

5.06. NEGOTIATED DECISION REQUEST FOR A COMBINED APPLICATION FOR MATERIAL CHANGE OF USE FOR A RETIREMENT FACILITY AND LOT RECONFIGURATION (1 INTO 2 LOTS)

REPORT AUTHOR(S): Simon Clarke, Planning Officer
GENERAL MANAGER: Paul Hoyer, General Manager Operations
DEPARTMENT: Sustainable Communities

PROPOSAL Negotiated Decision Request for a Combined Application for a Material Change of Use for a Retirement Facility (Development Permit for Stage 1 and Preliminary Approval for Stage 2) and Lot Reconfiguration (1 Into 2 Lots)

APPLICANT The Salvation Army & Douglas Shire Council
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

LOCATION OF SITE Johnston Road, Mossman Gorge

PROPERTY Lot 1 on RP150474

LOCALITY PLAN



LOCALITY Mossman and Environs

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

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

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

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

The term ‘approved drawing(s) and/or document(s)’ or other similar expression means:

Drawing or Document	Reference	Date
Site Plan	15.0285.11 SK02 prepared by Thomson Adsett	17 December 2015
Floor Plan	15.0285.11 SK03 prepared by Thompson Adsett	17 December 2015
Section	15.0285.11 SK09 prepared by Thomson Adsett	17 December 2015
Elevations	15.0285.11 SK15 prepared by Thomson Adsett	17 December 2015

ASSESSMENT MANAGER CONDITIONS:

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

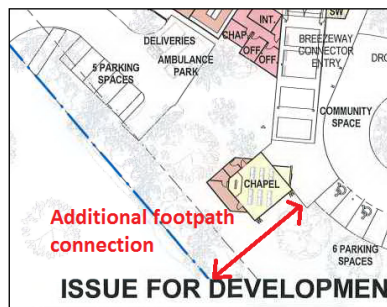
Except where modified by these conditions of approval

Timing of Effect

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

Amendment to Design

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



Street Layout and Design

4. The street layout and design must be revised to comply with Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:
 - a. Provide a design for the new access road that is to service Stage 1 and future Stage 2 which shall have the following minimum dimensions unless otherwise approved by Council:
 - Verge width of 4.5m;
 - Carriageway width of 4.5m;
 - Median width of 4m;
 - Reserve width of 22m (Note: the additional 3 metres is to be added to proposed Lot 2 on the north-eastern side of the proposed road reserve);
 - 2 metre wide footpath along the north-eastern side verge;

The design of the road is to be for the full extent shown on Thompson Adsett drawing number SK02-30 dated 11 February 2016 including sufficient interface with Stage 2 to verify the future connection. The extent of the design is to be a minimum of 80m from the Johnston Road reserve boundary.

The actual extent to be constructed with the Stage 1 works is to be agreed between Council and the applicant subject to the construction tenders received and the available Enabling Infrastructure budget. The minimum amount to be constructed beyond the entry driveway to Stage 1 is 5 metres. The extent of works is to be determined in association with an Operational Works application.

- b. **Provision of appropriate access arrangements for Stage 1 of the development and access to Stage 2 from the proposed new road in the south east corner of the site. The design must seek to locate infrastructure such that access from the new road is readily facilitated for the future development.**
- c. **In particular, the operation of the two accesses from the proposed new road must be considered in determining the road form, median breaks and infrastructure locations (including stormwater and street lighting). The road layout and carriageway alignments must be updated to reflect this requirement.**

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

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

Water Supply and Sewerage Master Plan

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

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

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

Water Supply and Sewerage Infrastructure Plan

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

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

Water Supply and Sewerage Works External

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

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

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

Water Supply and Sewerage Works Internal

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

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

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

Damage to Infrastructure

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

General External Works

10. Undertake the following external works: -

- a. Provide design drawings for the Upgrade of the northern side of Johnston Road (eastbound carriageway) for the full frontage of the site to provide a minimum 3.5m wide lane and a 1m sealed shoulder.

A tender schedule for these works is to be provided with the civil works tendering as a stand-alone item and allocated as a provisional quantity item. The applicant and Council are to agree the extent of works to be completed with Stage 1 based on the final tender amounts and with consideration of the minimum requirements for safety at the intersection conflict point(s).

- b. Provide a detail design for the intersection and access with Johnston Road including design for drainage between the existing road and the site boundary.
- c. The design must include suitable treatment for the intersection of the new access road with Johnston Road generally in accordance with Drawing Ref: Concept Site Access 645-001 Rev.1 prepared by Projex Partners dated 17 December 2015;
- ~~d. The treatment required for the secondary access to the site (utility and staff access) may be a BAR/BAL treatment in accordance with Austroads Guide to Road design subject to reconfirming the traffic volumes based on the fully developed traffic conditions for the development approved within the catchment.~~
- de. Construct a 2.0-metre-wide footpath for the full frontage of the Johnston Road frontage of the site;

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

Drainage Study of Site

11. Update the local drainage study of the site to determine the works necessary to provide flood immunity to the site to the 1 in 100 year ARI (1% AEP event) including determining the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:

- a. The contributing catchment boundaries;
- b. The extent of the 100 year ARI flood event in relation to the site both pre- and post-development;
- c. Primary and secondary flow paths for the 5, 10 and 100 year ARI flood events;
- d. The extent of filling and/or levee required to prevent the 100 year ARI (1%AEP) event from entering the site;

- e. The extent of flow and depth of inundation through the site for events above 1 in 100 year ARI and up to 1 in 200 year ARI;
- f. Identify any requirement for drainage easements including along the northern boundary of the site to facilitate drainage from the road back to Marrs Creek;
- g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.
- h. Lawful point of discharge.

The study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be undertaken in accordance with the study prior to commencement of use.

Access Construction

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

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

Service Conduits

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

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

Stockpiling and Transportation of Fill Material

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

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

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

Storage of Machinery and Plant

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

Construction Access

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

Access Adjacent Creeks and Streams

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

Existing Creek and Drainage Systems

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

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

Lawful Point of Discharge

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

Sediment and Erosion Control

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

Existing Services

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

Electricity Supply

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

Electricity and Telecommunications

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

Street Lighting

26. The following arrangements for the installation of street lighting must be provided prior to the Commencement of Use:-
- 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, applicable to only the new intersection with Johnston Road. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

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

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

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

Vehicle Parking

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

Bicycle Parking

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

Lighting

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

Air-Conditioning Screens

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

Landscaping Plan

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

Planting Design

- a. Species to have regard to Council's Planning Scheme Policy No.7 Landscaping.
- b. A planting design that does not include any species that are identified as Declared or Environmental Weeds or constitute an Invasive Species;

- c. Provide a hierarchy of planting, which includes shade trees, shrubs and groundcovers.

Hard Landscaping Works

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

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

Street Fencing

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

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

Construction Signage

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

Colours/Materials of Construction

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

Siam Weed Control

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

Kitchen Facilities

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

ADVICE

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

Infrastructure Charges Notice

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

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

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

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

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

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

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

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

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

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

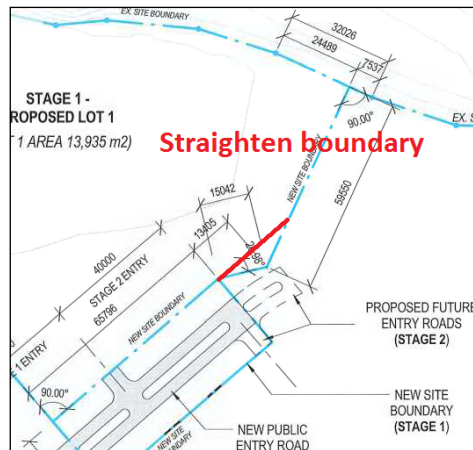
ASSESSMENT MANAGER CONDITIONS

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

Except where modified by these conditions of approval

Amendment to Design

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



Street Layout and Design

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

a. Provide a design for the new access road that is to service Stage 1 and ~~future Stage 2~~ which shall have the following minimum dimensions unless otherwise approved by Council:

- Verge width of 4.5m;
- Carriageway width of 4.5m;
- Median width of 4m;
- Reserve width of 22m (Note: the additional 3 metres is to be added to proposed Lot 2 on the north-eastern side of the proposed road reserve);
- 2-metre-wide footpath along the north-eastern side verge;

The design of the road is to be for the full extent shown on Thompson Adsett drawing number SK02-30 dated 11 February 2016 including sufficient interface with Stage 2 to verify the future connection. The extent of the design is to be a minimum of 80m from the Johnston Road reserve boundary.

The actual extent to be constructed with the Stage 1 works is to be agreed between Council and the applicant subject to the construction tenders received and the available Enabling Infrastructure budget. The minimum amount to be constructed beyond the entry driveway to Stage 1 is 5 metres. The extent of works is to be determined in association with an Operational Works application.

b. Provision of appropriate access arrangements for Stage 1 of the development and access to Stage 2 from the proposed new road in the south east corner of the site. The design must seek to locate infrastructure such that access from the new road is readily facilitated for the future development.

- c. In particular, the operation of the two accesses from the proposed new road must be considered in determining the road form, median breaks and infrastructure locations (including stormwater and street lighting). The road layout and carriageway alignments must be updated to reflect this requirement.

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

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

General External Works

4. Undertake the following external works: -

- a. Provide design drawings for the Upgrade of the northern side of Johnston Road (eastbound carriageway) for the full frontage of the site to provide a minimum 3.5m wide lane and a 1m sealed shoulder.

A tender schedule for these works is to be provided with the civil works tendering as a stand-alone item and allocated as a provisional quantity item. The applicant and Council are to agree the extent of works to be completed with Stage 1 based on the final tender amounts and with consideration of the minimum requirements for safety at the intersection conflict point(s).

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

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plans prior to the issue of a Compliance Certificate for the Plan of Survey, unless otherwise approved by Council.

Drainage Study of Site

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

Access Adjacent Creeks and Streams

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

Drainage Easement

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

Service Conduits

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

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

Siam Weed Control

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

ADVICE

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

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

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

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

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

ASSESSMENT MANAGER CONDITIONS

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

Except where modified by these conditions of approval

Timing of Effect

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

Design Parameters (Applicable over proposed Lot 2)

3. The site coverage of the development does not exceed 40%.
4. The gross floor area of the development does not exceed 0.5 x site area.
5. Buildings and structures are setback no less than:
 - a. 6 metres to Johnston Road;
 - b. 4.5 metres to the new road;
 - c. 4 metres to the common boundary with the showgrounds and hospital; and
 - d. 10 metres from the top of the high bank to Marrs Creek; and
 - e. Outside that part of the land included within the Conservation planning area.
6. Buildings and structures are limited to 2 storeys (8.5 metres) in height (Note: height is inclusive of roof height).
7. Future development reduces the appearance of building bulk, ensures a human scale and demonstrates variations in horizontal and vertical profile by incorporating a range of design elements including balconies, verandahs, terraces, recesses and the like.
8. Buildings must exhibit tropical design elements that are appropriate to Douglas Shire's tropical climate, character and lifestyle such as:
 - a. pitched roofs;
 - b. wide eaves to shade and protect external walls;
 - c. light colours;
 - d. variations in building colours, materials and texture;
 - e. permeable external building facades;
 - f. well-considered cross-ventilation;
 - g. weather protected external extensions to living spaces;
 - h. verandahs;
 - i. well-insulated roofs;
 - j. low thermal mass construction;
 - k. seamless integration of external and internal spaces.

9. Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:

- a. seating;
- b. barbecue;
- c. swimming pool;
- d. communal gardens.

The proposed development must include an 'activities building' as part of stage 1 of any proposed retirement facility.

10. No development is to occur in that part of the land included within the Conservation Planning Area.

Access

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

ADVICE

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

LAND USE DEFINITIONS*

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

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

The use can include:

- dwelling units
- serviced rooms/Private rooms
- nursing home accommodation as well as facilities for the use of residents and staff, such as:
 - indoor and outdoor recreational facilities;
 - meeting rooms;
 - medical consulting rooms;
 - therapy rooms;
 - chapels;
 - meal preparation facilities; and
 - staff accommodation

- a display unit which displays to the general public the type of construction or design offered by builder/developer, for a maximum period of twelve months and which is then demolished, (if freestanding replica), or converts to its intended use within the complex.

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

EXECUTIVE SUMMARY

Council is in receipt of a request for a negotiated decision for its development permit and preliminary approval granted on 23 February 2016. The approval relates to the combined application for a Retirement Facility and lot reconfiguration (1 into 2 lots) over land described as Lot 1 on SP159474 and located at Johnston Road, Mossman Gorge. The Retirement Facility will consist of Stage 1 – Mossman and District Aged Care precinct consisting of 42-bed facility to be developed by the Salvation Army. Stage 2 will consist of more independent Retirement Facility accommodation to be developed by others at a later date. The lot reconfiguration will allow Stage 1 to be developed independently.

The negotiated decision request seeks to make representations to Council regarding Condition 11 (Retirement facility) / Condition 5 (Reconfiguring a Lot), Condition 26 (Retirement facility), Condition 10a (Retirement facility) and Condition 4a (Extent of road works) in the Decision Notice dated 23 February 2016, pursuant to Section 361 of the *Sustainable Planning Act 2009* ('the SPA').

Representations are also made about the infrastructure charges contained in the infrastructure charges notice, pursuant to section 641 of the SPA.

TOWN PLANNING CONSIDERATIONS

Background

In February 2016, Council granted a conditional approval for the following:

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

On the 24 March 2016, the applicant suspended their appeal period in order to make representations in relation to conditions contained within the approval. A formal negotiated decision request was subsequently lodged on 26 April 2016, and amended by way of letter dated 6 May 2016.

Proposal

The negotiated decision request relates to the following matters:

Representation 1 – Retirement facility Condition 11d, Reconfiguring a lot Condition 5

These two conditions state the following (emphasis added):

‘Update the local drainage study of the site to determine the works necessary to provide flood immunity to the site to the 1 in 100 year ARI (1% AEP event) including determining the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:

- a. The contributing catchment boundaries;*
- b. The extent of the 100 year ARI flood event in relation to the site both pre- and post-development;*
- c. Primary and secondary flow paths for the 5, 10 and 100 year ARI flood events;*
- d. The extent of filling and/or levee required to prevent the 100 year ARI (1%AEP) event from entering the site;***
- e. The extent of flow and depth of inundation through the site for events above 1 in 100 year ARI and up to 1 in 200 year ARI;*
- f. Identify any requirement for drainage easements including along the northern boundary of the site to facilitate drainage from the road back to Marrs Creek;*
- g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.*
- h. Lawful point of discharge.*

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

The following sub-sections detail the applicant’s representations in respect of condition 5 and 11:

Condition 5, Reconfiguring a Lot approval

This representation seeks to delete condition 5 of the Reconfiguring a lot approval on the basis that the outcomes sought by the condition can be achieved through the Retirement facility condition 11.

Planning comments

It is agreed that the application of Condition 5 in the Reconfiguring a Lot component of the development permit is not an essential requirement. It is a duplication of Condition 11 contained in the Material Change of Use (Development Permit) component and is therefore covered adequately by this condition. Condition 5 can be deleted.

Condition 11, Retirement Facility – Material Change of Use – Development Permit

The proposed Retirement Facility is designed to protect property in the event of a 1 in 200-year flood event. This is a requirement of the Salvation Army.

Performance criteria 11 of the Multi-Unit Housing – Holiday Accommodation – Retirement Facility Code states:

'The internal layout of the Retirement Facility and the location of the Retirement Facility allows for the safe evacuation of residents in an emergency and provides for emergency services to efficiently access the site.'

The corresponding Acceptable Solutions to Performance Criteria 1 require that the 'Site of the Retirement Facility' is not prone to inundation. However, the Performance Criteria contemplates other flood management solutions, including that a Flood Emergency Evacuation Plan (FEEP), under the responsibility of the Salvation Army, may suitably manage the potential impacts on life in the event of a 1 in 100 year or lesser frequency flood event.

It is requested that Condition 11d be amended as follows:

- d. The extent of filling and/or levee required to prevent the 100 year ARI (1% AEP) event from entering the site or a Flood Emergency Plan (FEMP) is prepared to mitigate potential impacts on life, in accordance with Condition 11i and where building floor levels, including pedestrian access between buildings achieves immunity to a 100 year ARI (1% AEP) flood hazard event.

Additionally, the following Condition 11i is recommended:

- i. A Flood Emergency Management Plan (FEMP) is prepared to protect the life and property of Retirement facility residents, employees and contractors in a 100 year ARI (1% AEP) flood hazard event, to the satisfaction of the Chief Executive Officer.

Planning comments

It is considered to be appropriate to protect the future residents of a Retirement Facility from flood hazard events. Preliminary information received to date on flooding indicates that the effects are inconsequential. It is recommended that the conditions not be amended as requested. However, it is recommended that the final statement in Condition 11 be amended as follows to ensure that the recommendations of the Flood Study are implemented.

'The study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be undertaken in accordance with the study prior to commencement of use'.

Condition 26, Retirement Facility – Material Change of Use – Development Permit

Condition 26 has regard to street lighting. The applicant requests the following amendments to the condition clarifying the extent of works in Johnston Road with respect to street lighting:

- 26. *The following arrangements for the installation of street lighting must be provided prior to the Commencement of Use: -*
 - a. *Prior to the issue of a Development Permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted*

to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual, applicable to only the new intersection with Johnston Road. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

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

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

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

Planning comments

Given the low volume pedestrian use of Johnston Road and the provision of internal night lighting at the Retirement facility, Council could use its discretion with respect to the extent of street lighting required. No issues are raised with respect to the street lighting changes requested.

Condition 10a, Retirement Facility – Material Change of Use – Development Permit

Condition 10 is as follows:

10. Undertake the following external works: -

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

- e. *Construct a 2.0-metre-wide footpath for the full frontage of the Johnston Road frontage of the site;*

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

The current construction standard of road the subject of Condition 10a is considered to be sufficient and/or generally in accordance with the specified standard and therefore the Applicant requests the deletion of Condition 10a to avoid uncertainty as to the construction requirements of this condition.

Notwithstanding, in the event that funds are available, The Salvation Army may seek to upgrade the northern side of Johnston Road as part of works associated with the construction of the new road.

Planning comments

Following advice from Council's consulting engineer, it is considered reasonable to modify condition 10 to provide some flexibility with respect to the extent of works required by condition 10a, so that if additional funds are available to complete the extent of works are available, then those works can be completed. It is important to note that all required works to accommodate the entry point onto Johnston Road will be undertaken. The following wording is recommended to be added to condition 10 to allow further works to be undertaken.

'A tender schedule for these works is to be provided with the civil works tendering as a stand-alone item and allocated as a provisional quantity item. The applicant and Council are to agree the extent of works to be completed with Stage 1 based on the final tender amounts and with consideration of the minimum requirements for safety at the intersection conflict point(s).'

Condition 10 d can be deleted as it is addressed in Condition 4a (see below).

Condition 4a, Retirement Facility – Material Change of Use – Development Permit

The Salvation Army seek to amend the design of the new road to be limited to a maximum of two (2) metres beyond the vehicular access to the Retirement facility and accordingly request the following additional dot point at 4a:

- *The length of the new road is a minimum of 2m beyond the vehicular access to the Retirement facility.*

Planning comments

Council's consulting engineer has reviewed this request and has provided amendments to the condition that will address the applicant's concern:

"The design of the road is to be for the full extent shown on Thompson Adsett drawing number SK02-30 dated 11 February 2016 including sufficient interface with Stage 2 to verify the future connection. The extent of the design is to be a minimum of 80m from the Johnston Road reserve boundary.

The actual extent to be constructed with the Stage 1 works is to be agreed between Council and the applicant subject to the construction tenders received and the available Enabling Infrastructure budget. The minimum amount to be constructed beyond the entry driveway to Stage 1 is 5 metres. The extent of works is to be determined in association with an Operational Works application.”

Given the low speed environment, the closed traffic catchment and the fact that the entry to the facility is a private access, it is considered that meeting the requirements for public roads meets the reasonable design standards.

SPA section 641 Infrastructure Charges Representations

The applicant seeks that Council waive the infrastructure charges contained in the infrastructure charges notice associated with the approval on the basis of the following:

- The Salvation Army will be contributing \$544,000 for local infrastructure upgrades/extensions, in addition to these infrastructure charges and seek to use this contribution as an offset to the infrastructure charges;
- A development incentives basis, wherein any discount that Council may apply in respect to infrastructure charges improves the opportunity for The Salvation Army to realise the development;
- A community benefit basis, wherein the Salvation Army is proposing to construct and manage community infrastructure that will be of substantial benefit to the Mossman community and surrounds;
- The Salvation Army's sole purpose is not to make profit from this development but provide for community need; and
- The proposed development causes no direct need to upgrade trunk water or sewer infrastructure and therefore causes Douglas Shire Council no direct and immediate cost in respect to upgrading trunk water and sewer infrastructure to facilitate the development.

Further grounds are detailed in Attachment 6 – Salvation Army Statement.

Planning comments

The applicable infrastructure charges amount to \$248,184.00.

The process of land development necessitates the upgrade of local infrastructure in order to accommodate the proposed development (e.g. providing access, providing water supply, sewer connections and drainage). These are an ordinary consequence of developing land, and not anything out of the ordinary, or unusual.

The Salvation Army's role in facilitating the community benefit of realising a Retirement facility project in Mossman is acknowledged. It is also accepted that the Salvation Army's sole purpose is not to make profit from development, but to meet community need. However, charges for trunk infrastructure apply proportionally to a variety of land developments, in order to ensure that sufficient funds are available to cater for upgrading of infrastructure to the increased population that development brings.

Charges for trunk infrastructure apply to development in accordance with Council's Adopted Infrastructure Charges Resolution 2015 (AICR). Anecdotally, the charges contained within Council's AICR are substantially lower than the Queensland Fair Value Charges Schedule for this type of development (42 x 1 bed rooms = \$546,000).

Furthermore, in waiving infrastructure charges, Council will be transferring the costs of trunk infrastructure delivery on to the general rate collection base (i.e. the rate payers of the Shire). The amount of money collected in association with this development is not an insubstantial sum, when compared to the Council's annual rates revenue (approximately 1% of the general rates and utility charges, excluding water consumption).

The applicant does correctly assert that the Retirement facility causes Douglas Shire Council no direct or immediate cost in respect to upgrading trunk infrastructure to facilitate the development. However, if it had been required to upgrade trunk infrastructure to accommodate the development, credits would have applied that would have been returned to the developer.

Council has the option to consider a payment instalment schedule that spreads the cost of the infrastructures over a greater time frame, as opposed to requiring full payment prior to commencement of use and this may assist the Salvation Army in moving forward with the Retirement facility.

In addition to the above comments, Council is donating approximately 1.4 Hectares of land, free of charge, to TSA for its facility and has already allocated Council resources to successfully secure \$544,000.00 in State Government funding for the enabling infrastructure. Council also allocated \$40,000 in the 2014/2015 budget for the preparation of the Mossman District Nursing Home Business Case, and an additional budget of \$80,000 in this financial year to progress the project, approximately \$60,000 of which is a Council co-contribution to further support the State Government funding.

COUNCIL'S ROLE

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

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

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

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

ATTACHMENTS

- Attachment 1 – Approved Plan(s) & Document(s) – Retirement Village (Stage 1)
- Attachment 2 – Approved Plan(s) & Document(s) – Retirement Village Stage 2
- Attachment 3 – Approved Plan(s) & Document(s) – Lot Reconfiguration
- Attachment 4 – Infrastructure Charges
- Attachment 5 – Supporting Information to Planning Report
- Attachment 6 – Salvation Army Statement - Infrastructure Charges



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ISSUE FOR DEVELOPMENT APPLICATION

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

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

Drawing Title | SITE PLAN
Date | 17.12.2015

Drawing Number | 15.0285.11 SK02
Scale | 1 : 1000 8



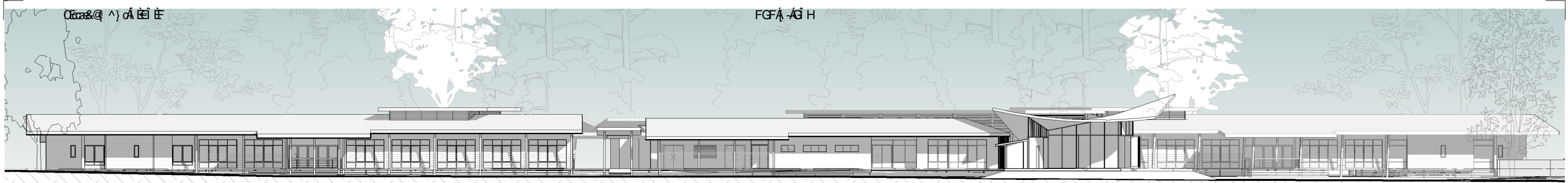
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adsett

Drawing Title	FLOOR PLAN
Date	17/12/2015

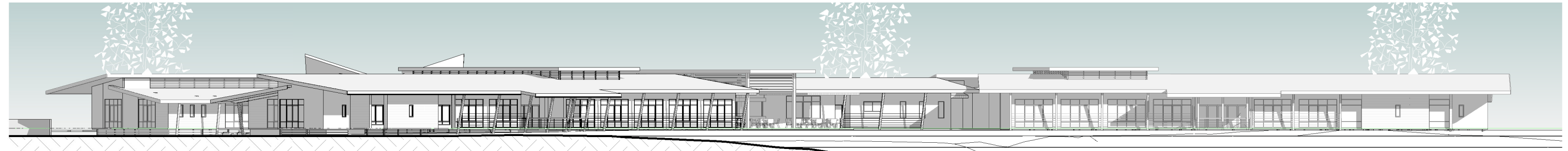
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Scale	1 : 500	8



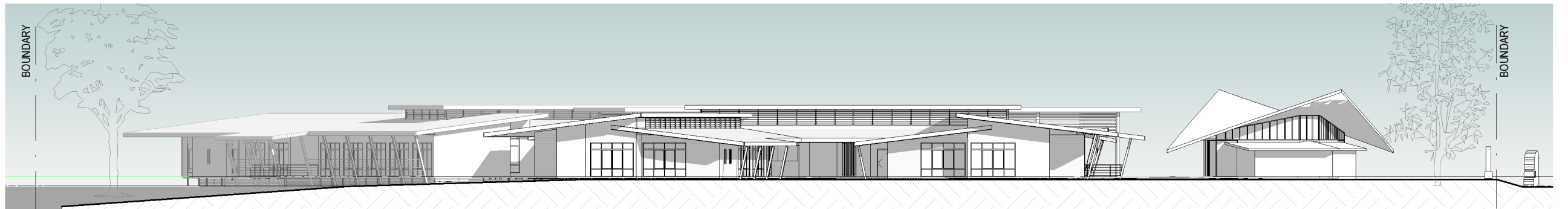
ISSUE FOR DEVELOPMENT APPLICATION



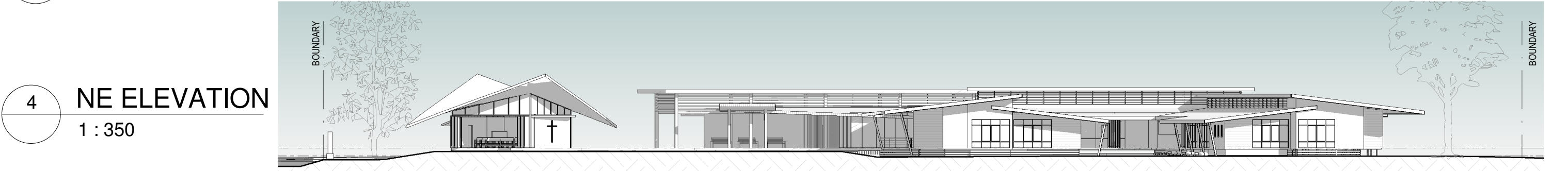
1 SE ELEVATION
1 : 350



2 NW ELEVATION
1 : 350



3 SW ELEVATION
1 : 350



4 NE ELEVATION
1 : 350

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

Drawing Title | ELEVATIONS
Date | 17/12/2015

Drawing Number | 15.0285.11 SK15
Scale | 1 : 350 1

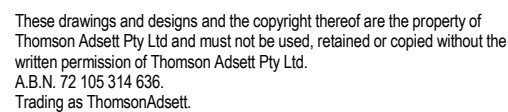


MASTER PLAN

SCALE 1:500 @ A3

MOSSMAN & DISTRICT AGED CARE PRECINCT







2006 & 2008 Douglas Shire Planning Scheme

INFRASTRUCTURE CHARGES NOTICE

The Salvation Army	N/A	0
DEVELOPERS NAME	ESTATE NAME	STAGE
Johnston Road	Mossman	Lot 1 SP150474
STREET No. & NAME	SUBURB	LOT & RP No.s
Combined Application	CA1235/2015	31-Mar-15
DEVELOPMENT TYPE	COUNCIL FILE	VALIDITY PERIOD (years)
767729	1	
DSC Reference Doc. No.	VERSION No.	

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

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

Note:

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

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

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



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	Client	THE SALVATION ARMY	Date	17/12/2015	Scale	1



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ISSUE FOR DEVELOPMENT APPLICATION

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

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

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



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

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

Drawing Number | 15.0285.11 SK12
Scale | 2



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

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

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

Overview

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

The facility includes;

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

The carpark includes:

Parking for 14 cars, including staff parking



JOHNSTON ROAD - ESTABLISHING A LOCAL SCULPTURE WALK TOWARDS MOSSMAN GORGE

(ARTIST'S IMPRESSION ONLY)



Design Charter

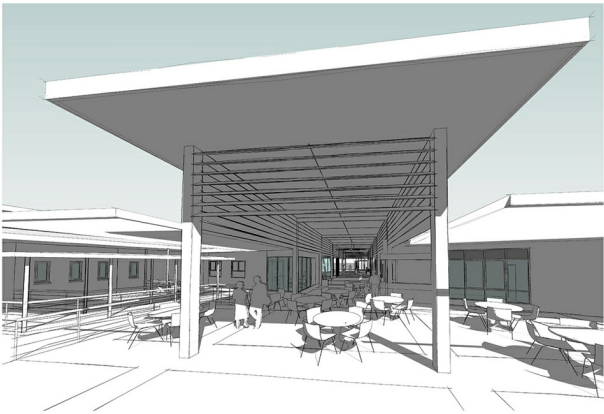
Everyone benefits from well-designed buildings, spaces and places. It is the belief of the project team that this development will create a high quality for the Mossman community as a facility with considered design in architectural and landscape design quality and connection to the public realm.

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

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

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

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



CAFE & BREEZEWAY



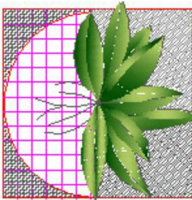
NATIVE-STYLE GARDENS



CHAPEL & ENTRY BREEZEWAY

ISSUE FOR DEVELOPMENT APPLICATION

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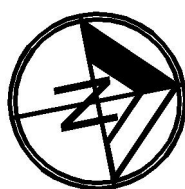
Suzan Quigg Landscape Design
PO Box 638 Malanda QLD 4885
P: 07 4095 1017
M: 0407 035 381
E: suzanjq@bigpond.com
www.suzanquigg.com

REFERENCE NOTES SCHEDULE

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

THIS IS A PRELIMINARY CONCEPT ONLY FOR DISCUSSION PURPOSES.

REFER TO PLANT LEGEND/SUGGESTIONS ON PAGE L02



SALVATION ARMY

MOSSMAN GORGE AGED CARE FACILITY

at
JOHNSTON ROAD
MOSSMAN

GENERAL CONCEPT

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

JOB No: 161005

DWG No: L01 ISSUE No: 1

DATE: 10 DECEMBER 2015

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SENTINEL-TYPE TREE -
Brachychiton acerifolius
(Flame Tree)



FOOTPATH-TYPE TREE
Buckinghamia celcissima
(Ivory Curl Tree)



TREE WITH SPREADING CANOPY
Cassia 'Rainbow Showers'



Heliconia 'Sexy Pink'



Heliconia 'Hot Rio Nights'



Hibiscus thiaecus
Native Beach Hibiscus



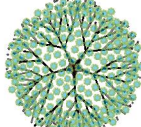
Dietes bicolor
(Fortnight Lily)

CONCEPT PLANT SCHEDULE



SEMI-MATURE TREES WITH SPREADING CANOPY
ADVANCED IN-GROUND TREES USED TO CREATE AVENUE AND ENTRY STATEMENT
CASSIA JAVANICA / APPLE BLOSSOM SHOWER
CASSIA X 'RAINBOW SHOWERS' / RAINBOW SHOWERS

13



MEDIUM HEIGHT FLOWERING NATIVE FOOTPATH TREE
BUCKINGHAMIA CELSISSIMA / IVORY CURL TREE

12



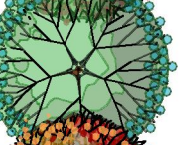
SEMI-MATURE PALMS
EX GROUND PLANTS TO GIVE 'INSTANT EFFECT' TO LANDSCAPING WHEN FIRST
INSTALLED
WODYETIA BIFURCATA / FOXTAIL PALM

56



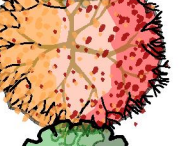
FLOWERING SHADE TREE
EX GROUND SPECIMEN
DELONIX REGIA / POINCIANA

10



NATIVE SHADE TREE
FLINDERSIA SCHOTTIANA / SILVER ASH

10



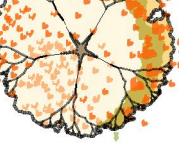
SENTINEL TREE
BRACHYCHITON ACERIFOLIUS / FLAME TREE

17



GENERAL RAINFOREST TREES
HARPULLIA PENDULA / TULIPWOOD
NEOLITSEA DEALBATA / WHITE BOLLY GUM

13



RAINFOREST TREES - BUSHTUCKER
CASTANOSPERMUM AUSTRALE / MORETON BAY CHESTNUT
DAVIDSONIA PRURIENS / DAVIDSON'S PLUM

11



FEATURE RAINFOREST TREES/PALMS/LARGE SHRUBS
TO BE PLANTED IN SHADY AREAS ONCE RAINFOREST ESTABLISHED
CYATHEA AUSTRALIS / AUSTRALIAN TREE FERN

26



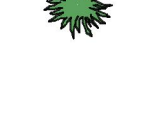
FEATURE RAINFOREST TREE WHICH CAN BE KEPT SMALL
SYZIGIUM LUEHMANNII / SMALL-LEAVED LILLY PILLY

20



TREE TO GATHER UNDER
DEPLANCHEA TETRAPHYLLA / GOLDEN BOUQUET TREE

4



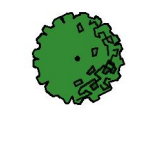
FEATURE TROPICAL PLANTS 2-3M
HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS' / HOT RIO NIGHTS HELICONIA
HELICONIA CHARTACEA 'SEXY PINK' / HELICONIA SEXY PINK
HELICONIA ORTHOTRICA 'TWILIGHT' / TWILIGHT CRAB CLAWS

53



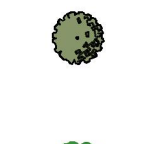
NATIVE SHRUB/SMALL TREE 2-5M
CALLISTEMON RECURVUS 'TINAROO DAZZLER' / WEEPING RED BOTTLEBRUSH
CALLISTEMON X 'DEMESNE PINK ALMA' / PINK ALMA BOTTLEBRUSH
XANTHOSTEMON CHRYSANTHUS 'DAINTREE GEM' / DWARF VARIEGATED GOLDEN PENDA
XANTHOSTEMON CHRYSANTHUS 'FAIRHILL GOLD' / DWARF GOLDEN PENDA

26



NATIVE SHRUB 4-7M

9



NATIVE SCREEN HEDGE USING PLANTS INDIGENOUS TO REGION
HIBISCUS TILIACEUS / MAHOE

10



RAINFOREST SHRUBS AND BUSHTUCKER
PLANTS ENDEMIC TO RAINFOREST AND OF CULTURAL AND THERAPEUTIC VALUE
ALPINIA CAERULEA / NATIVE GINGER

45



LARGE ORNAMENTAL SHRUB
PLUMERIA OBTUSA / SINGAPORE PLUMERIA
PLUMERIA RUBRA 'WEIPA SUNSET' / DARK PINK FRANGIPANI

24



MEDIUM ORNAMENTAL SHRUBS

9



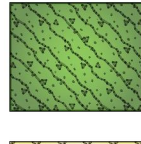
LANDSCAPED BANK
CALLISTEMON PACHYPHYLLUS / BOTTLEBRUSH
CALLISTEMON PEARSONII 'ROCKY RAMBLER' / BOTTLEBRUSH
CALLISTEMON VIMINALIS 'DAWSON RIVER' / DAWSON RIVER BOTTLEBRUSH

23



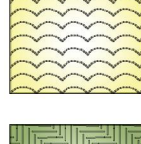
HARDY FLOWERING EDGE PLANTS/SHRUBS TO 1M
HYMENOCALLIS LITTORALIS / SPIDER LILY
IXORA X 'PRINCE OF ORANGE COMPACT' / MEDIUM ORANGE IXORA
IXORA X 'SUNSHINE DWARF' / DWARF YELLOW IXORA

450,1 m²



COLOURFUL SHRUBS TO 1.5M

210,8 m²



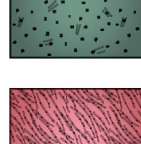
NATIVE EDGE PLANTS UNDER 600MM
DIANELLA REVOLUTA / SPREADING FLAX LILY

34,7 m²



GRASSY TYPE LOW FOLIAGE
DIETES BICOLOR / FORTNIGHT LILY

25,0 m²



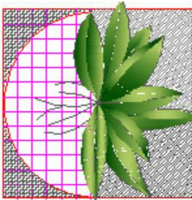
LOW NATIVE GROUND COVER/PROSTRATE SHRUBS
GARDENIA PSIDIODES / GARDENIA 'GLENNIE RIVER'

25,7 m²
64



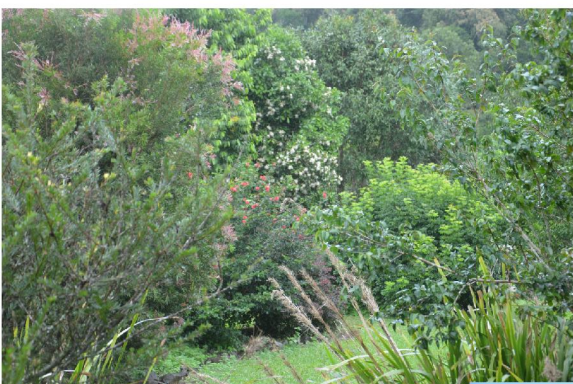
COLOURFUL GROUND COVER/EDGE SHRUBS

44,4 m²



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PREDOMINANTLY NATIVE-STYLE
GARDENS



SALVATION ARMY

MOSSMAN GORGE AGED
CARE FACILITY

at
JOHNSTON ROAD
MOSSMAN

CONCEPT PLANT SCHEDULE

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

JOB No: 161005

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DATE: 10 DECEMBER 2015

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GENERAL CONCEPT

Council Ref: CA1235/2015

26 April 2016

Contact: Rohan McDonald

Chief Executive Officer
Douglas Shire Council
PO Box 723 Mossman QLD 4873

Attention: Simon Clarke

Dear Simon,
REQUEST REGARDING THE DEVELOPMENT PERMIT AND INFRASTRUCTURE
CHARGES NOTICE FOR A COMBINED APPLICATION
RESIDENTIAL AGED CARE FACILITY AND RECONFIGURING A LOT – JOHNSTON
ROAD, MOSSMAN GORGE – LOT 1 ON SP150474

The Salvation Army is one of Australia's most recognised charities. Aged Care Plus is a division of The Salvation Army Australian Eastern Territory and is responsible for the delivery of the proposed Residential Aged Care Facility at Johnston Road, Mossman.

The work of The Salvation Army is guided by the following Mission, Vision and Values:

Mission: 'To save souls, grow saints and serve suffering humanity.'

Vision: ‘We have an uncompromising commitment to all Australians – to create a loving home and family environment which enhances their health and spiritual well-being.’

Values: 'Integrity, Transformation, Compassion and Stewardship.'

Further, Aged Care Plus operates under the following purpose statement:

“Inspired by the message of Christ, our mission is to serve all Australians in practical and tangible ways. Each of us has a heart for people – a deep and powerful need to care for others. We understand accepting care is an emotional and challenging time. We welcome, support and guide all people and their families – to become part of our family – where they have freedom and can be themselves.

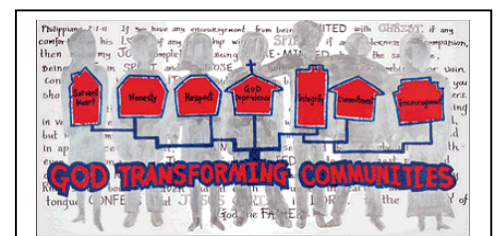
The Mission, Vision and Values are imbued in every action of The Salvation Army, including the Mossman Residential Aged Care Facility project facilitated by our Aged Care Plus division.

Rohan McDonald

Manager - Capital Development Projects (Aged Care)
The Property Department
140 Elizabeth Street, Sydney NSW 2000 (PO Box A435, Sydney South NSW 1235)
T 02 9266 9724 **T** 02 9779 9411 **F** 02 9266 9657 **M** 0417 493 536
salvos.org.au

William Booth, Founder / André Cox, General

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The Salvation Army, in good faith, intend to construct and operate an aged care centre in Mossman to fill a community need in aged care; the project will also fulfil community need in respect to employment associated with the construction and operation phases of the aged care centre. We trust that Council realises the long-term commitment that The Salvation Army intends to invest in Mossman and accordingly oblige our current and future requests, including to waive 100% of infrastructure charges, and oblige our intentions to remove the proposed new road to enable realisation of this critical community infrastructure.

Mr. Rohan McDonald

Rohan McDonald

Executive Manager Capital Development Projects
Aged Care Plus Support Services
The Salvation Army
Australia Eastern Territory

Phone +61 2 9266 9724 or +61 2 9779 9411
Fax +61 2 92669657
Mobile 0417 493 536

Email rohan.mcdonald@aue.salvationarmy.org
Web salvos.org.au
agedcareplus.salvos.org.au/

Facebook http://facebook.com/TheSalvationArmy

OUR VISION - "to see God transforming communities"

Rohan McDonald

Manager - Capital Development Projects (Aged Care)
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