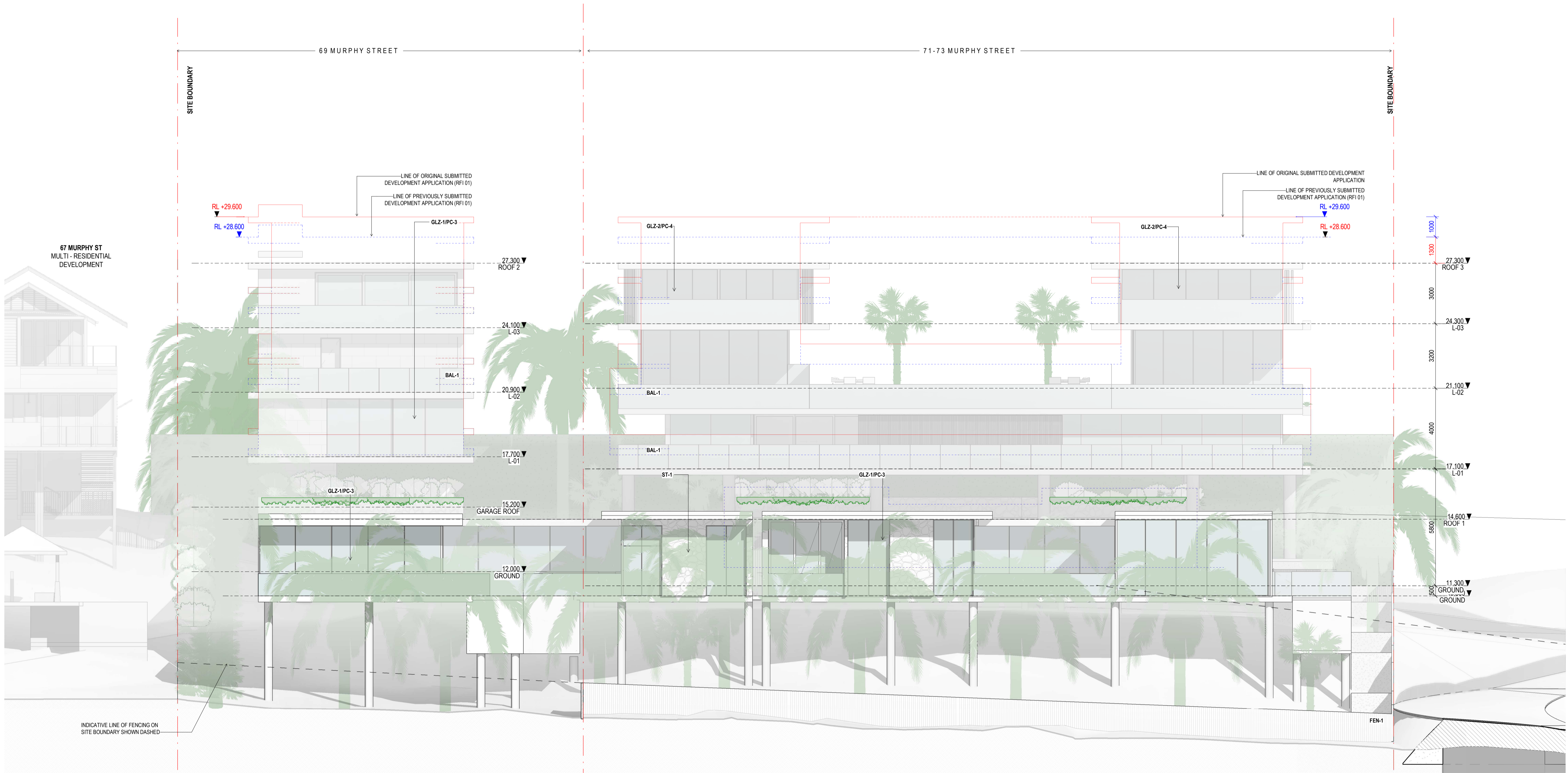
Scale	As indicated@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

**DA20.002**

Revision

**(H)**



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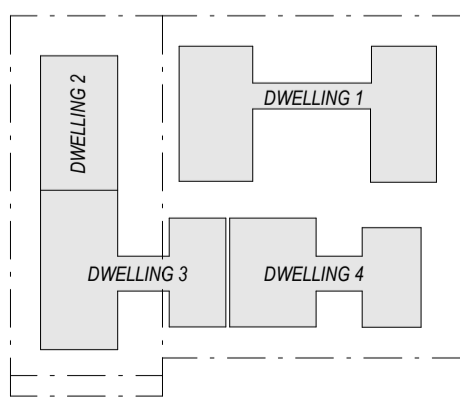
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Notes



Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM  
**GURNER™**

Project Title

69-73 MURPHY STREET  
PORT DOUGLAS

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Drawing Title

SOUTH ELEVATION

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

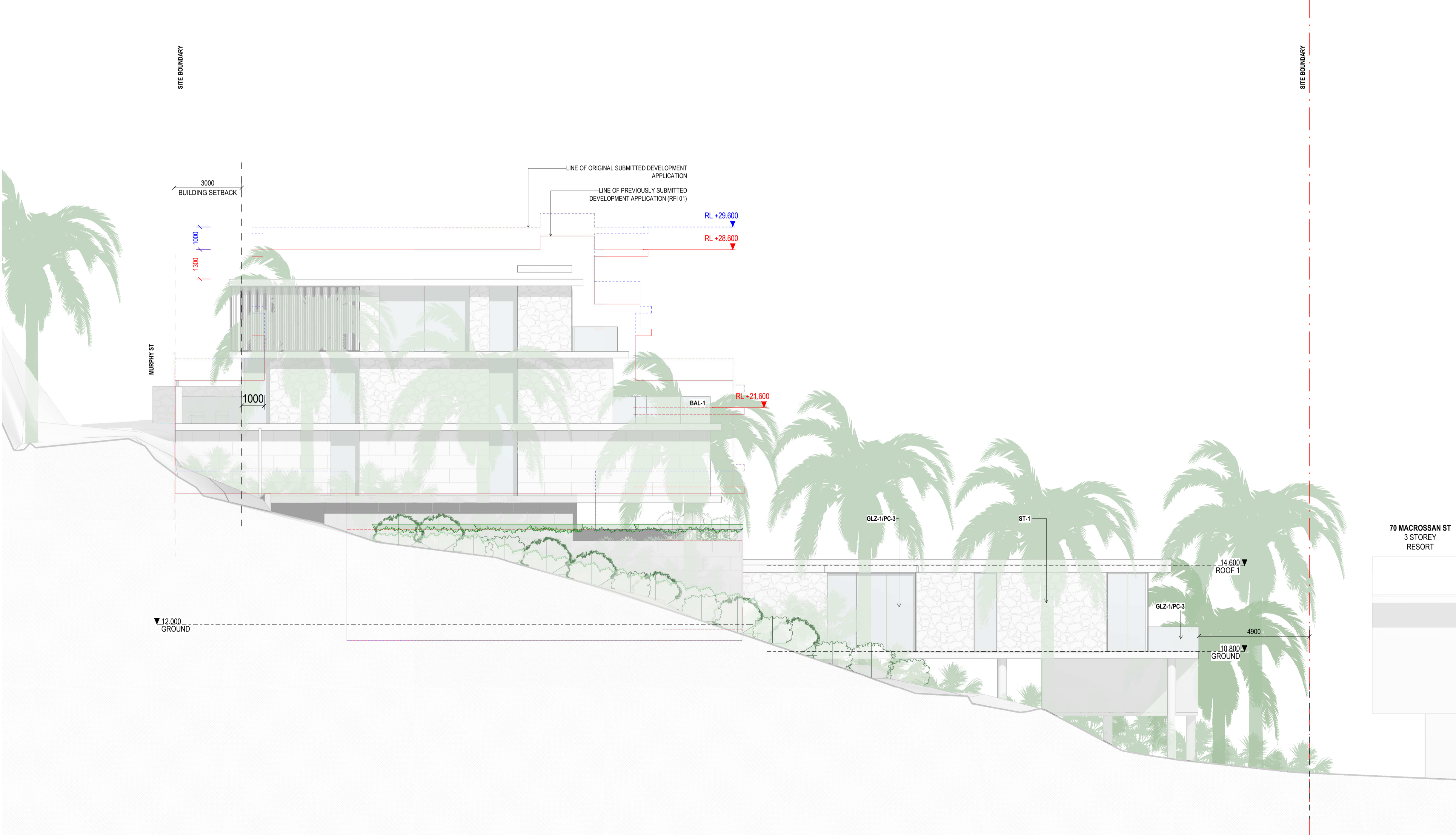
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Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA20.003

Revision

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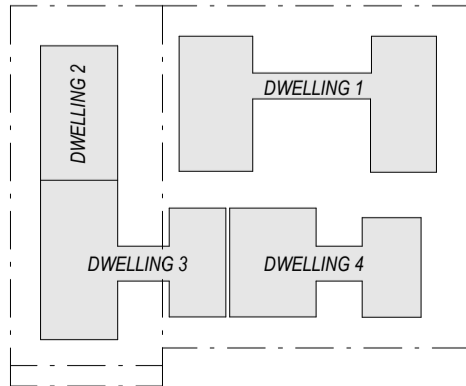
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A 03/09/21	FOR CLIENT COMMENT
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**Notes**



Ordinary Council Meeting - 30 August 2022

**Consultants**

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

**Client**

GURNER TM  
**GURNER™**

**Project Title**

**69-73 MURPHY STREET**  
PORT DOUGLAS

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**Drawing Title**

**WEST ELEVATION**

**Drawing Status**

**DEVELOPMENT APPLICATION**

**Drawing Details**

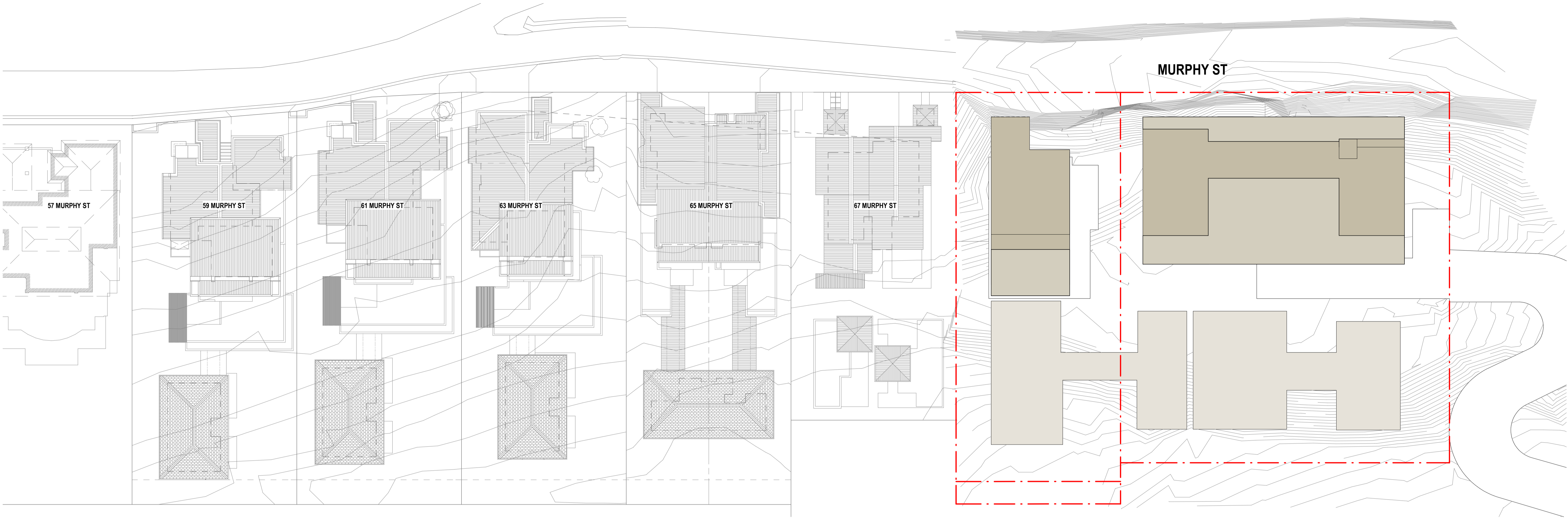
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Job No	9663
Drawn	SG
Checked	ND

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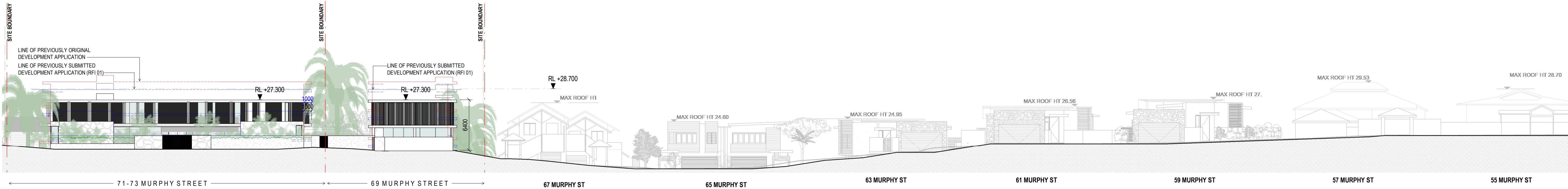
**DA20.004**

**Revision**

**G**



2 SITE CONTEXT - MURPHY ST PLAN  
1 : 250



1 SITE CONTEXT - MURPHY STREET ELEVATION  
1 : 250

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Revisions  
A 13/07/22 ISSUE RFI 02

Notes

Consultants  
Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer  
Electrical Engineer  
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Client  
GURNER TM  
GURNER™

Project Title  
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PORT DOUGLAS

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Drawing Title  
MURPHY STREET ELEVATION  
Drawing Status  
DEVELOPMENT APPLICATION

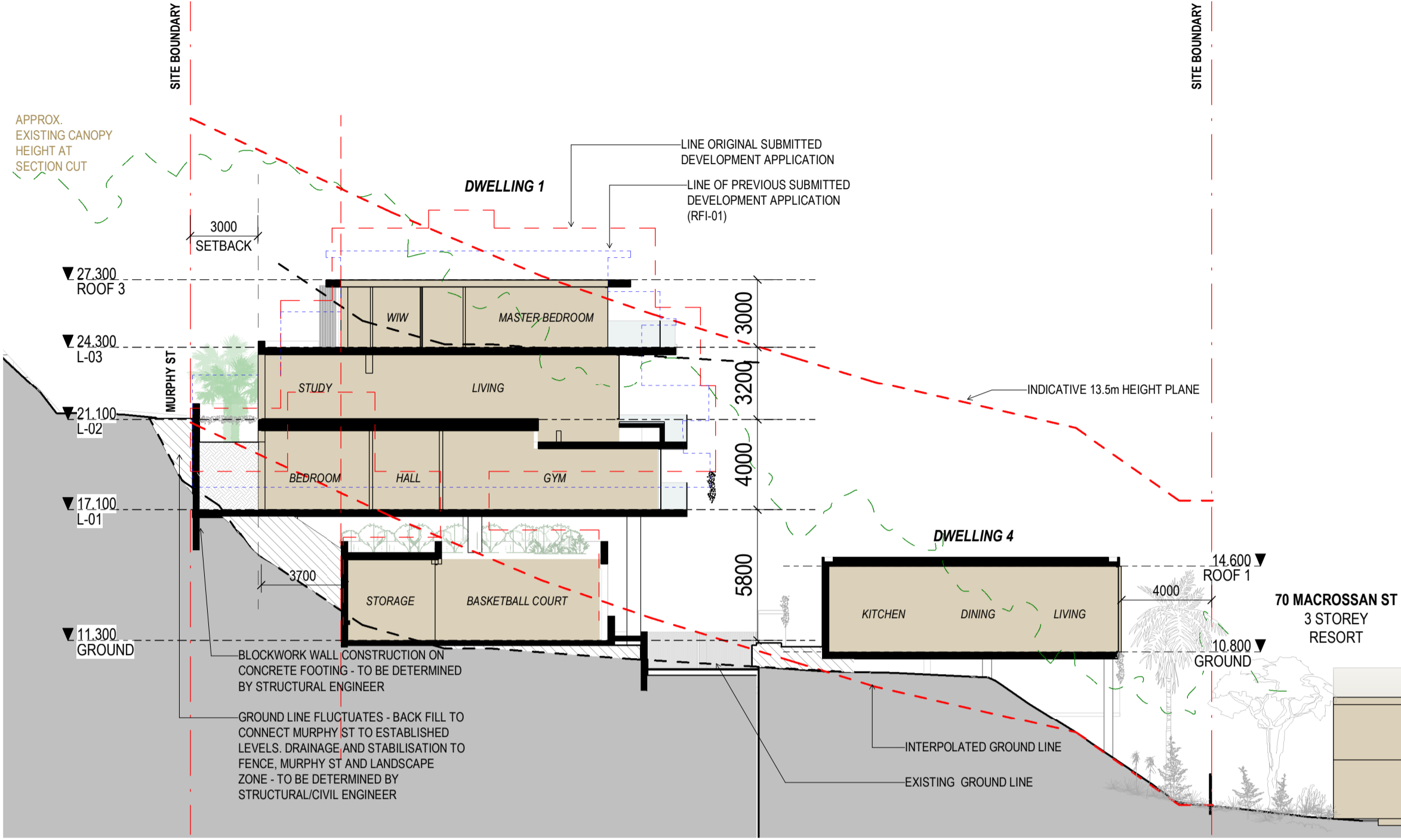
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Date 13/07/22  
Job No 9663  
Drawn Author  
Checked Checker

Drawing No DA20.100  
Revision A



SECTION 1

1 : 200



SECTION 2

1 : 200

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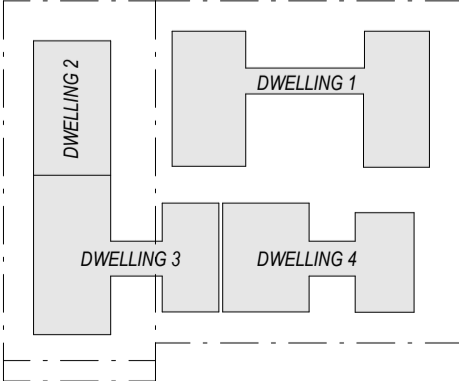
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Revisions

C 15/09/21	FOR INFORMATION
D 17/09/21	FOR INFORMATION
E 21/09/21	FOR COORDINATION
F 22/09/21	DRAFT DA
G 04/10/21	ISSUE FOR DA
H 18/02/22	FOR INFORMATION
J 10/03/22	ISSUE RFI 01
K 13/07/22	ISSUE RFI 02

Notes

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RL +00.000	PROPOSED LEVEL
	INDICATIVE SITE FILL



Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM  
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Project Title

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STREET  
PORT DOUGLAS

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Drawing Title

TYPICAL SECTIONS

Drawing Status

DEVELOPMENT  
APPLICATION

Drawing Details

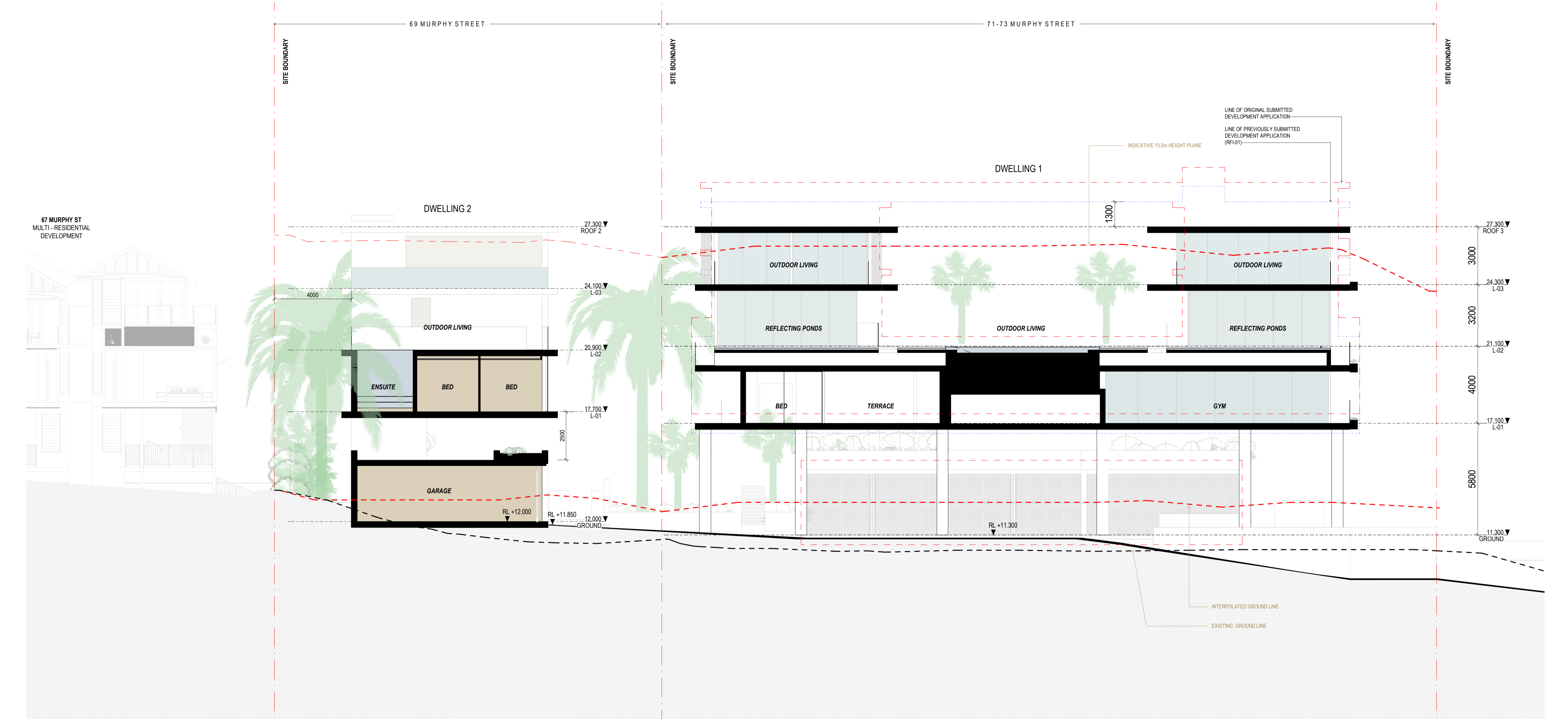
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Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA30.001

Revision

(K)



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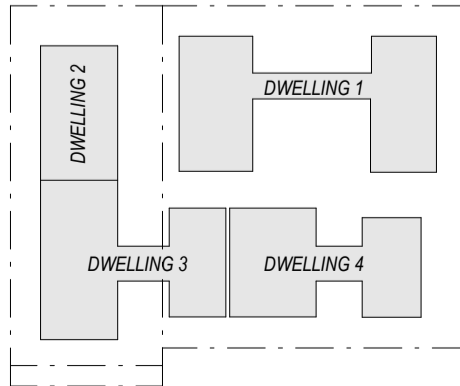
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Notes

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	INDICATIVE SITE FILL



Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Project Title

69-73 MURPHY STREET  
PORT DOUGLAS

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Drawing Title

TYPICAL SECTIONS

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

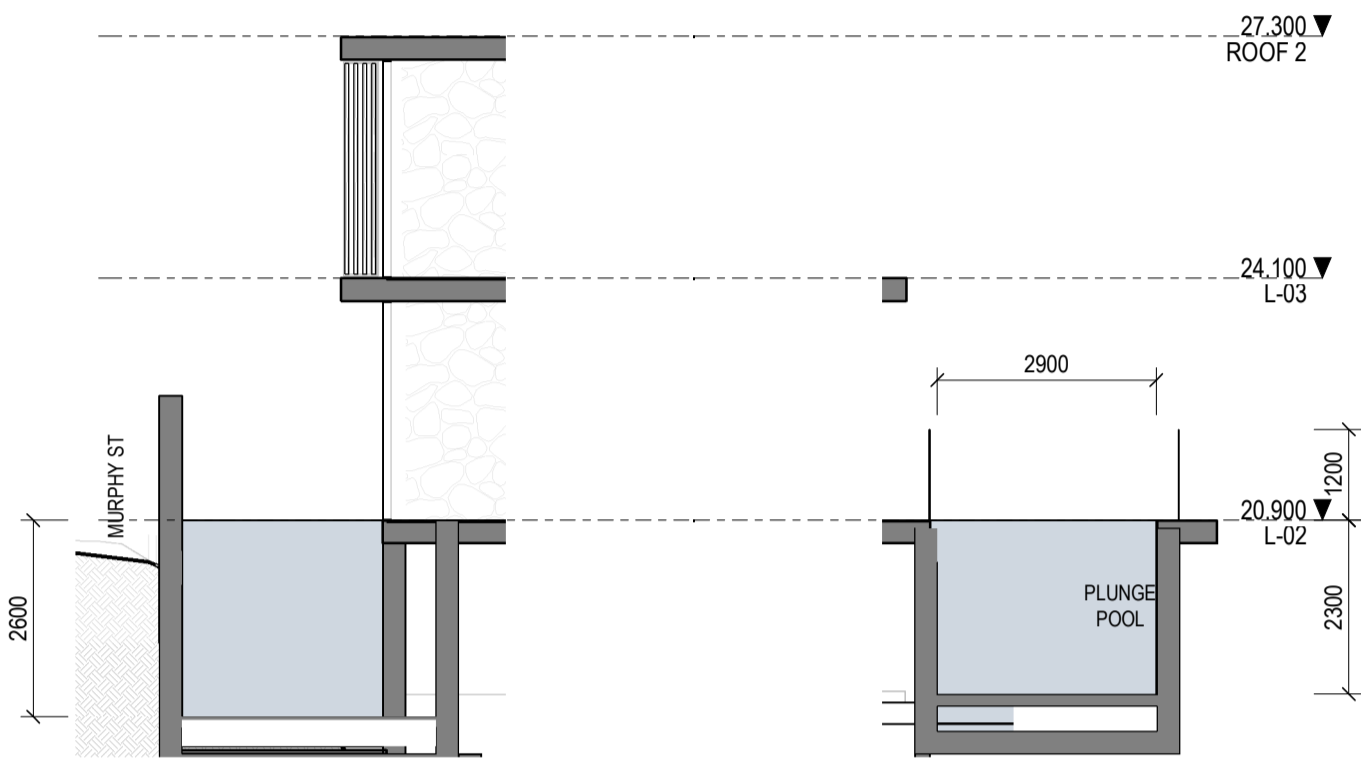
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Job No	9663
Drawn	SG
Checked	ND

Drawing No

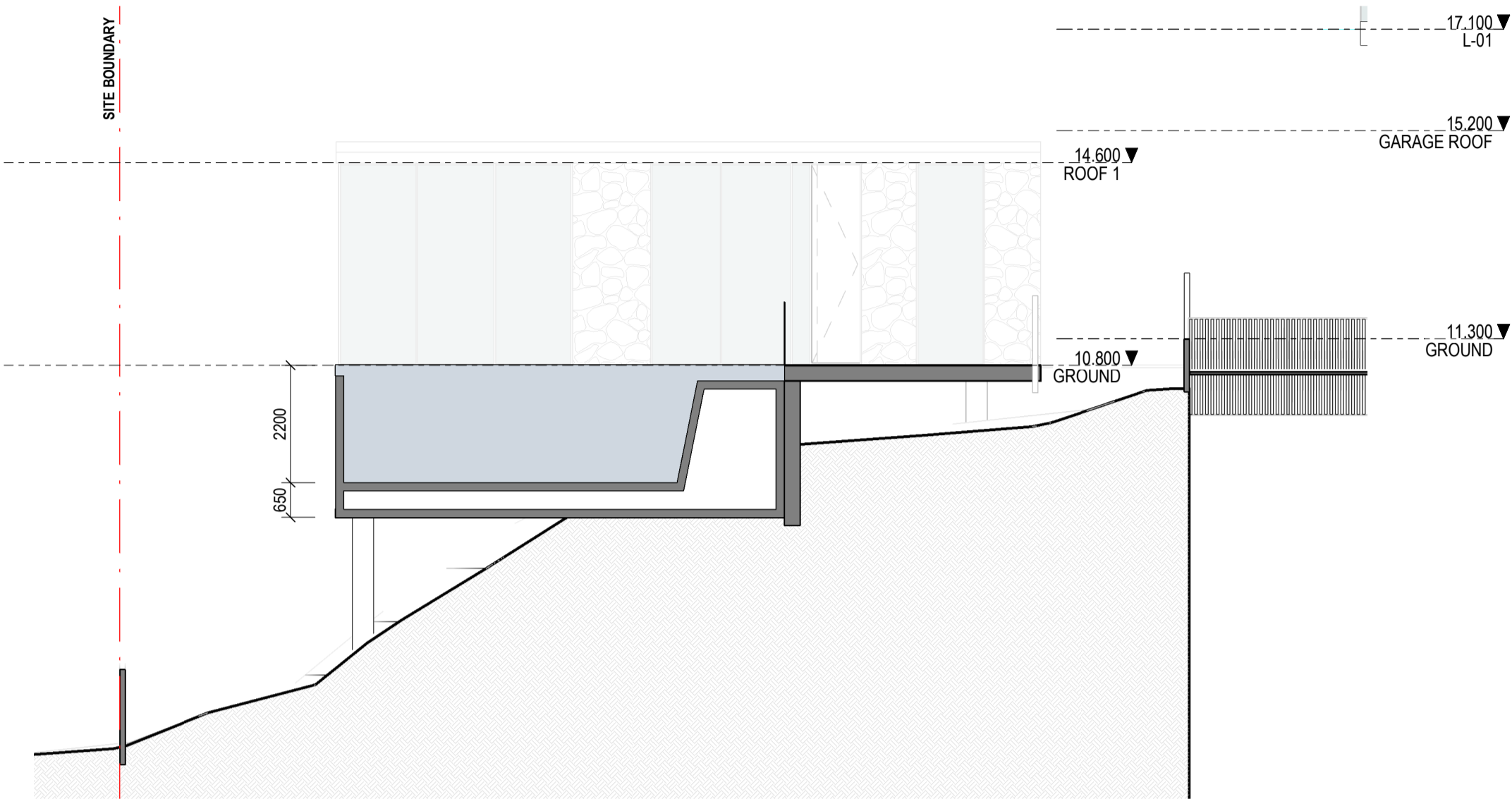
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Revision

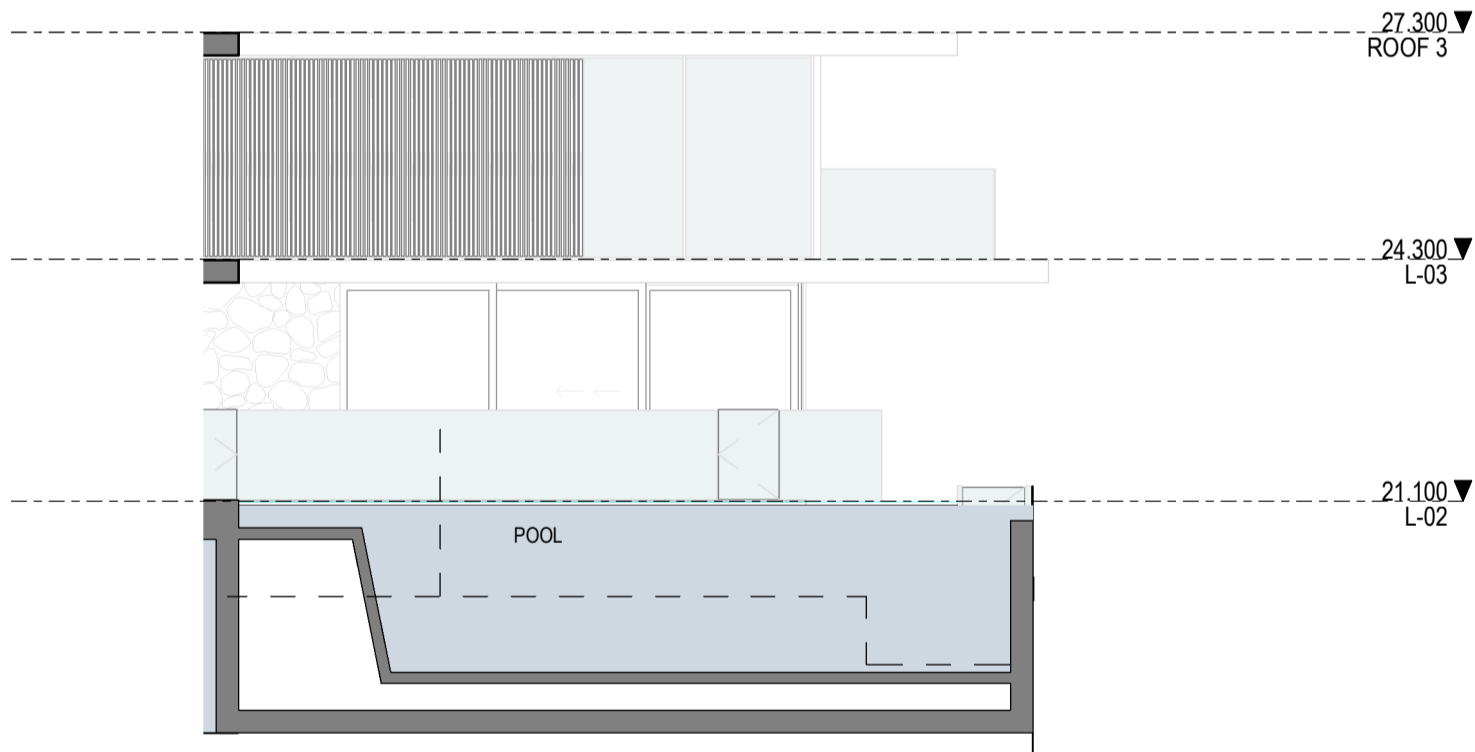
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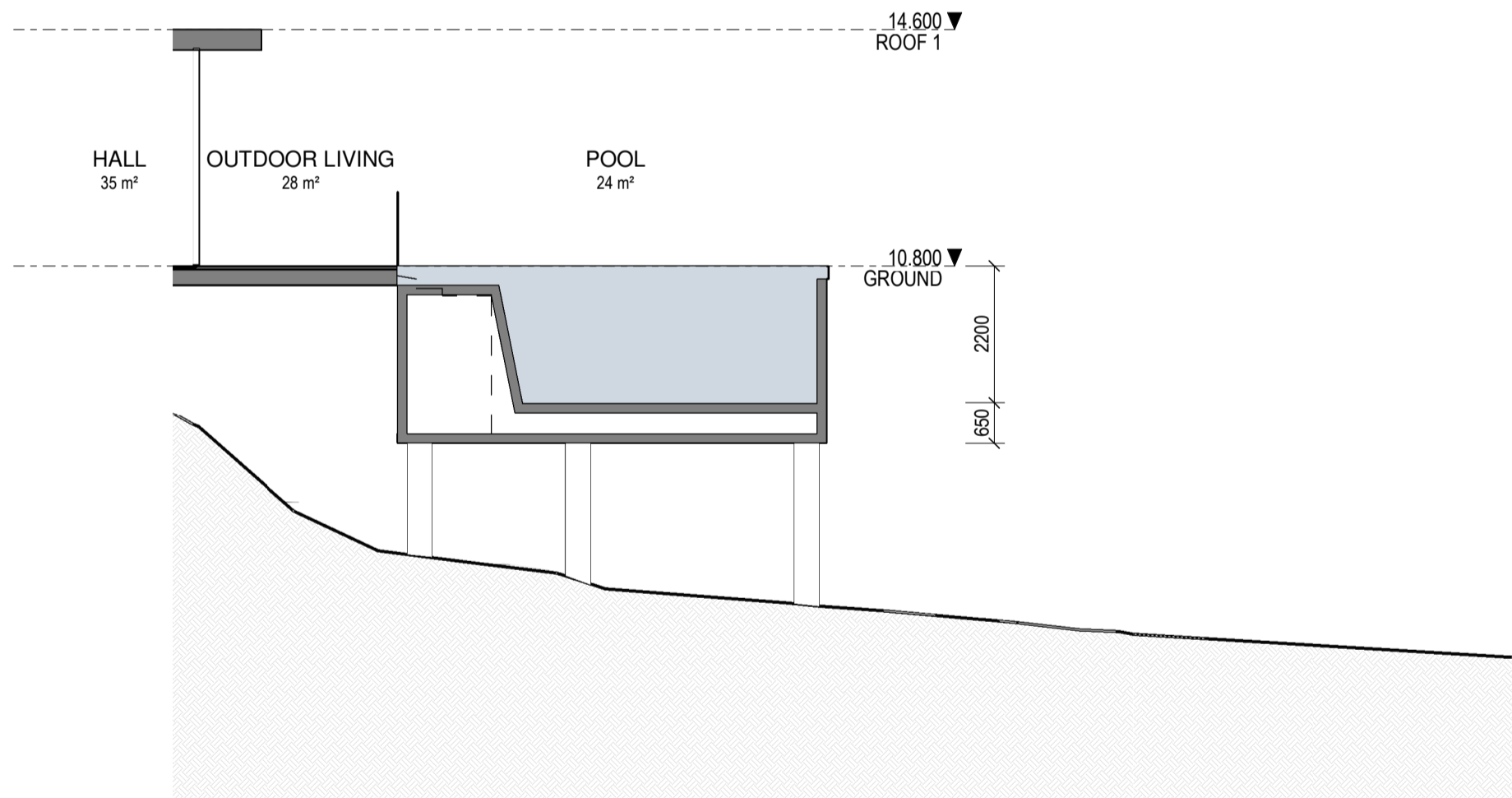
2 DWELLING 2 - POOL SECTION  
1 : 100



4 DWELLING 4 - POOL SECTION  
1 : 100



1 DWELLING 1 - POOL SECTION  
1 : 100



3 DWELLING 3 - POOL SECTION  
1 : 100

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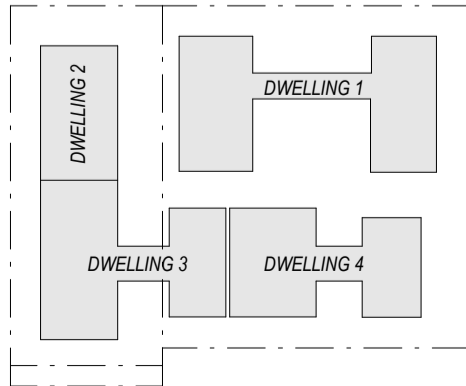
Revisions

A 10/03/22 ISSUE RFI 01  
B 13/07/22 ISSUE RFI 02

Notes

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RL +00.000  
INDICATIVE SITE FILL

EXISTING RL - REFER TO SURVEY  
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INDICATIVE SITE FILL



Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM  
GURNER™

Project Title

69-73 MURPHY STREET  
PORT DOUGLAS

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Drawing Title

POOL SECTIONS

Drawing Status

DEVELOPMENT  
APPLICATION

Drawing Details

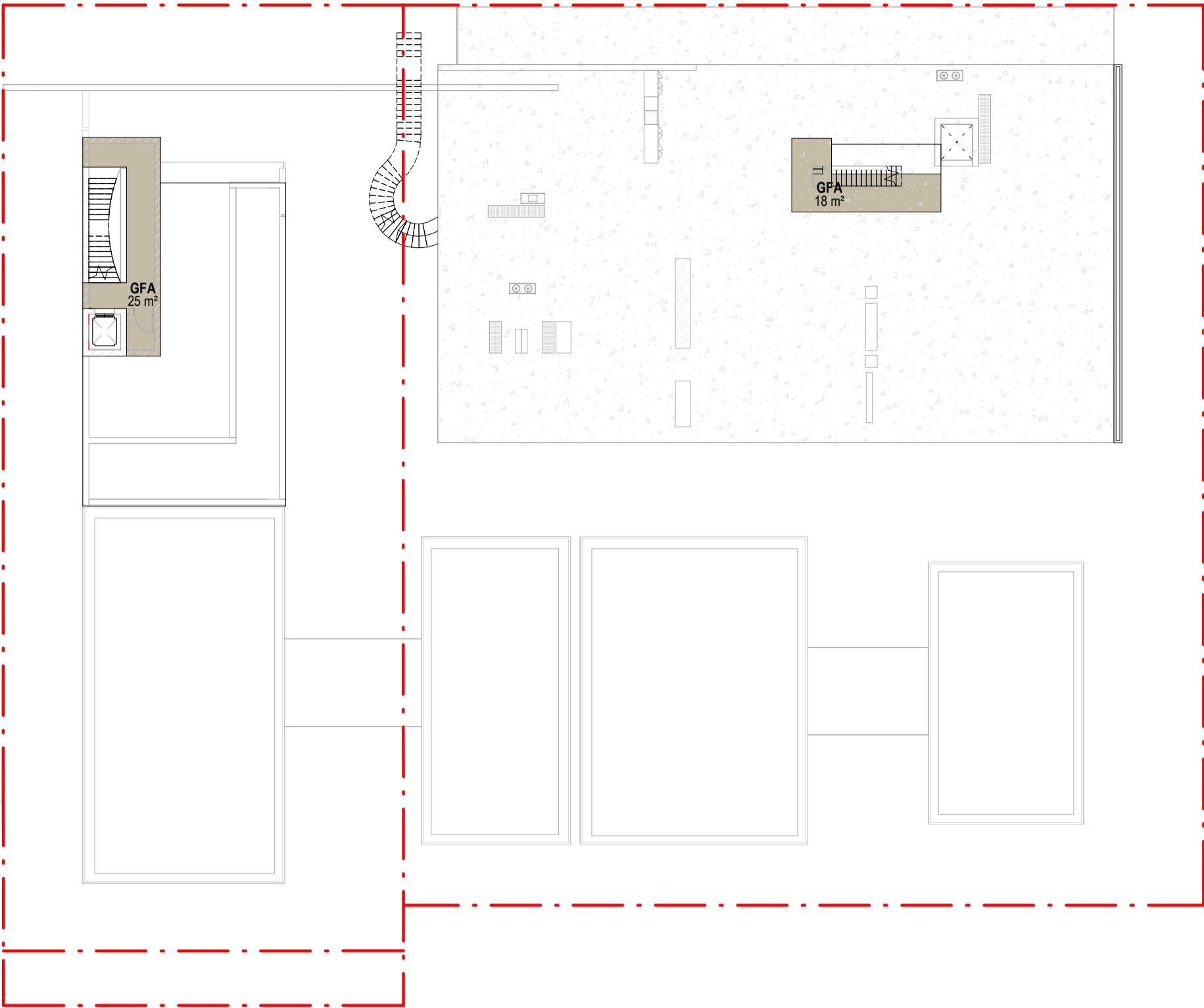
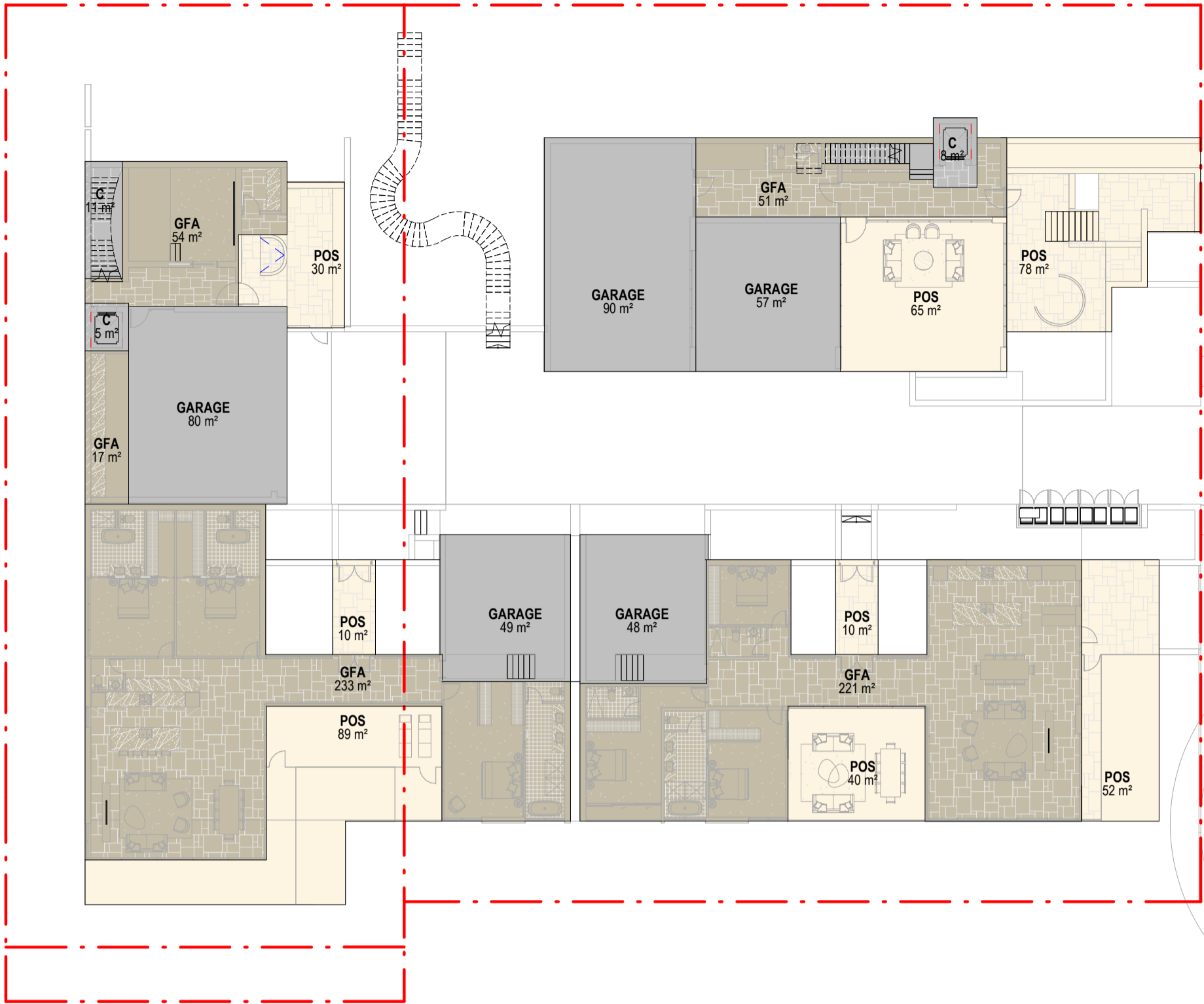
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Date 13/07/22  
Job No 9663  
Drawn SG  
Checked BG

Drawing No

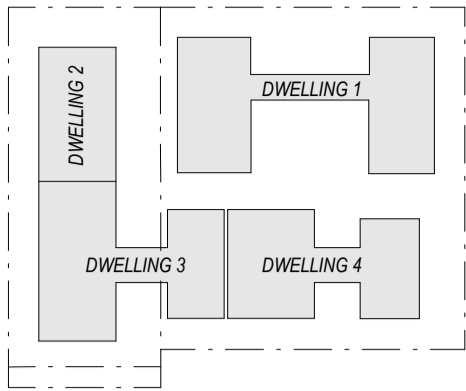
DA30.003

Revision

B



GURNER Scheme  
■ GFA



GROSS FLOOR AREA (PLANNING):

The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:  
(a) building services, plant and equipment  
(b) access between levels  
(c) ground floor public lobby  
(d) a mall  
(e) the parking, loading and manoeuvring of motor vehicles  
(f) unenclosed private balconies whether roofed or not.

GFA (PLANNING)

TYPE	AREA
DWELLING 1	
GFA	1015 m <sup>2</sup>
DWELLING 2	
GFA	506 m <sup>2</sup>
DWELLING 3	
GFA	233 m <sup>2</sup>
DWELLING 4	
GFA	221 m <sup>2</sup>
	1976 m <sup>2</sup>

POS (PLANNING)

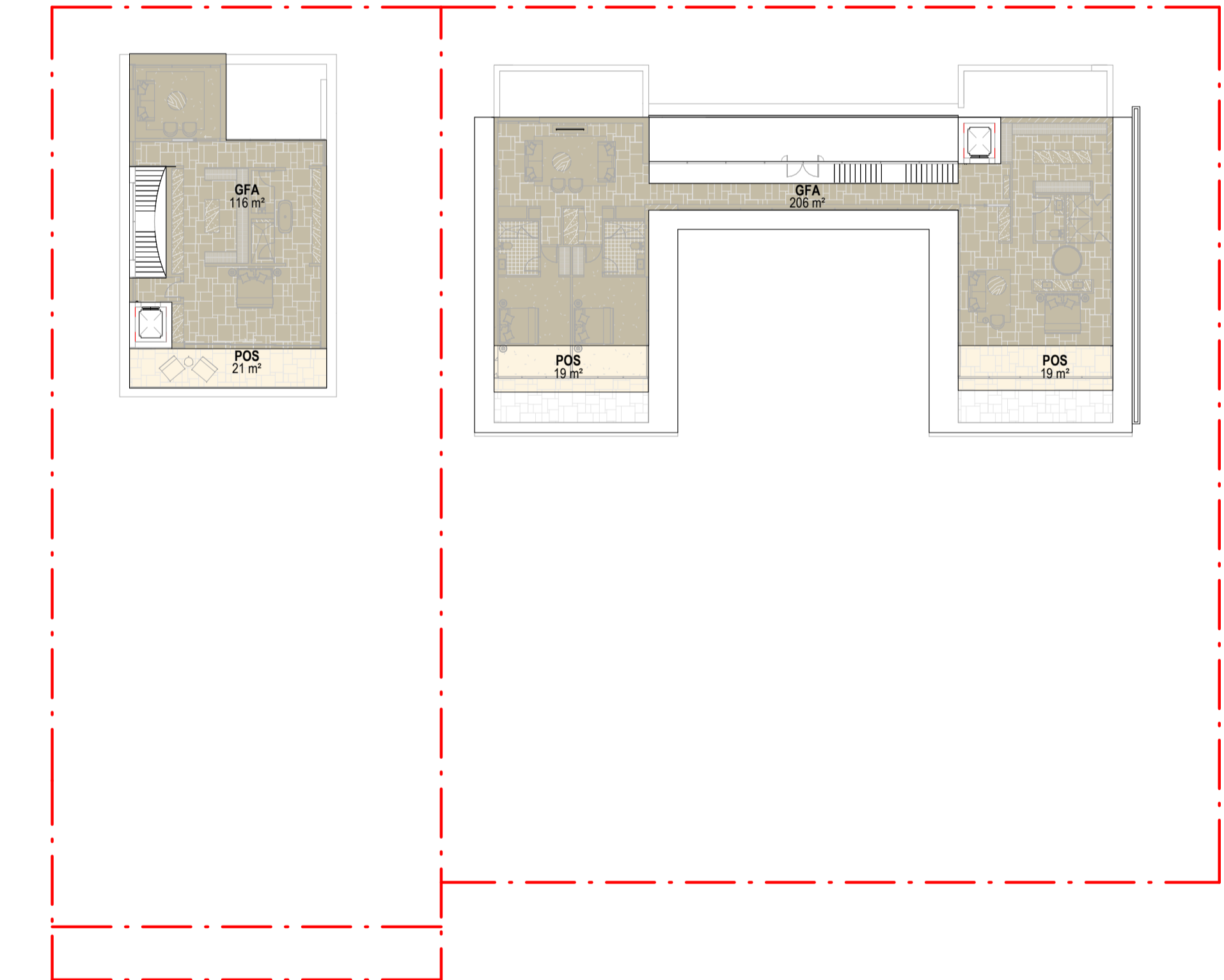
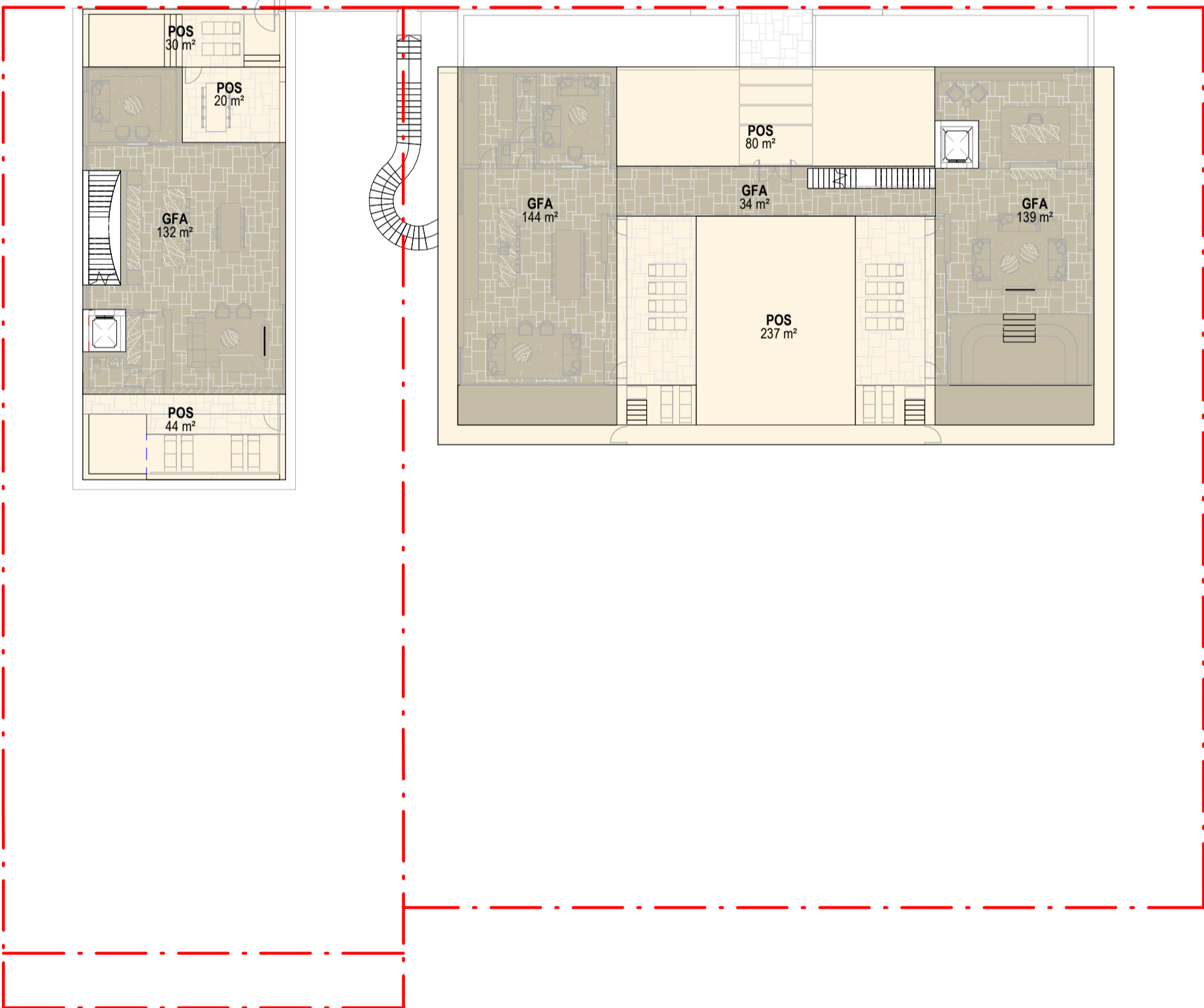
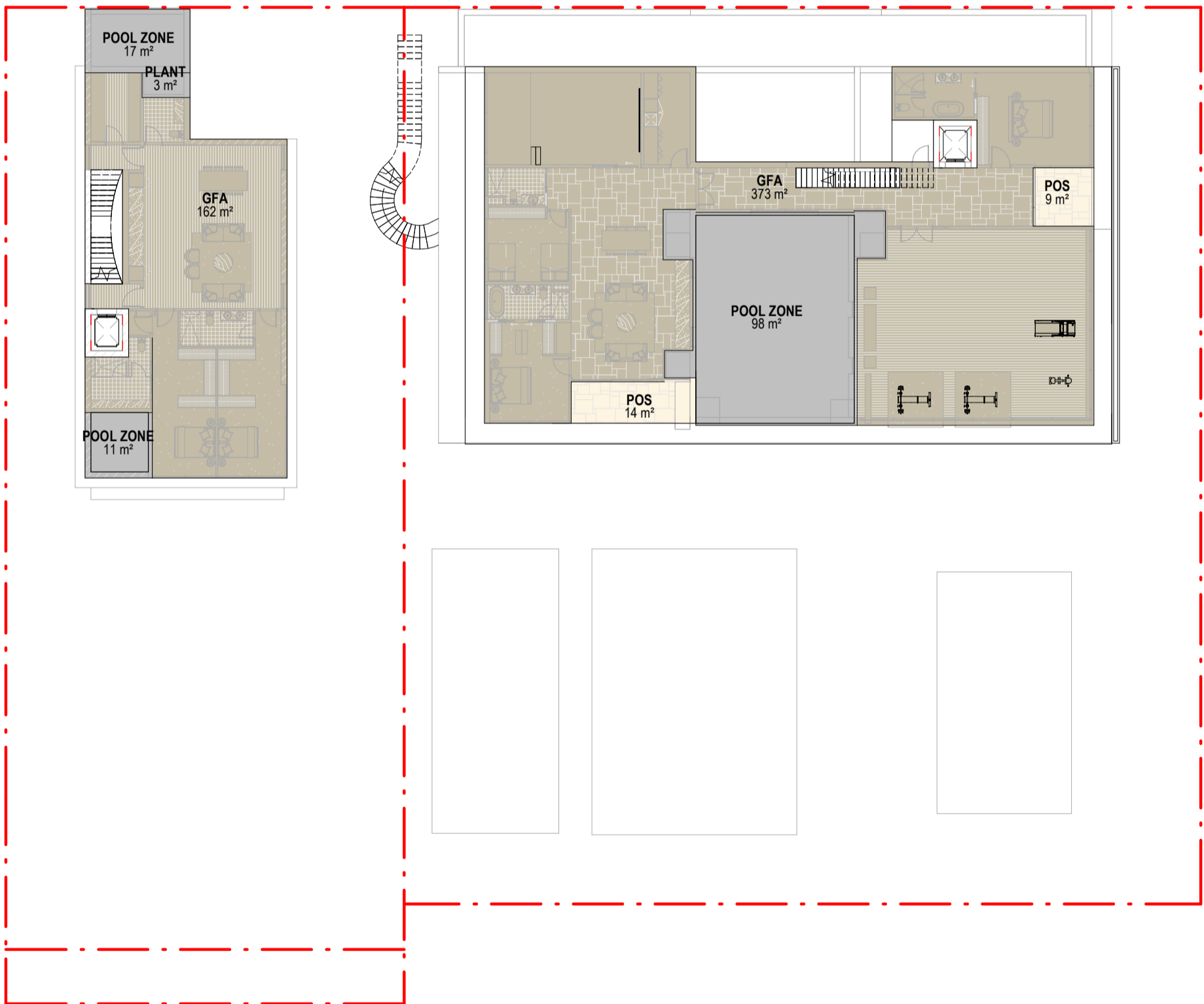
TYPE	AREA
DWELLING 1	
POS	533 m <sup>2</sup>
DWELLING 2	
POS	182 m <sup>2</sup>
DWELLING 3	
POS	190 m <sup>2</sup>
DWELLING 4	
POS	102 m <sup>2</sup>
	1007 m <sup>2</sup>

CIRCULATION AND SERVICES ZONES

TYPE	AREA
DWELLING 1	
CARPARK	147 m <sup>2</sup>
CIRCULATION	14 m <sup>2</sup>
SERVICES	98 m <sup>2</sup>
DWELLING 2	
CARPARK	80 m <sup>2</sup>
CIRCULATION	17 m <sup>2</sup>
SERVICES	31 m <sup>2</sup>
DWELLING 3	
CARPARK	49 m <sup>2</sup>
DWELLING 4	
CARPARK	48 m <sup>2</sup>
	484 m <sup>2</sup>

FSR (PLANNING)

GFA	SITE AREA	FSR	FSR
			:1
1976 m <sup>2</sup>	2832	0.70	:1



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Notes

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer  
Ordinary Council Meeting - 30 August 2022

Client

GURNER TM

GURNER™

Project Title

69-73 MURPHY  
STREET  
PORT DOUGLAS

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Drawing Title

DEVELOPMENT  
SUMMARY - GFA

Drawing Status

DEVELOPMENT  
APPLICATION

Drawing Details

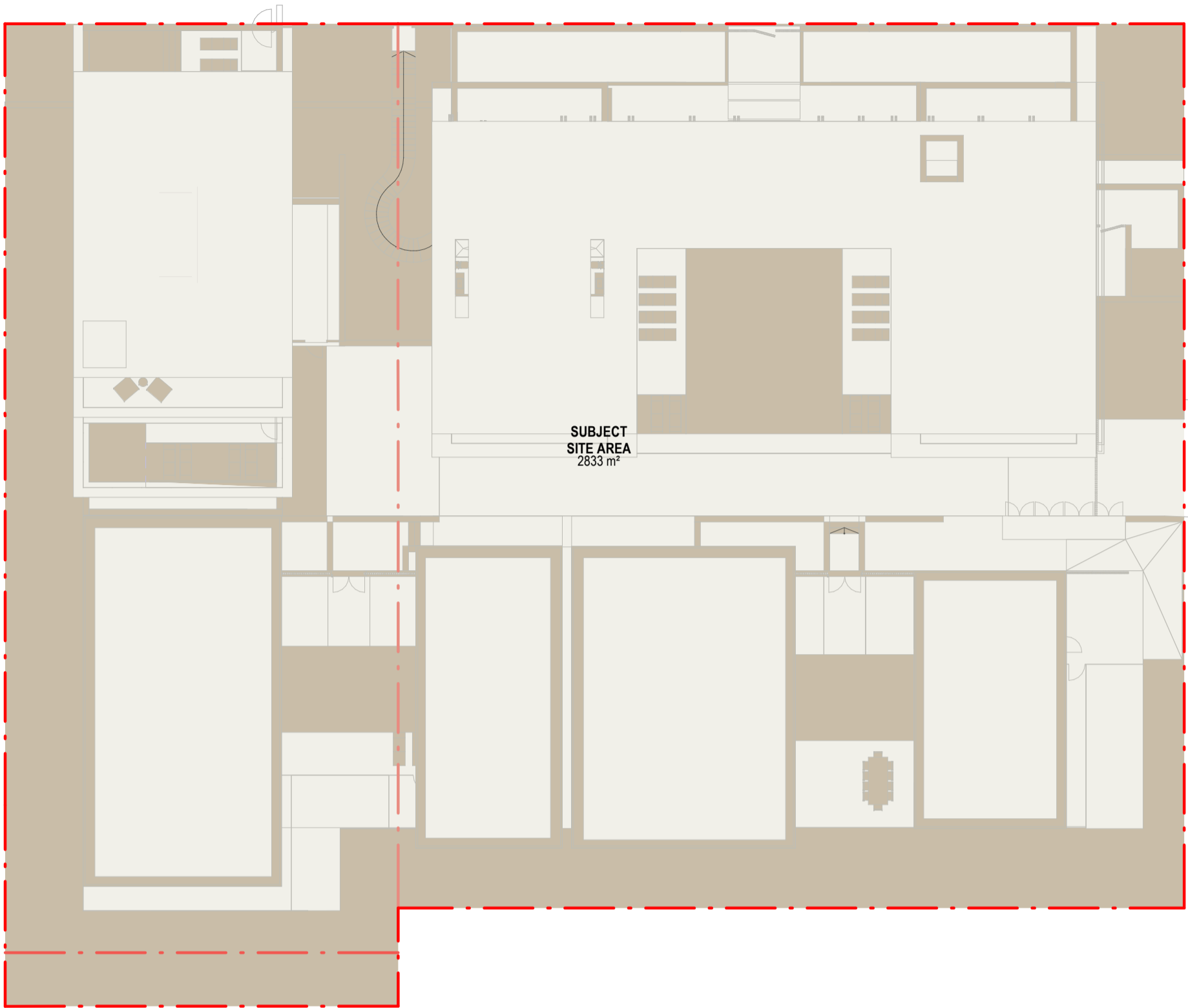
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Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA50.001

Revision

F

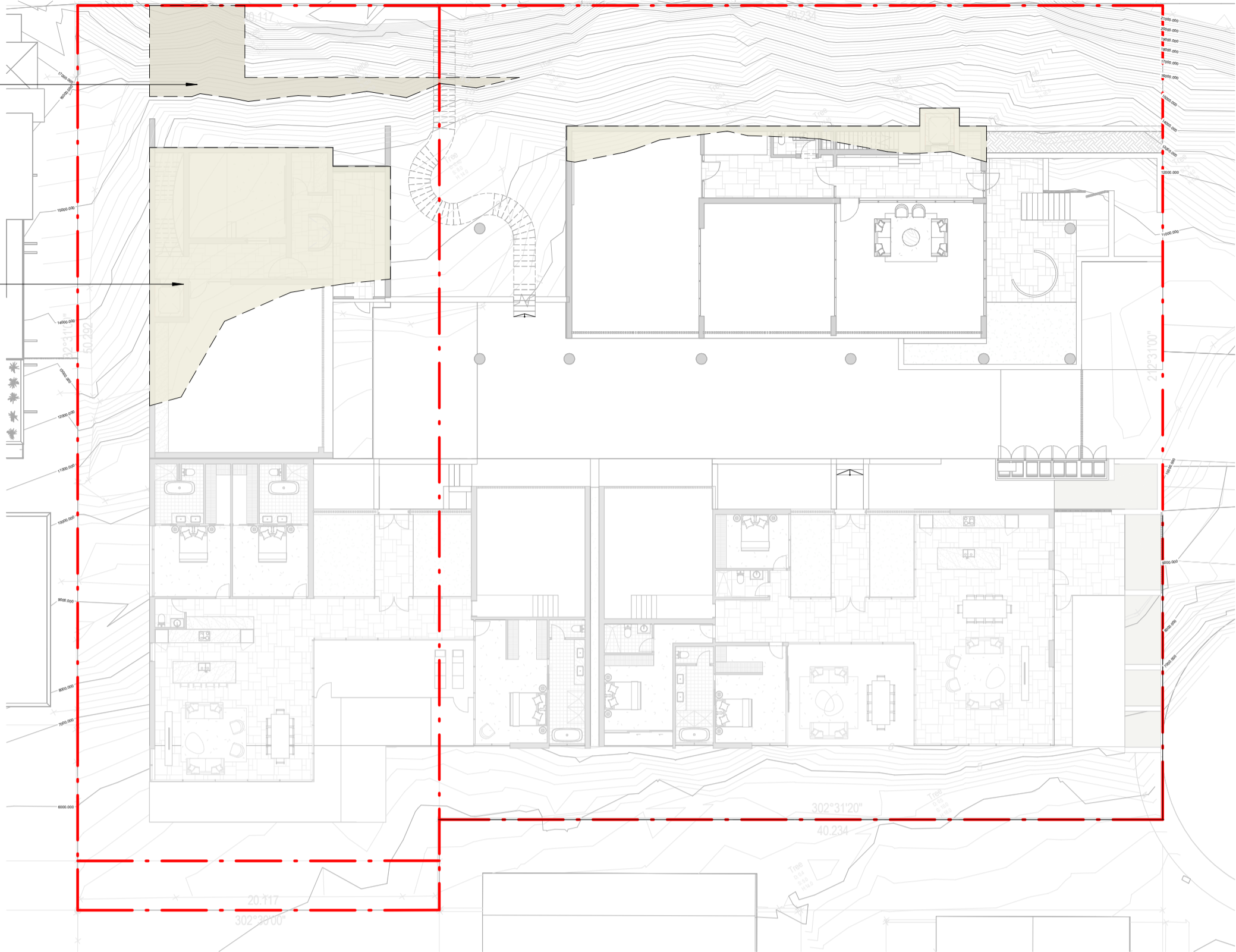


**SITE AREA**

2833 m²

SITE AREA

1 : 250



PROPOSED EXCAVATED AREAS

1 : 250

**SITE COVER (PLANNING):**

THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND EXPRESSED AS A PERCENTAGE.

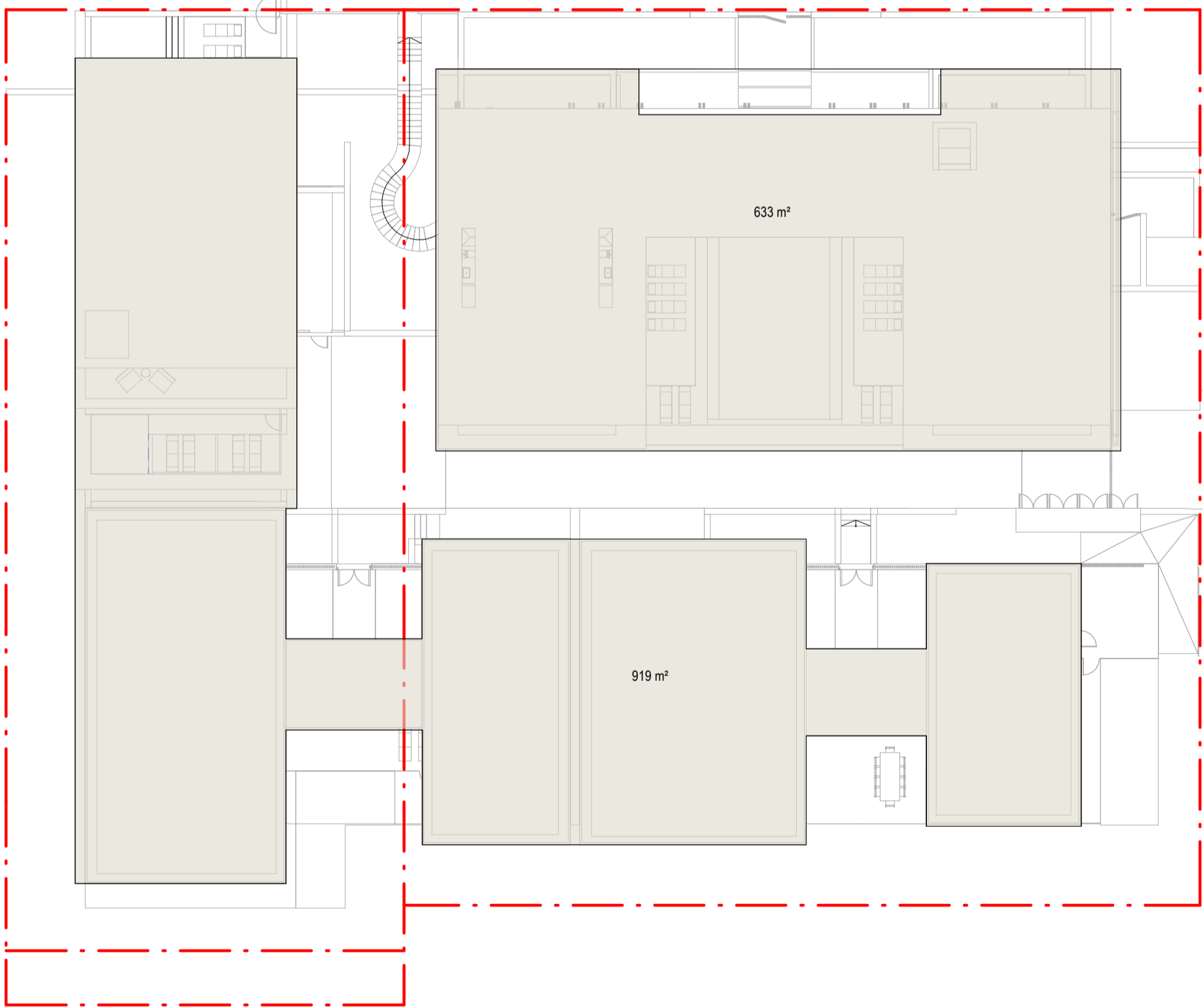
THE TERM DOES NOT INCLUDE:

- (A) ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- (B) BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL.

**GROUND LEVEL DEFINITION:**

THE LEVEL OF THE NATURAL GROUND, OR, WHERE THE LEVEL OF THE NATURAL GROUND HAS BEEN CHANGED, THE LEVEL AS LAWFULLY CHANGED.

LOT 141  
SF 430



**SITE COVER**

1552 m²  
(54%)

TOTAL SITE COVER

1 : 250

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**Notes**

**Consultants**

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Ordinary Council Meeting - 30 August 2022

**Client**

GURNER TM

**GURNER™**

**Project Title**

**69-73 MURPHY  
STREET**  
PORT DOUGLAS

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**Drawing Title**

**DEVELOPMENT  
SUMMARY - SITE  
COVER**

**Drawing Status**

**DEVELOPMENT  
APPLICATION**

**Drawing Details**

Scale	1 : 250@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

**Drawing No**

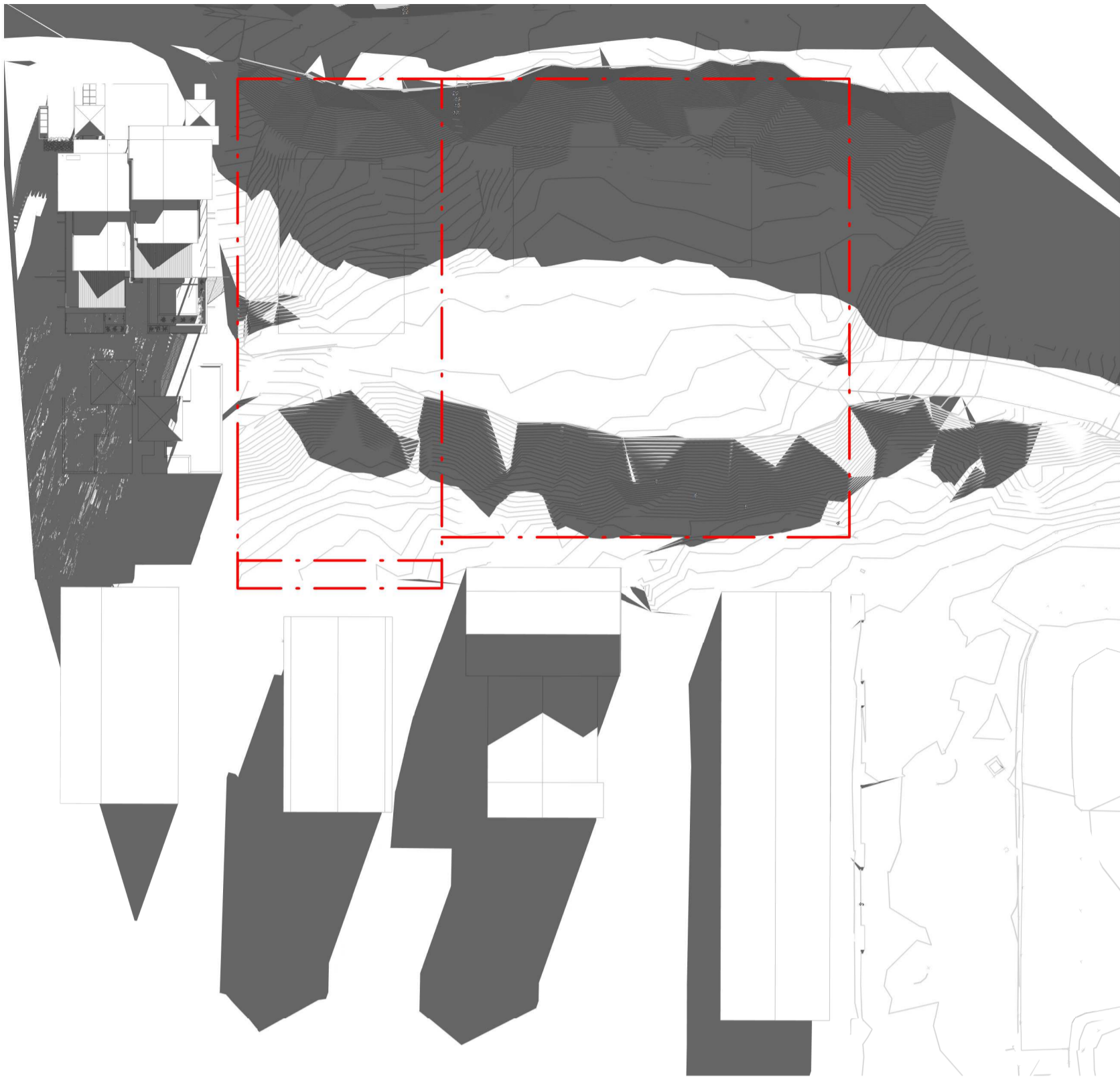
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**Revision**

**F**

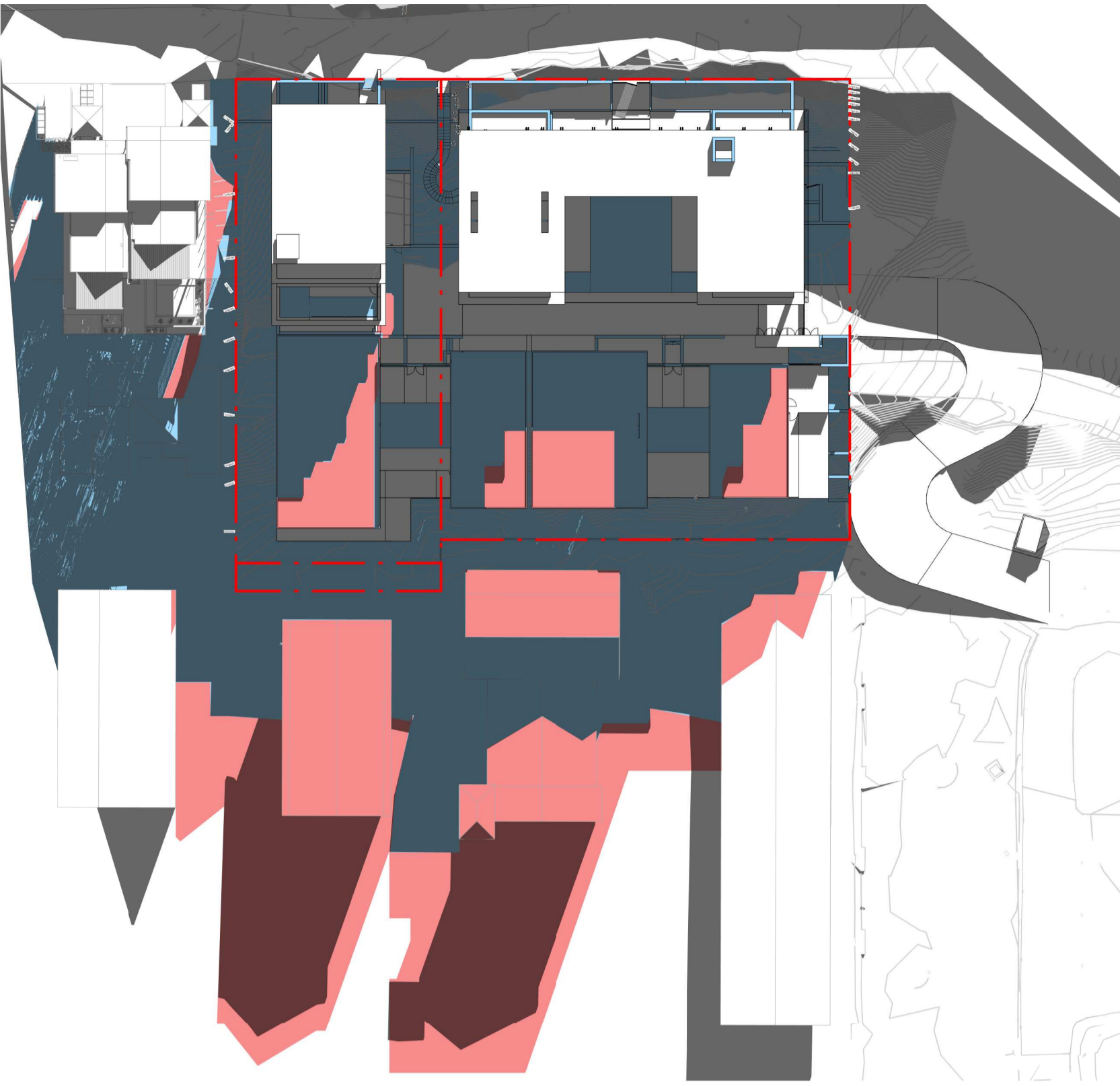


## Revision



21 JUNE - 9AM EXISTING

1 : 500

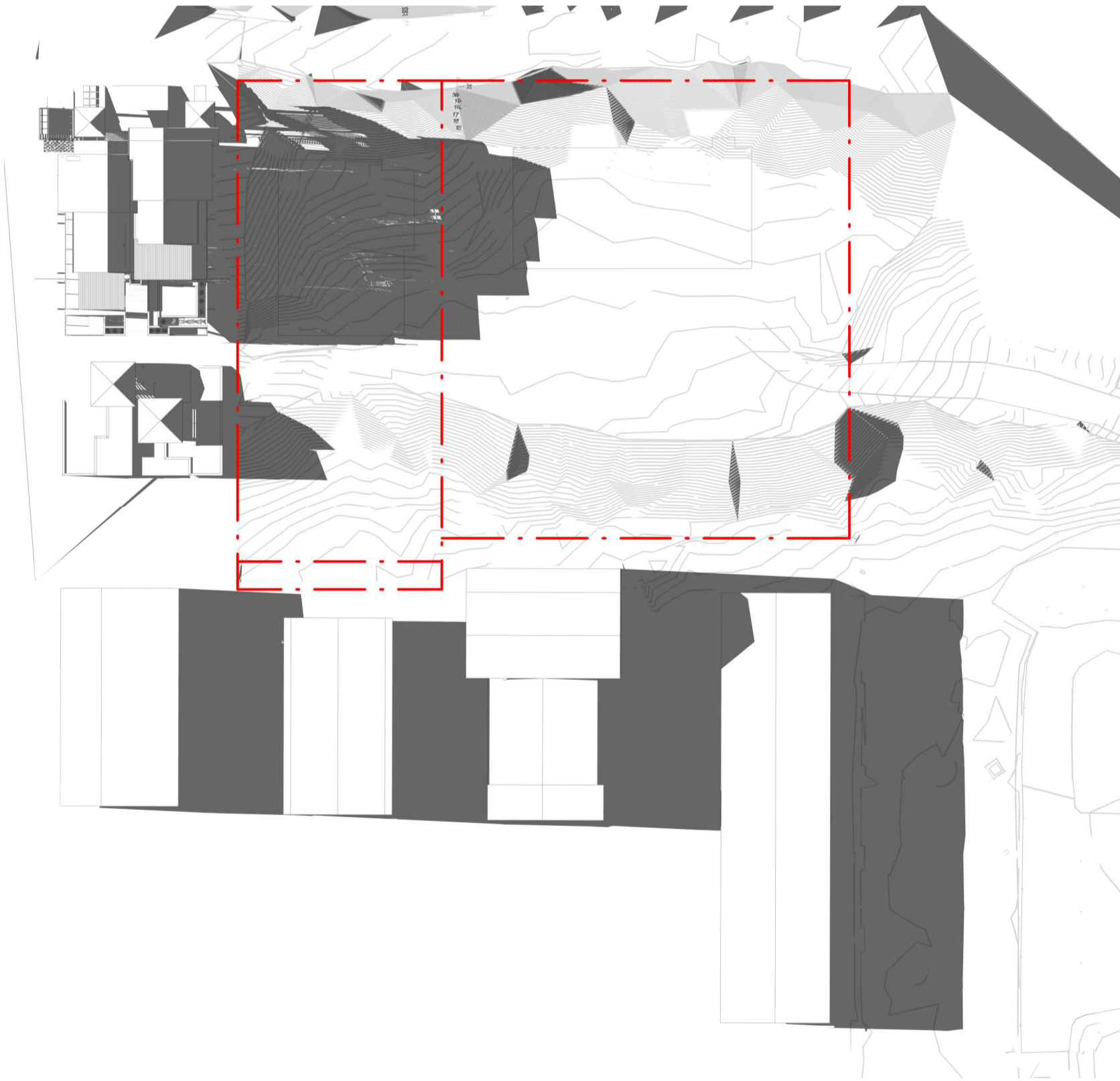


21 JUNE - 9AM PROPOSED

1 : 500

EXTENT OF PROPOSED SCHEME - SHADOW DENOTED IN BLUE

EXTENT OF HOTEL SCHEME - SHADOW DENOTED IN RED



21 JUNE - 4PM EXISTING

1 : 500



21 JUNE - 4PM PROPOSED

1 : 500

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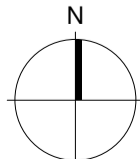
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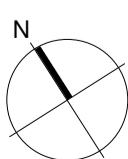
Revisions

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Notes



PROJECT NORTH



TRUE NORTH

Ordinary Council Meeting - 30 August 2022

Consultants

Project Manager  
Structural Engineer  
Mechanical Engineer  
Fire Engineer

Electrical Engineer

Client

GURNER TM

GURNER™

Project Title

69-73 MURPHY  
STREET  
PORT DOUGLAS

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Drawing Title

SOLAR ANALYSIS -  
JUNE 21

Drawing Status

DEVELOPMENT  
APPLICATION

Drawing Details

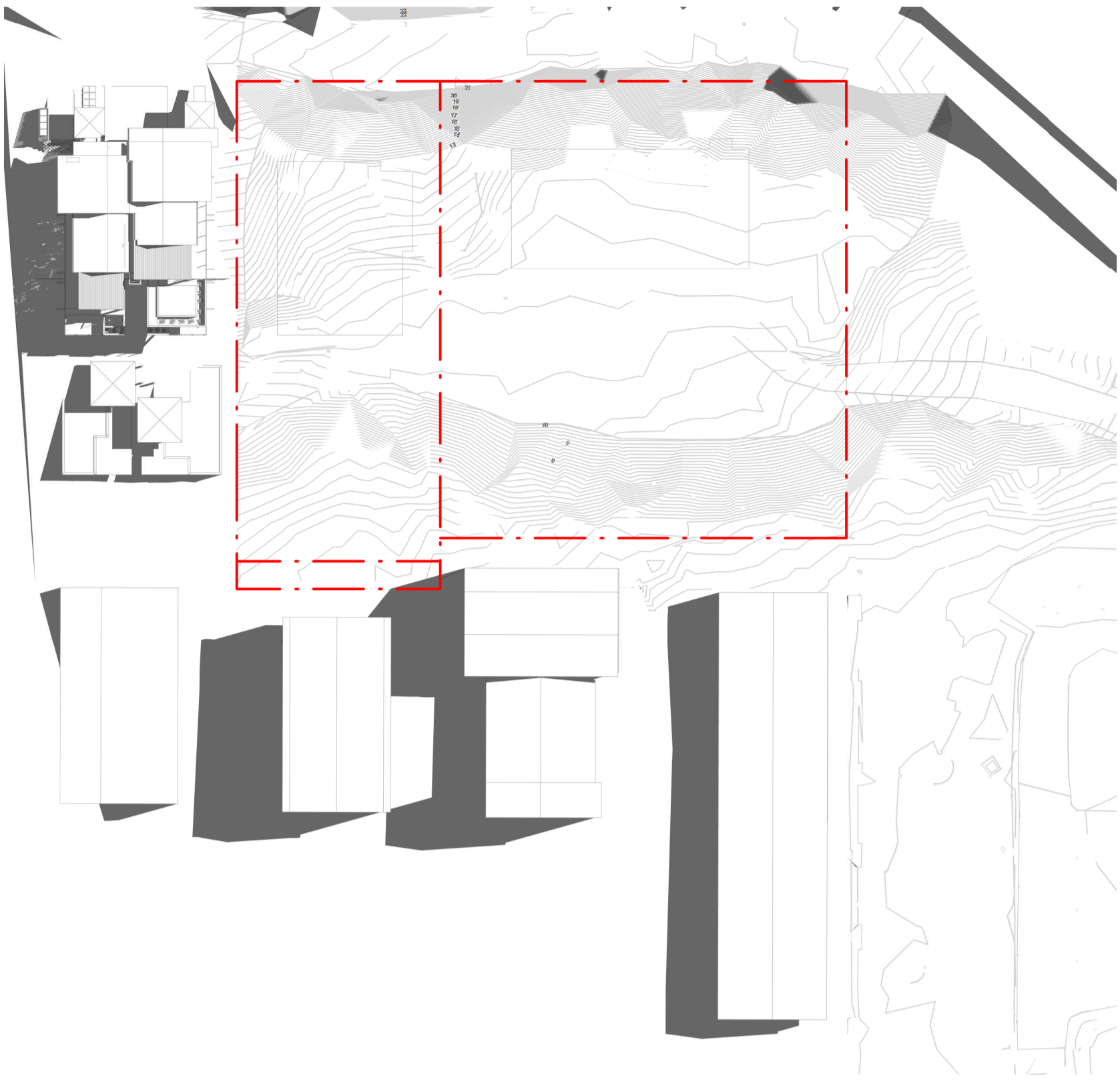
Scale	1 : 500@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA80.001

Revision

F



21 DEC - 9AM EXISTING

1 : 500



21 DEC - 9AM PROPOSED

1 : 500

EXTENT OF PROPOSED SCHEME - SHADOW DENOTED IN BLUE  
EXTENT OF HOTEL SCHEME - SHADOW DENOTED IN RED



21 DEC - 4PM EXISTING

1 : 500



21 DEC - 4PM PROPOSED

1 : 500

Revisions

- A 15/09/21 FOR INFORMATION
- B 22/09/21 DRAFT DA
- C 04/10/21 ISSUE FOR DA
- D 13/07/22 ISSUE RFI 02

Notes

CODE	DESCRIPTION
BAL-1	FRAMELESS GLAZED BALUSTRADE 1200mm
CON-1	IN-SITU CONCRETE
FEN-1	TIMBER FENCING
GLZ-1/PC-3	CLEAR GLAZING / LIGHT GREY OR SIMILAR
PAV-1	TILED PAVING
PAV-2	COBBLED STONE PAVING OR STAMPED CONCRETE OR SIMILAR
REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR

MATERIAL FINISHES PALETTE



REN-1



REN-2



CON-1



TC-1



ST-1



GLZ-1 / PC-3



TC-2



RET-1



TL-1



PAV-1



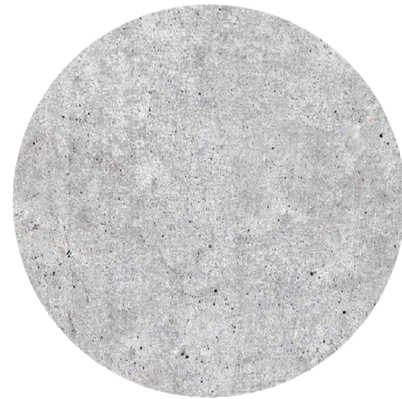
PAV-2



TD-1



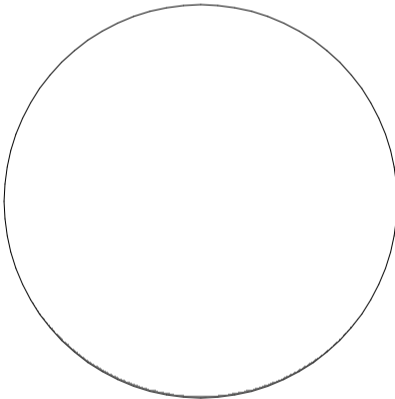
CON-1



CON-1



FEN-1



PC-1

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

GURNER TM

GURNER™

Warren and Mahoney Architects Australia Pty Ltd

Level 4, 141 Flinders Lane  
Melbourne VIC 3000  
Australia  
Phone + 61 3 8547 6977

Registered Architects and Designers  
www.warrenandmahoney.com

Project Title

69-73 MURPHY STREET  
PORT DOUGLAS

Drawing Title

MATERIALS

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

Scale	1 : 1@ A1
Date	13/07/22
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA90.001

Revision

D



69 - 73 MURPHY STREET

PORT DOUGLAS

DRAWING SCHEDULE

511_DA_01	COVER PAGE
511_DA_02	PLANTING SCHEDULE
511_DA_03	PLANTING SCHEDULE
511_DA_04	TREE RETENTION & REMOVAL PLAN
511_DA_10	LANDSCAPE PLAN - ENTRY ROAD & WESTERN BOUNDARY
511_DA_11	LANDSCAPE PLAN - GROUND LEVEL & GREEN ROOF
511_DA_12	LANDSCAPE PLAN - LEVEL 1
511_DA_13	LANDSCAPE PLAN - LEVEL 2
511_DA_14	LANDSCAPE PLAN - LEVEL 3
511_DA_35	TYPICAL DETAILS
511_DA_50	GENERAL SPECIFICATION

GENERAL NOTES

- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANT'S DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL, STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- MBD TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

DRAINAGE AND IRRIGATION NOTES

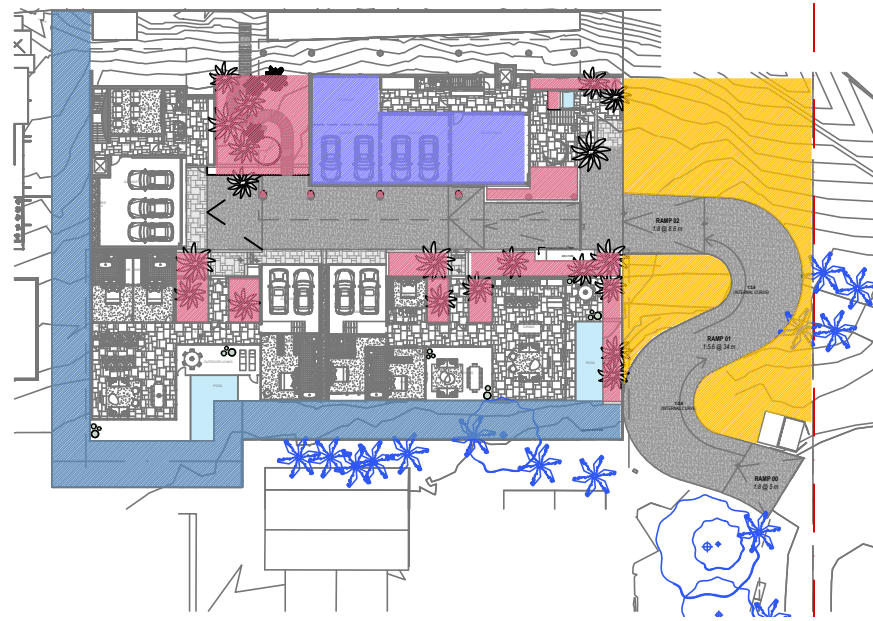
- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS

PLANT SCHEDULE

TREES												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT
CA	Cupaniopsis anacardioides	Tuckeroo	4	8						12	Mature	12m
CI	Calophyllum inophyllum	Beach calophyllum	3	4				2		9	Mature	12m
CN	Cocos nucifera	Coconut Palm	11	9	22			15		57	Mature	6-10m
FI	Ficus lyrata	Fiddle Leaf Fig				•	•		•		400mm	3m
GF	Glochidion ferdinandi	Cheese Tree	5	3						8	Mature	8m
LD	Livistona decipens	Ribbon Fan Palm	3	12						15	Mature	6-10m
Lg	Licuala grandis	Ruffled Fan Palm			•			•			400mm	2-3m
PS	Plumeria species	Frangipani	1					2		3	300L	6m
RF	Randia fitzalanii	Native Gardinia	3	8						11	300L	3m
SA	Schefflera arboricola	Umbrella Tree	4	3						7	Mature	9m
SP	Schizolobium parahyba	Brazilian Fire Tree			•			•			200L	6-8m
WF	Waterhousea floribunda	Weeping Lilly Pilly	•	•							200L	3-5m
SHRUBS & PERENNIALS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7		POT SIZE	MATURE HEIGHT
Am	Alocasia macrorrhiza	Giant Taro	•		•			•			400mm	1.5-2.5m
Ach	Acmena hemilampra	Broad leaved lilly pilly	•	•							300mm	4m
Ac	Alpinia caerulea	Native Ginger	•	•							400mm	3m
Az	Alpinia zerumbet	Shell Ginger	•	•	•			•			200mm	2-3m
Cm	Carissa macrocarpa 'Emerald star'	Natal Plum			•	•	•	•			300mm	0.6m
Fm	Ficus microcarpa 'Green island'	Greenisland Fig			•	•	•	•	•		300mm	0.6m
Mc	Molineria capitulata	Palm Grass	•	•							140mm	0.8m
Md	Monstera deliciosa	Delicious Monster	•	•	•	•		•			400mm	3m
Mp	Murraya paniculata	Orange Jasmine	•	•				•			400mm	1-3m
Px	Philodendron 'Xanadu'	Philodendron			•	•		•			300mm	0.8m
Re	Rhapis excelsa	Broadlead lady palm	•	•	•			•			300mm	4m
FERNS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7		POT SIZE	MATURE HEIGHT
Am	Asparagus densiflorus 'Myersii'	Foxtail Asparagus	•	•		•					200mm	0.7m
Aa	Asplenium antiquum	Birdsnest Fern	•	•		•					200mm	1m
Bg	Blechnum gibbum	Silver Lady Fern	•	•		•					200mm	1m
Md	Microsorium diversifolium	Kangaroo Fern	•	•		•					140mm	0.4m
GROUNDCOVERS & CLIMBERS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7		POT SIZE	MATURE HEIGHT
Cf	Chonemorpha fragrans	Frangipani Vine			•						140mm	Climber
Fp	Ficus pumila	Creeping fig	•	•	•			•			140mm	Climber
Hc	Hedera canariensis	The Canarian Ivy		•	•		•	•	•		100mm	Cascading Groundcover
Hs	Hibbertia scandens	Guinea flower	•	•							140mm	Groundcover
Rc	Rhaphidophora cryptantha	Shingle Plant		•	•						140mm	Climber
Ve	Tarlmounia elliptica	Curtain creeper				•	•	•	•		140mm	Cascading
Vo	Viola odorata	Native violet	•	•	•	•		•			140mm	Groundcover

NOTES

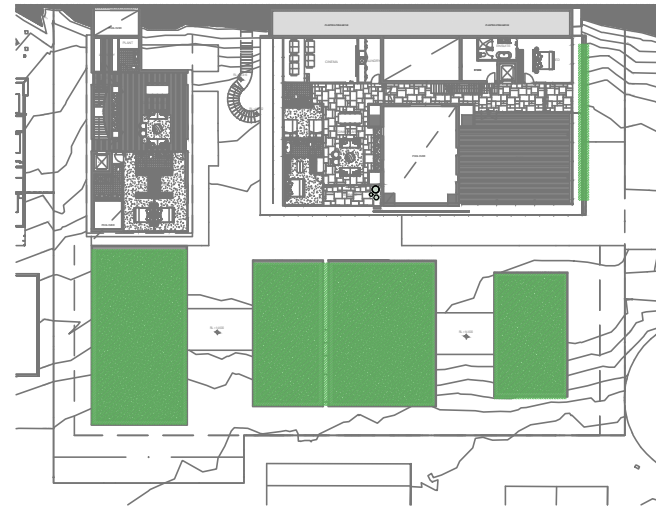
- IF SPECIFIED POT SIZES ARE NOT READILY AVAILABLE, PLEASE CONTACT MBD TO CLARIFY SUBSTITUTE SIZES AND CHANGES TO QUANTITIES
- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY MYLES BALDWIN DESIGN
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY MBD. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY MYLES BALDWIN DESIGN PRIOR TO INSTALLATION



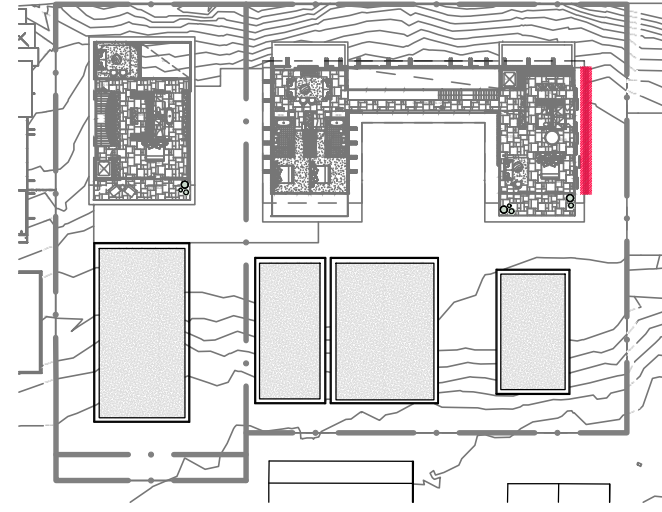
GROUND FLOOR  
PLANTING KEY PLAN



LVL 2  
PLANTING KEY PLAN



LVL 1  
PLANTING KEY PLAN

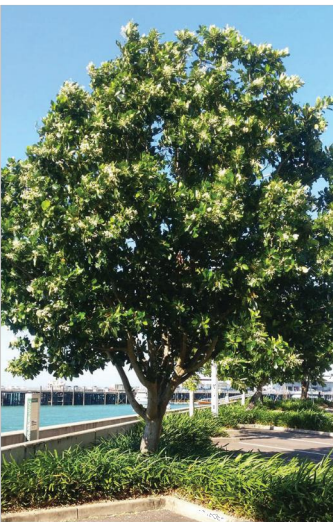


LVL 3  
PLANTING KEY PLAN

LEGEND

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6
- ZONE 7

TREES



Beach calophyllum  
*Calophyllum inophyllum*



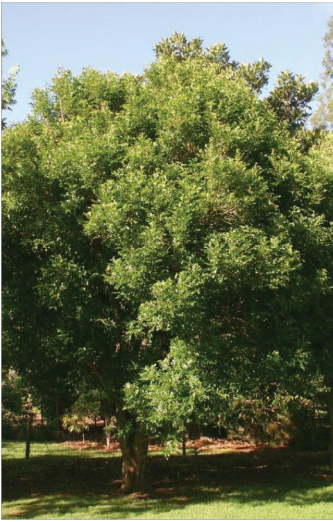
Coconut Palm  
*Cocos nucifera*



Tuckeroo  
*Cupaniopsis anacardioides*



Umbrella Tree  
*Schefflera arboricola*



Cheese Tree  
*Glochidion ferdinandi*



Fiddle Leaf Fig  
*Ficus lyrata*



Ruffled Fan Palm  
*Licuala grandis*



Ribbon Fan Palm  
*Livistona decipens*



Frangipani  
*Plumeria obtusa*



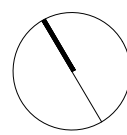
Native Gardinia  
*Randia fitzalanii*




Brazilian Fire Tree  
*Schizolobium parahyba*




Weeping Lilly Pilly  
*Waterhousea floribunda*




SHRUBS, PERENNIALS & FERNS




Giant Taro  
*Alcacia macrocarpa*




Shell Ginger  
*Alpinia zerumbet*




Natal Plum  
*Carissa macrocarpa 'Emerald Star'*




Green Island Fig  
*Ficus microcarpa 'Green Island'*




Native Ginger  
*Alpinia caerulea*




Frangipani Vine  
*Chorizanthe fragrans*




Creeping Fig  
*Ficus pumila*




Curtain Creeper  
*Vernonia elliptica*




Palm grass  
*Melinis capitulata*




Orange Jasmine  
*Murraya paniculata*




Philodendron  
*Philodendron 'Xanadu'*




Broadleaf Lady Palm  
*Rhaps excelsa*




Broad-leaved lilly pilli  
*Acmena hemikampa*




Swiss Cheese Plant  
*Monstera adansonii*



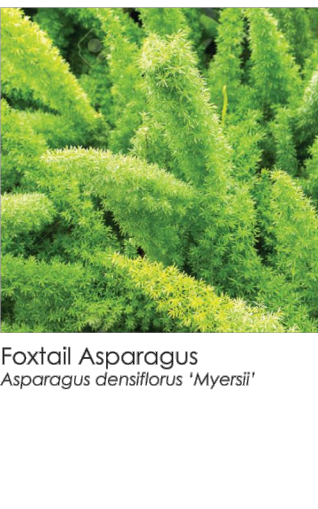
Delicious monster  
*Monstera deliciosa*




Shingle Plant  
*Rhipidophora cryptantha*




Foxtail Asparagus  
*Asparagus densiflorus 'Myersii'*




Birdsnest Fern  
*Asplenium cernitium*




Silver Lady Fern  
*Blechnum gibbum*




Kangaroo Fern  
*Microsorum diversifolium*



Native violet  
*Viola odorata*

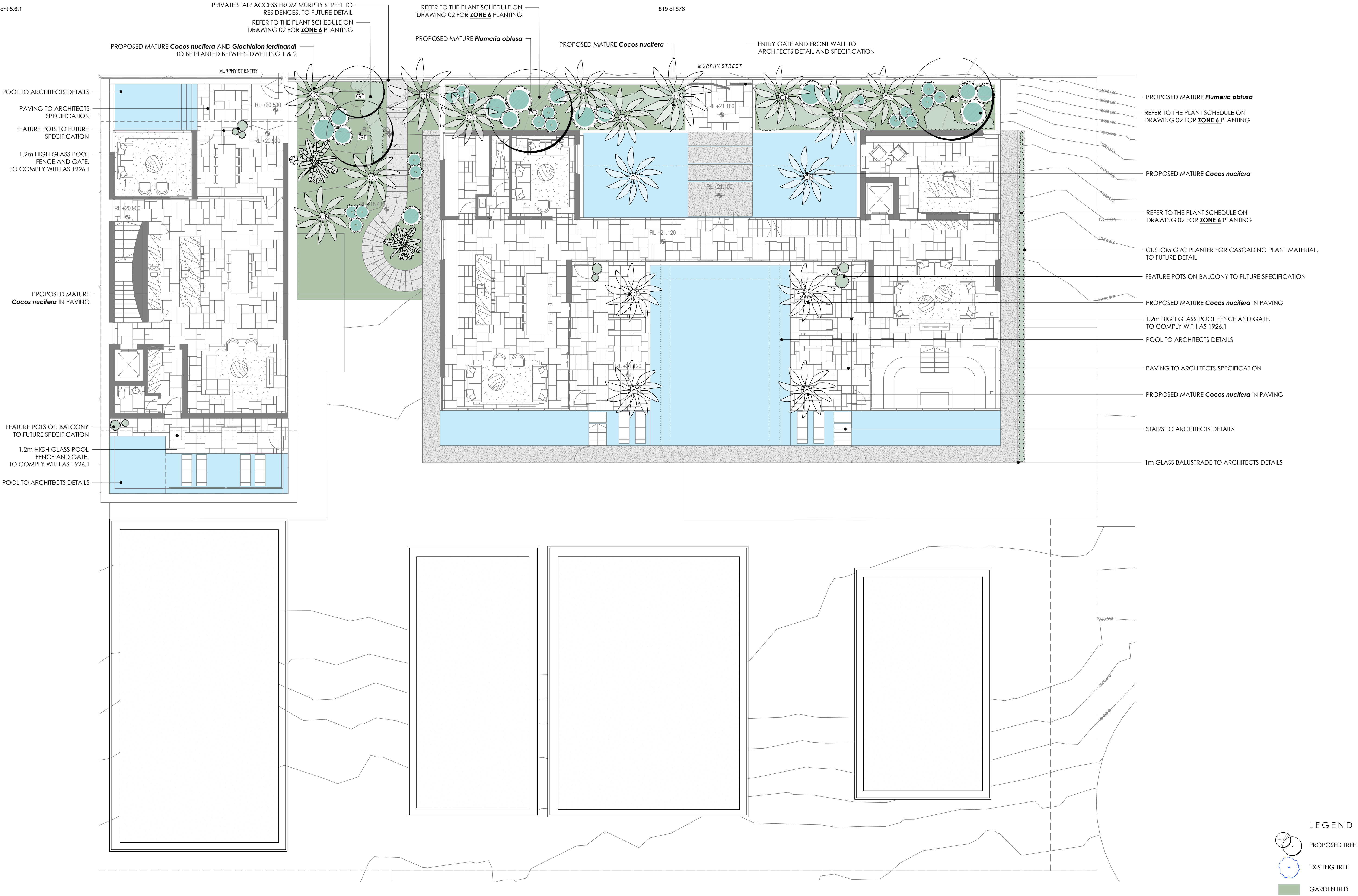


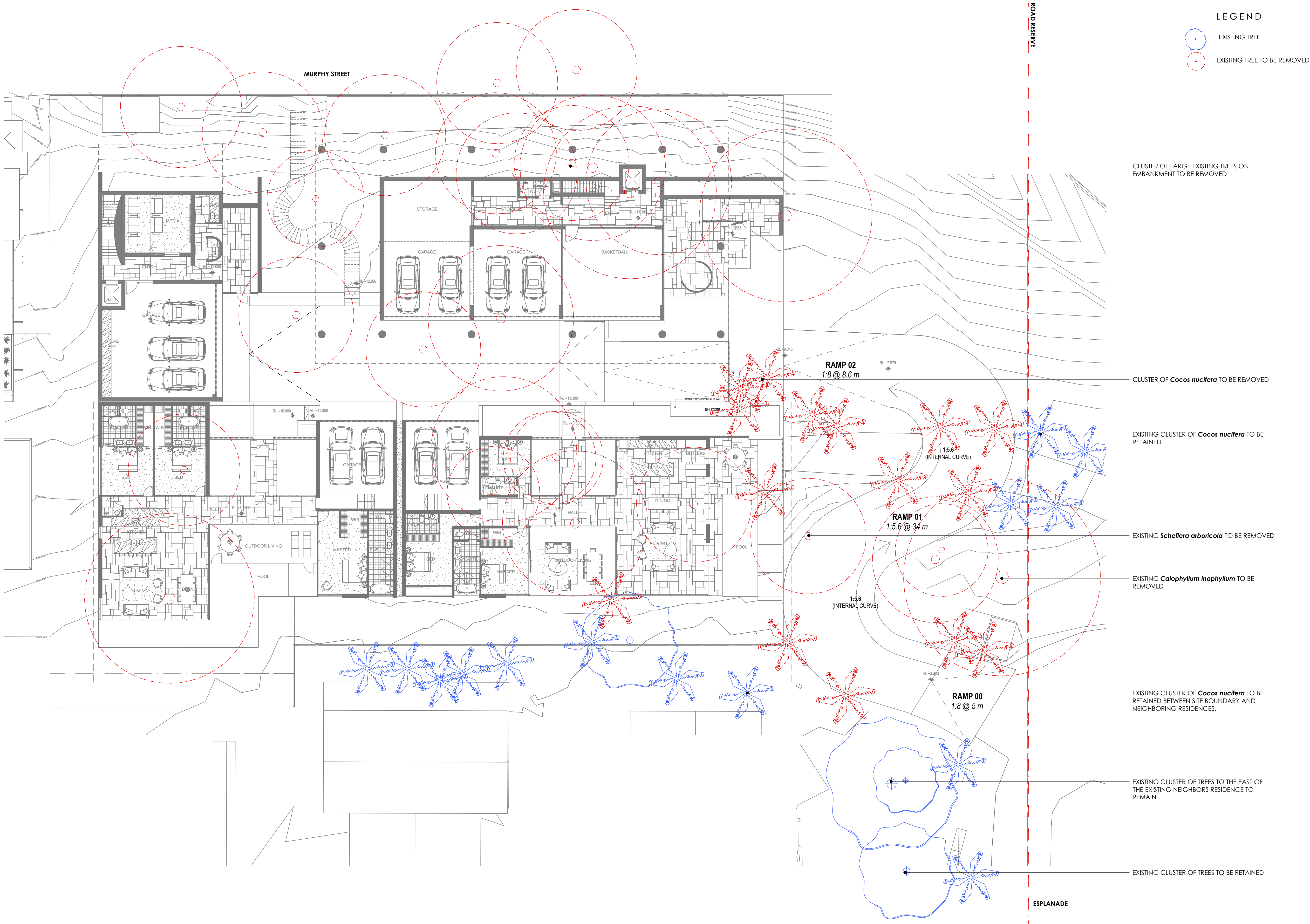
Canarian Ivy  
*Hedera canariensis*

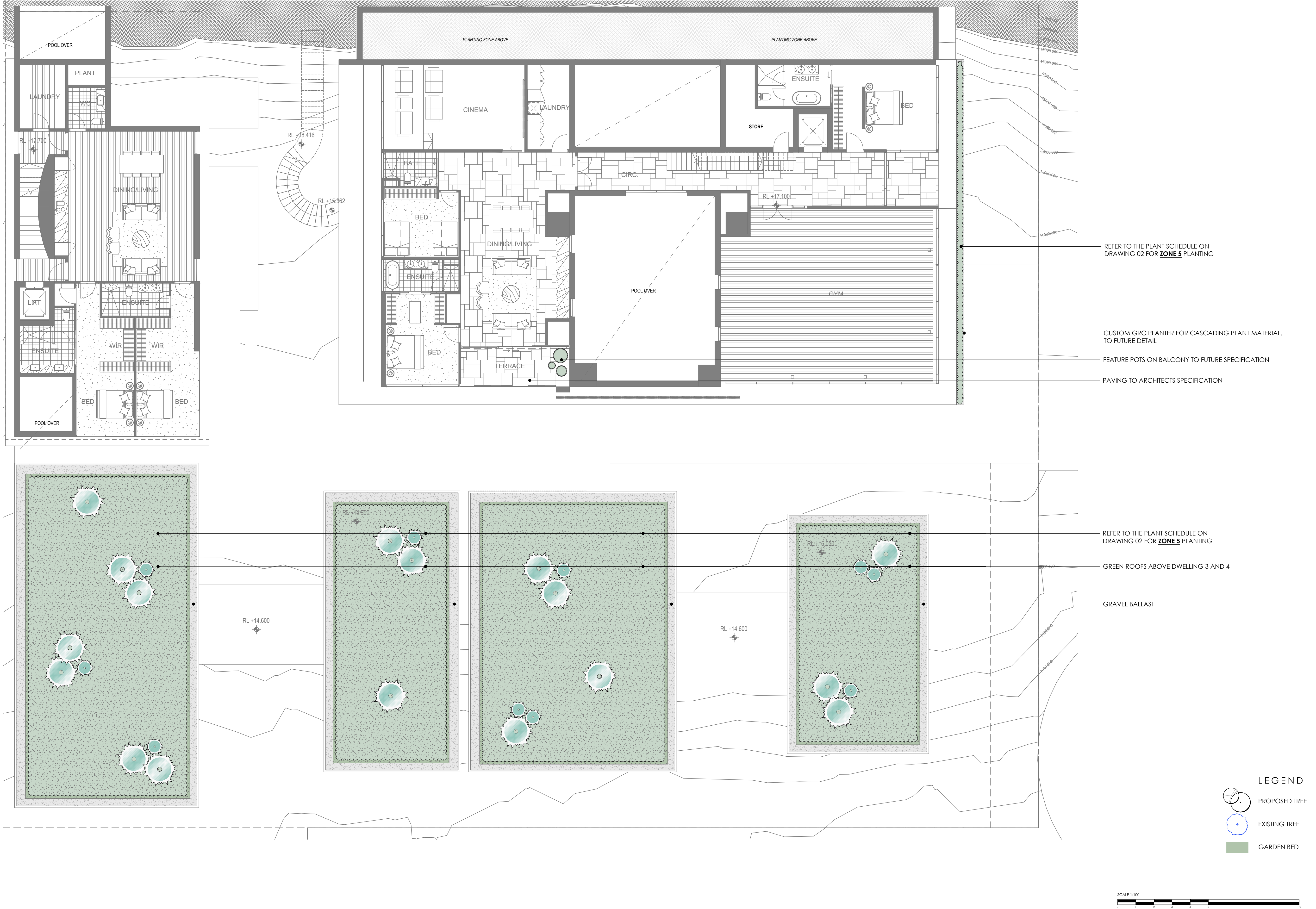


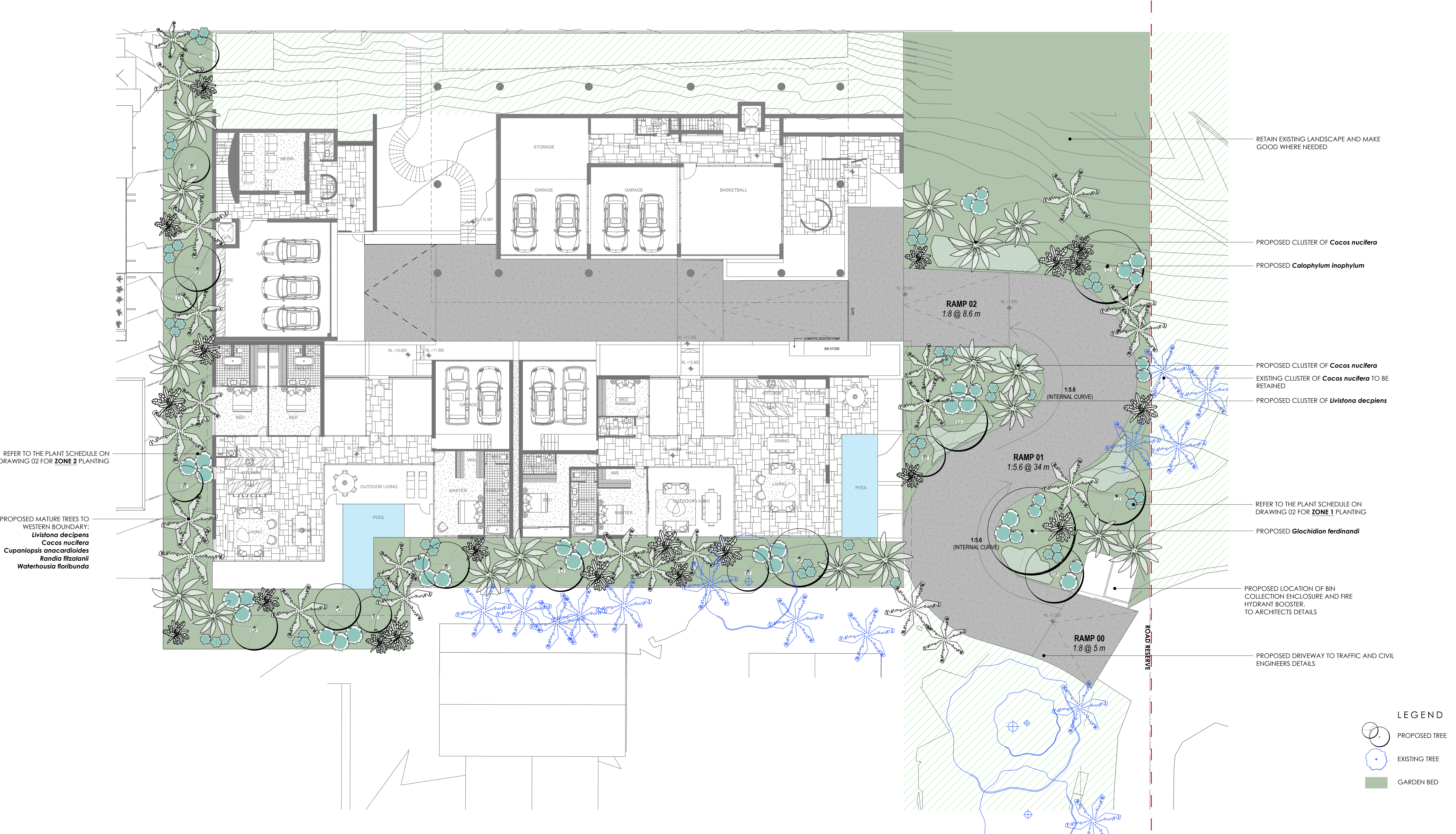
Guinea flower  
*Hibbertia scandens*

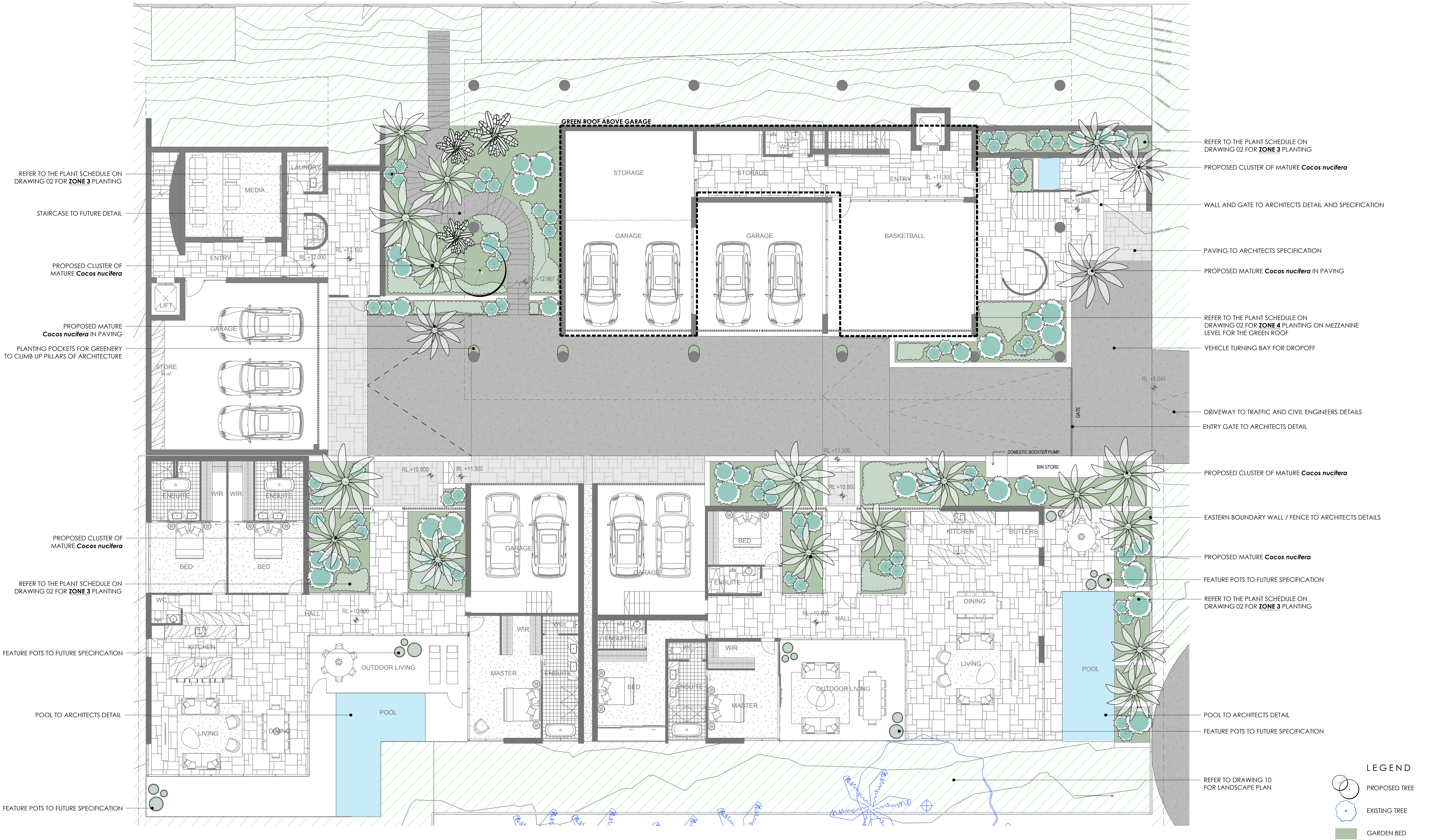
CLIMBERS, HANGING PLANTS & GROUNDCOVERS

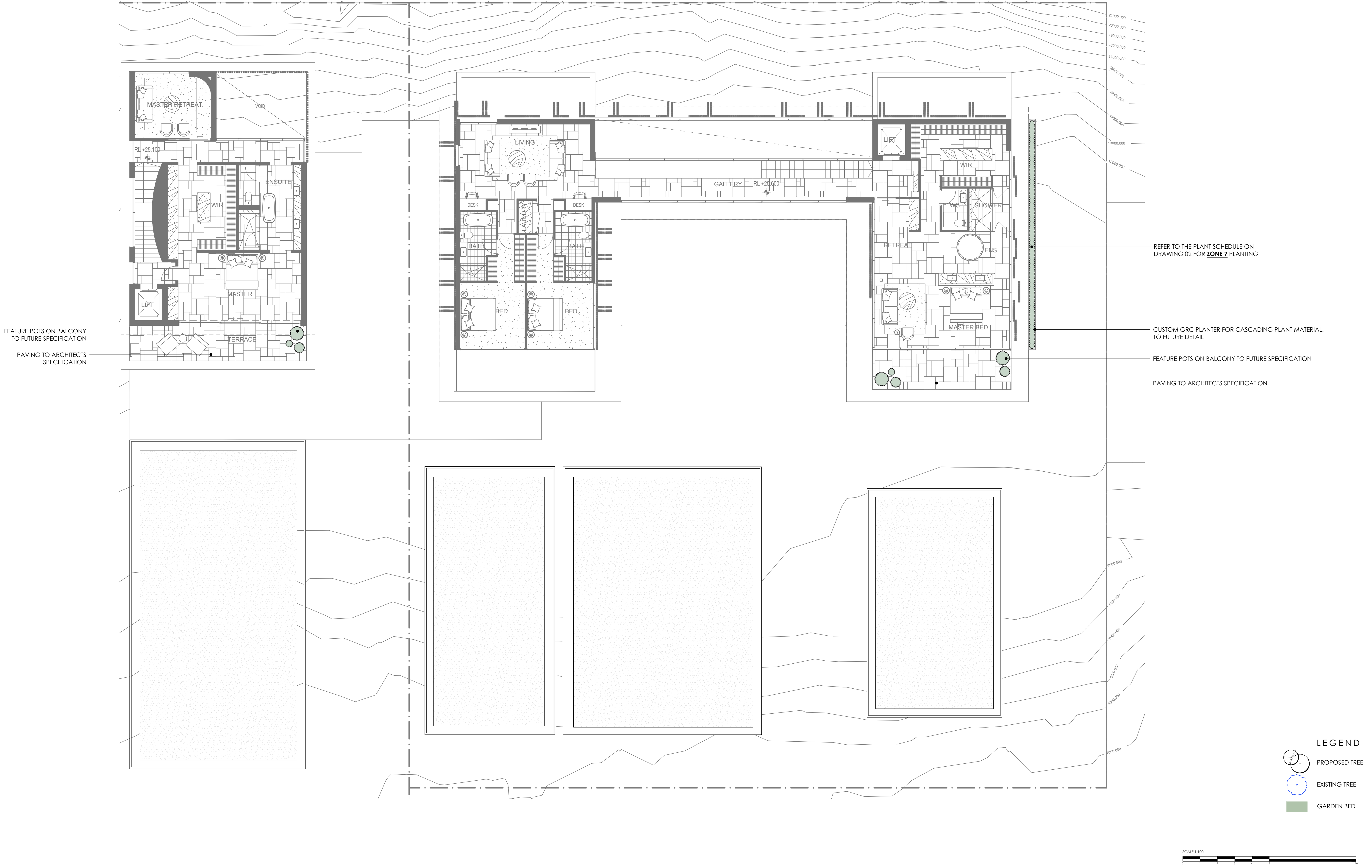


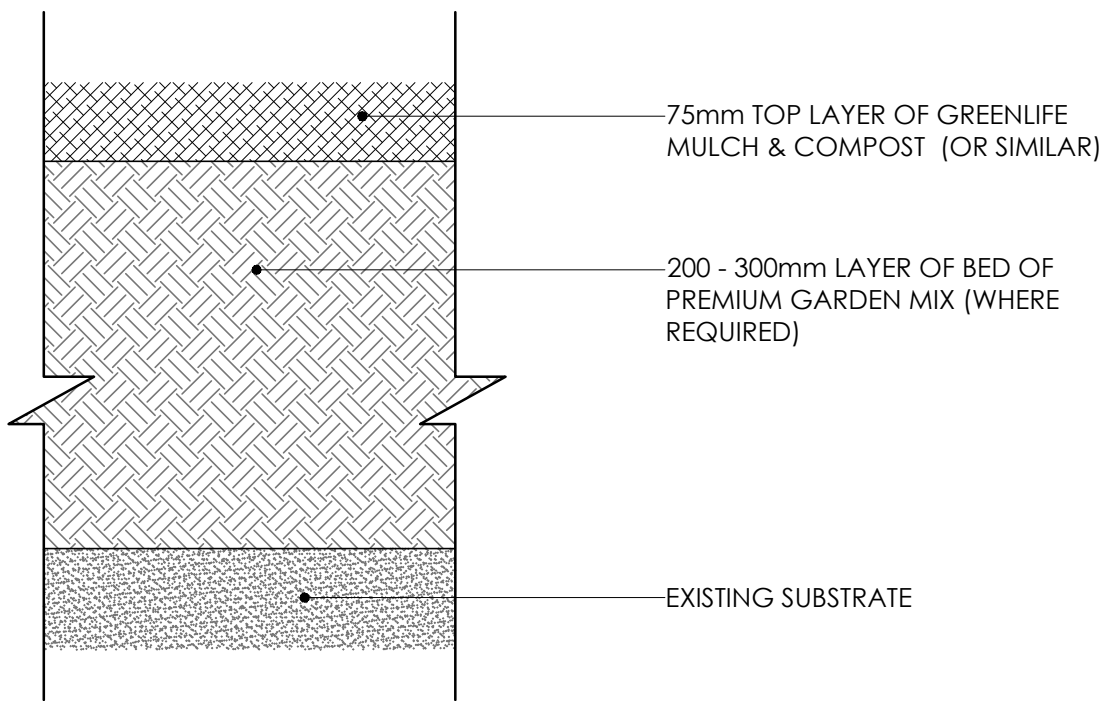




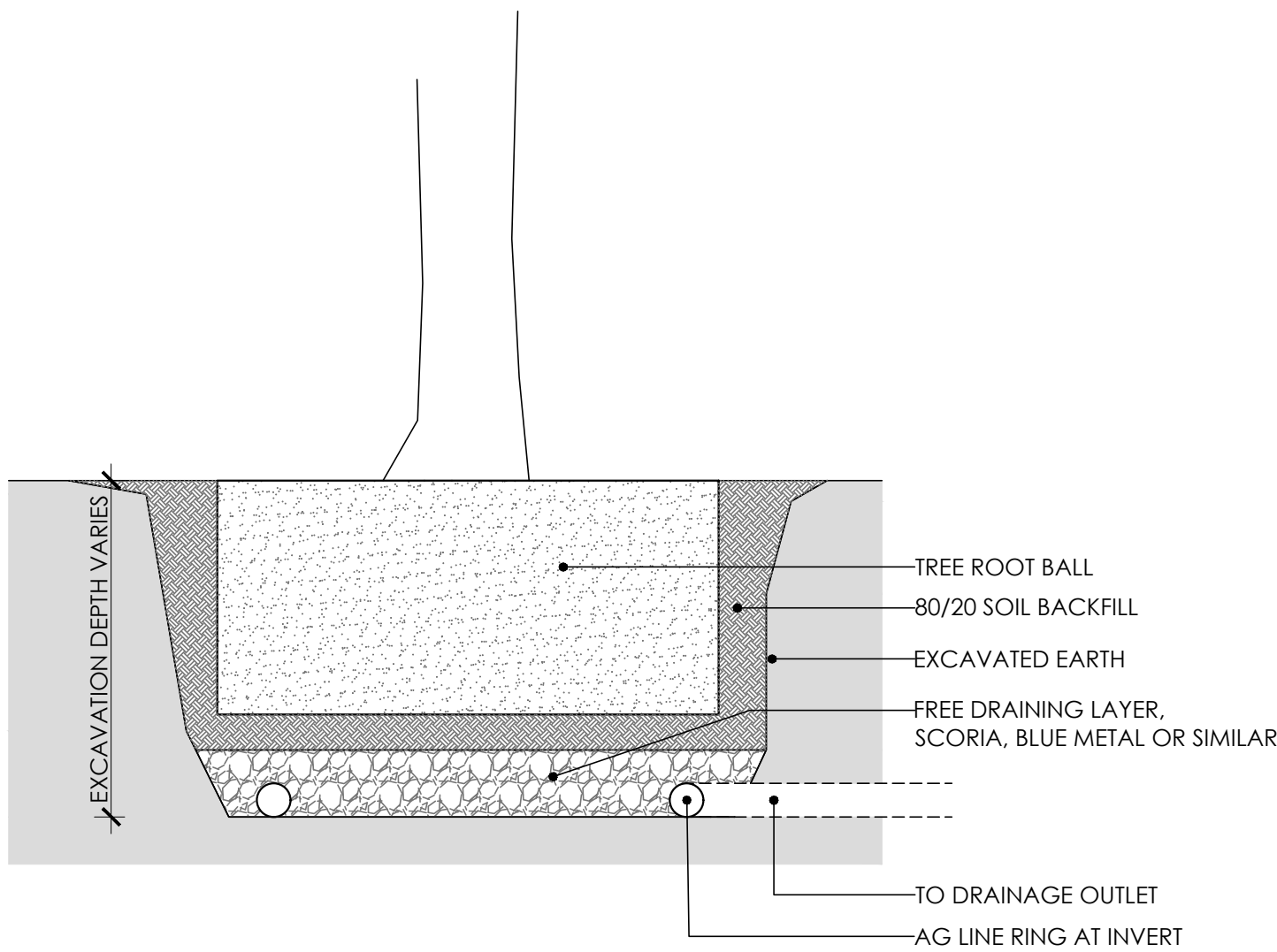




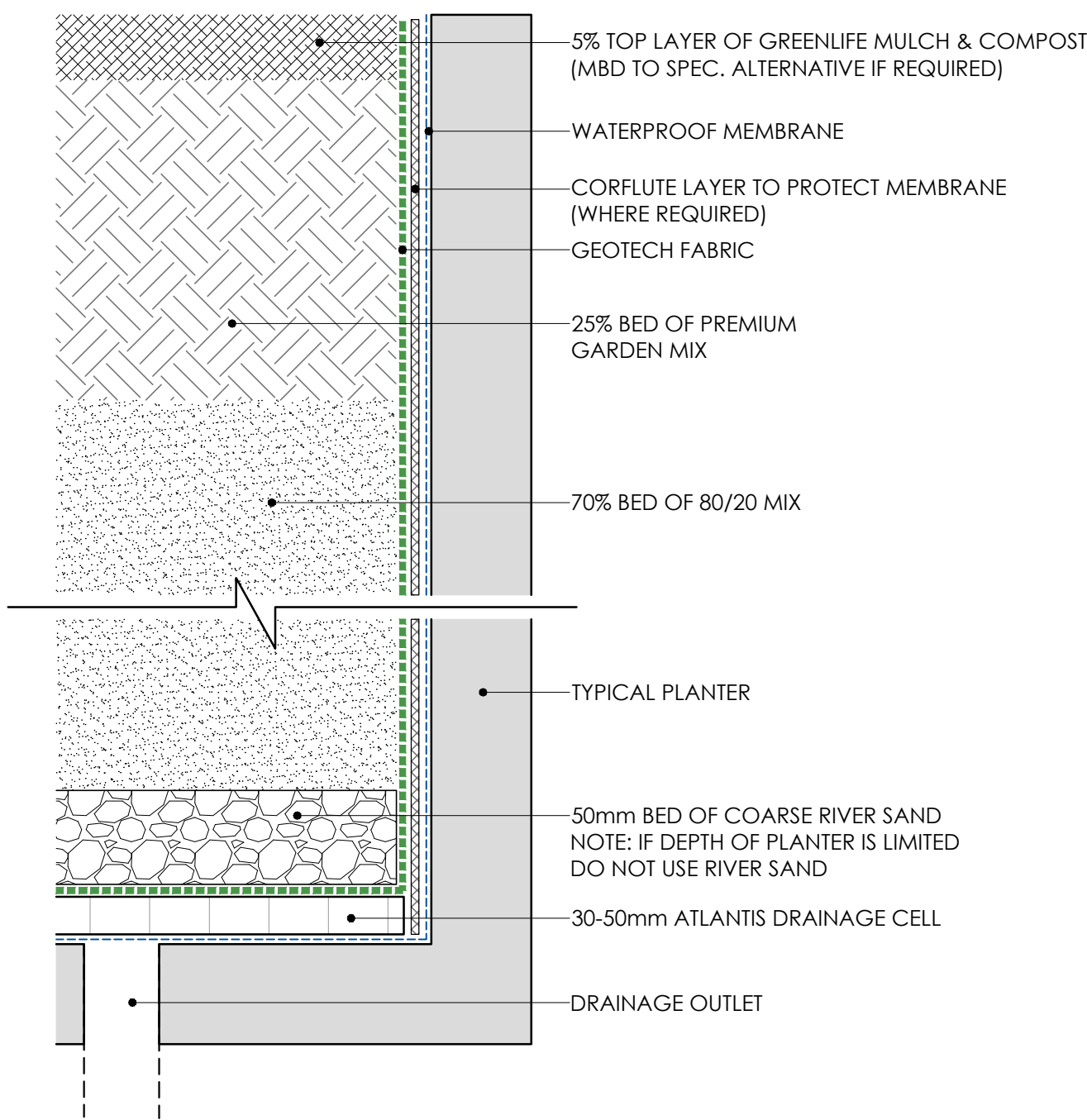




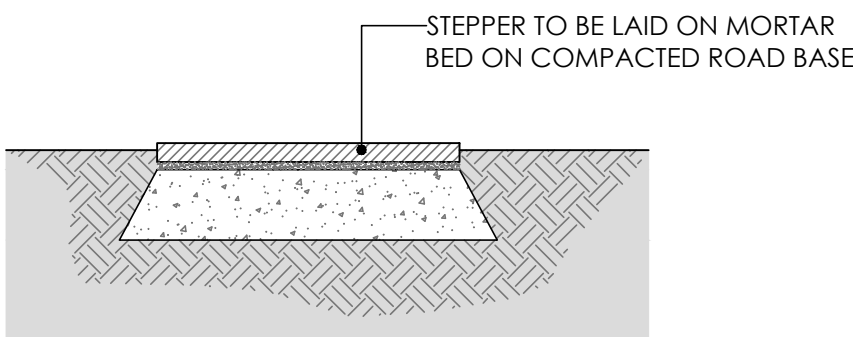
TYPICAL GARDEN SOIL PROFILE  
SCALE: 1:5 @ A1



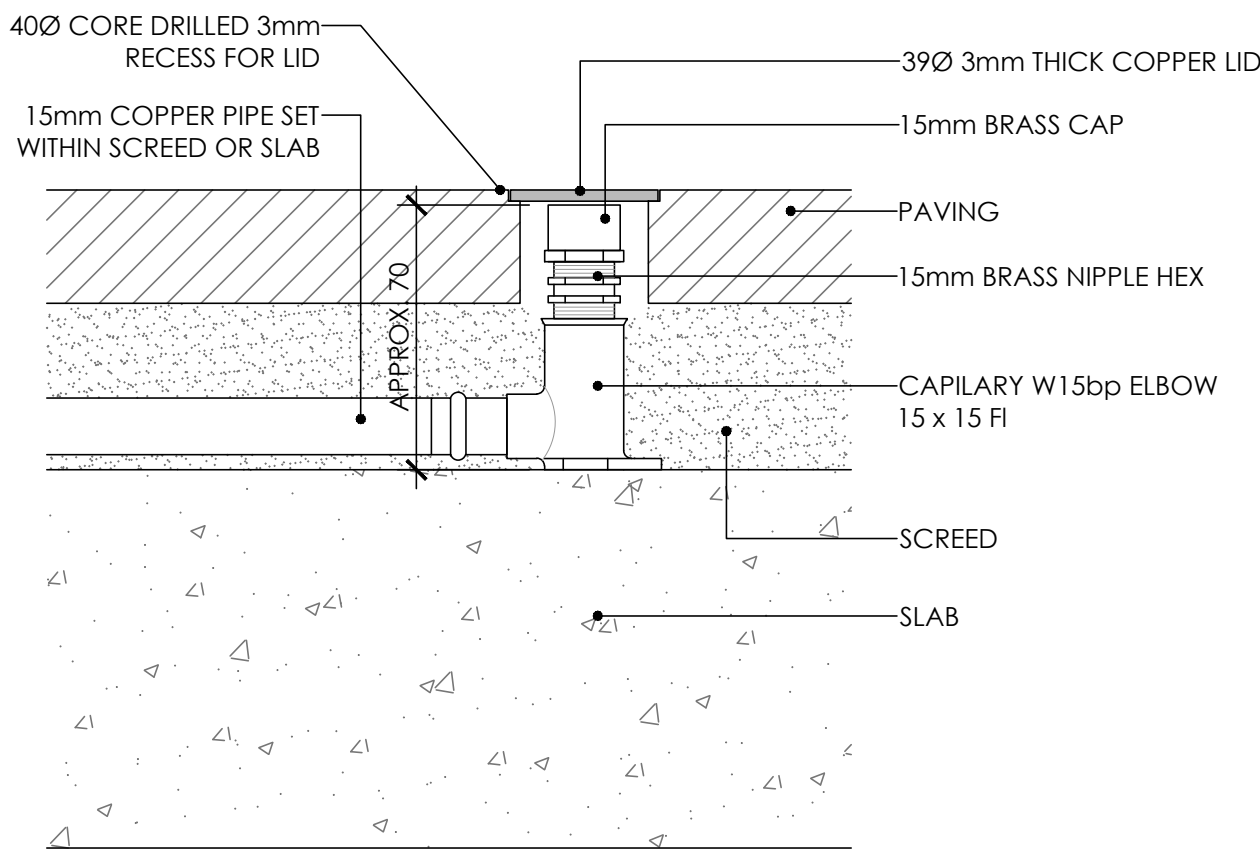
TYPICAL TREE PIT DRAINAGE  
SCALE 1:20 @ A1



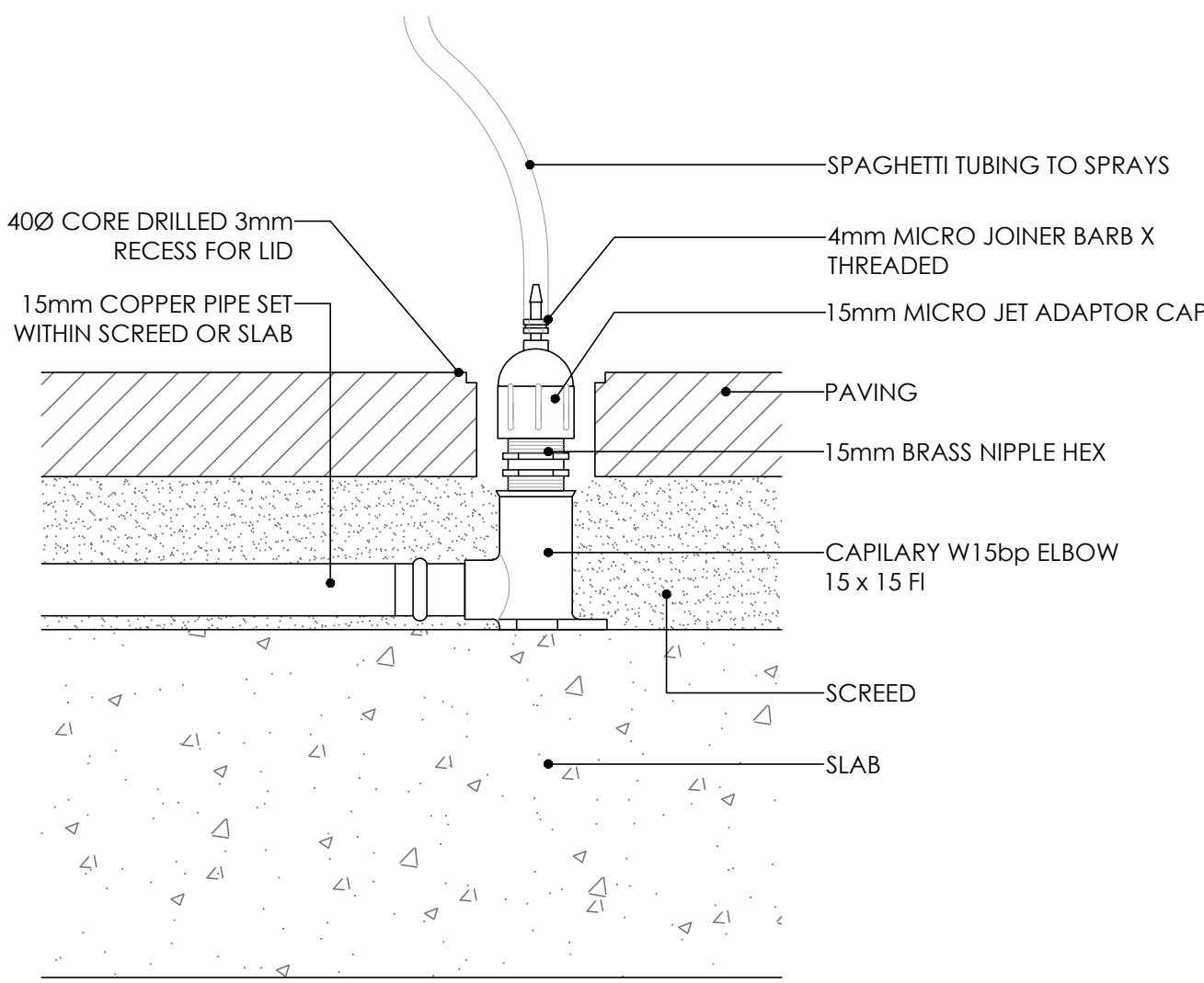
TYPICAL PLANTER SOIL PROFILE  
SCALE: 1:5 @ A1



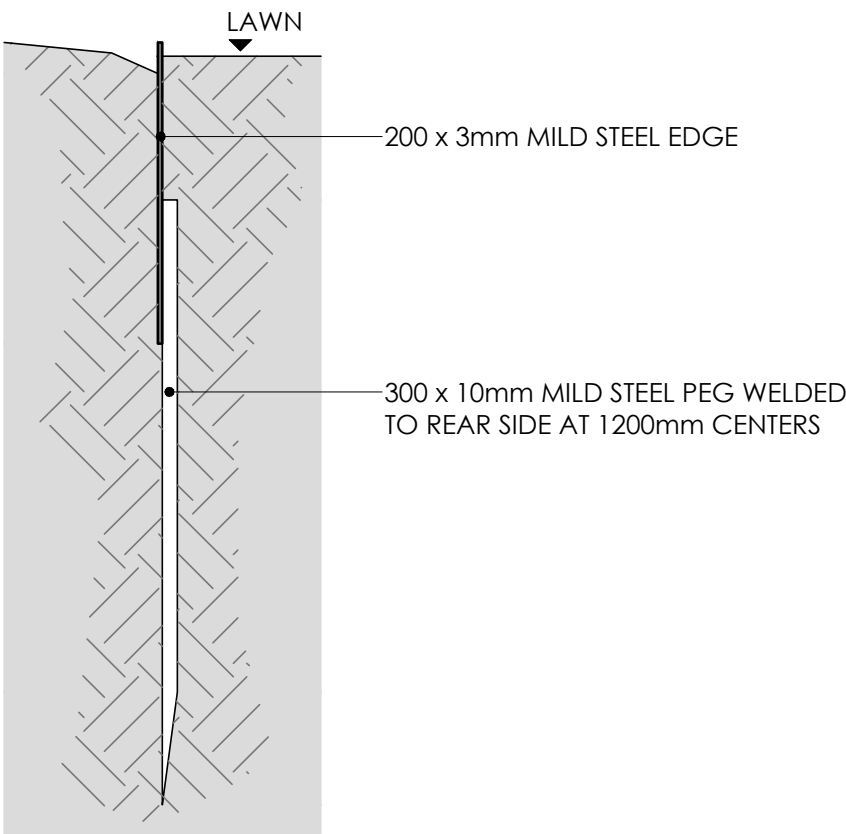
TYPICAL GARDEN STEPPER  
SCALE: 1:10 @ A1



TYPICAL PAVING IRRIGATION CLOSED  
SCALE 1:2 @ A1

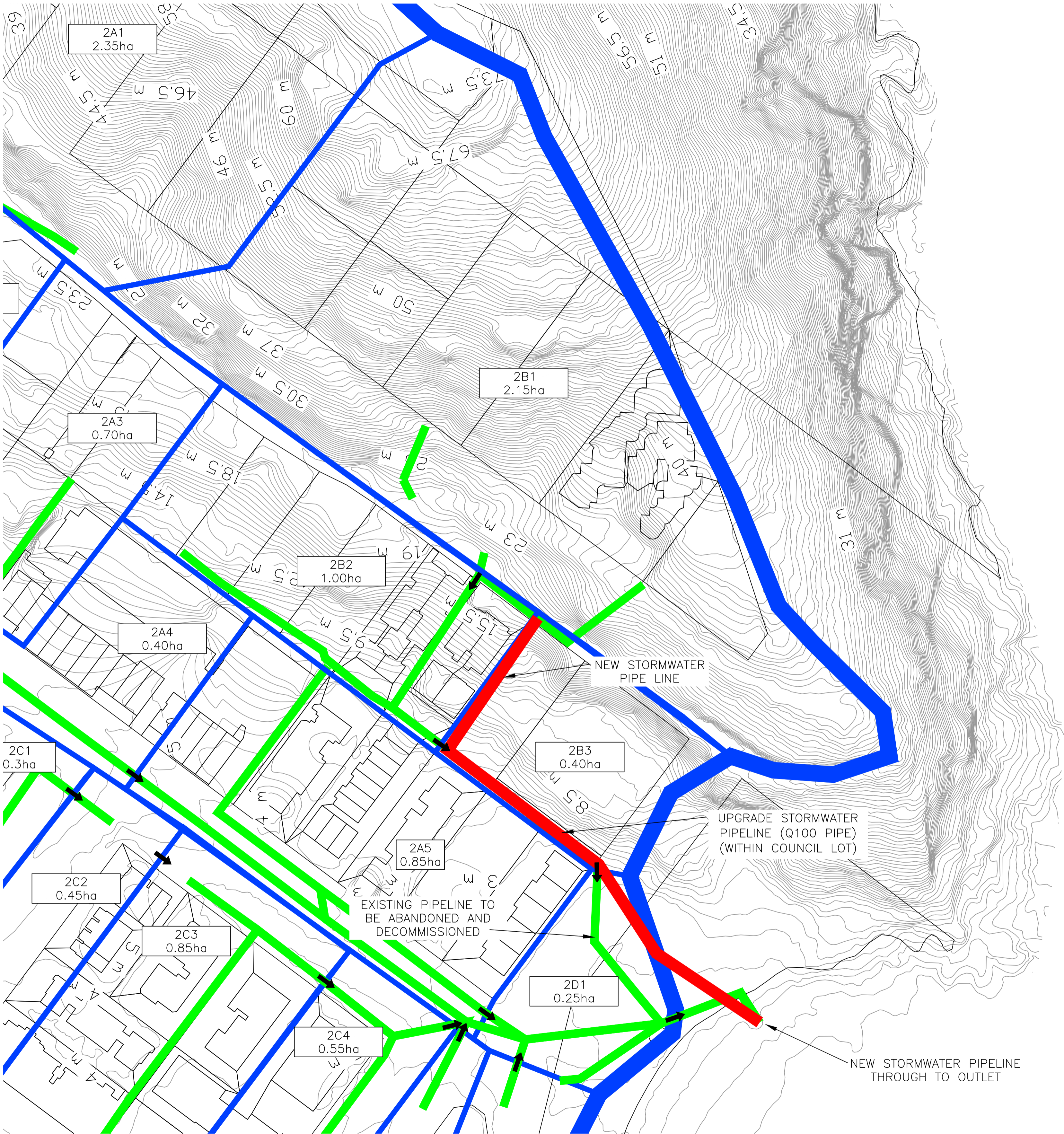


TYPICAL PAVING IRRIGATION OPEN  
SCALE 1:2 @ A1

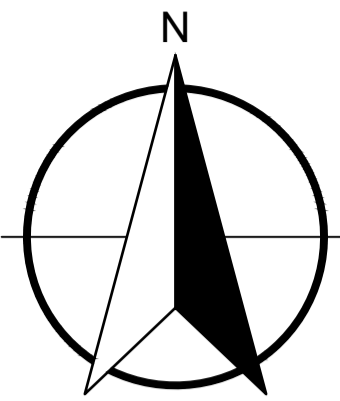


TYPICAL STEEL EDGE  
SCALE 1:5 @ A1

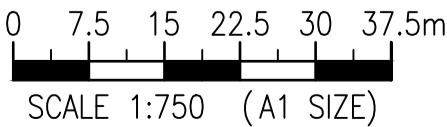




CATCHMENT 2  
SCALE 1:750



**PRELIMINARY ONLY**



Client <b>DOUGLAS SHIRE COUNCIL</b>				
Project <b>PORT DOUGLAS DRAINAGE</b>				
Title <b>DSC DRAINAGE CATCHMENTS - NORTH CATCHMENT 2</b>				
JOB No. <b>DSC</b>	Scale (A1 size) 1:1500	Date 18 AUG 2022	Drawing No. <b>SKETCH DSC-001</b>	Revision <b>A</b>



## 2018 Douglas Shire Planning Scheme version 1.0 Applications

## ADOPTED INFRASTRUCTURE CHARGES NOTICE

<b>Gurner TM Nominee Pty Ltd</b>		<b>NA</b>	<b>0</b>
DEVELOPERS NAME		ESTATE NAME	STAGE
<b>69, 71-73 Murphy Street</b>	<b>Port Douglas</b>	<b>L516 PTD2094, L2 RP724386</b>	<b>P2344, P2343</b>
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
<b>MCU Multiple dwelling &amp; short-term accommodation</b>		<b>MCUC 2020_3867</b>	<b>6</b>
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
<b>1104025</b>	<b>1</b>	<b>Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL</b>	
DSC Reference Doc. No.	VERSION No.		

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

		Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Demand	Residential	Multiple_dwelling	24,553.82	4	\$_per_3_or_more_bed room_dwelling	\$98,215.28	Code 895 GL GL7500.135.825
	Total Demand				\$98,215.28		
Credit							
<u>Existing land use</u>							
3 or more bedroom dwelling	Per Lot	\$_per_3_or_more_bed room_dwelling	24,553.82	2	\$49,107.64		
	Total Credit				\$49,107.64		
Required Payment or Credit			TOTAL		\$49,107.64		

Prepared by	<b>J Elphinstone</b>	<b>18-Aug-22</b>	Amount Paid	
Checked by	<b>Neil Beck</b>	<b>18-Aug-22</b>	Date Paid	
Date Payable	MCU - prior to the commencement of use		Receipt No.	
Amendments		Date	Cashier	

**Note:**

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Ordinary Meeting held on 23 February 2021.

Charge rates under the Policy are subject to indexing.

Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

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

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