

<b>ORDINARY MEETING</b>	
<b>3 JUNE 2014</b>	<b>5.3</b>

OPERATIONAL WORKS (ROAD & DRAINAGE WORKS, STORMWATER, EARTHWORKS, WATER & SEWER INFRASTRUCTURE) – 36 MURPHY STREET, PORT DOUGLAS

Neil Beck: OP 84/2014 : 421367

<u>PROPOSAL:</u>	DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (ROAD & DRAINAGE WORKS, STORMWATER, EARTHWORKS, WATER & SEWER INFRASTRUCTURE)
<u>APPLICANT:</u>	CARRON PROPERTIES PTY LTD (TTE) C/- PETER DUTAILLIS PO BOX 894 PORT DOUGLAS QLD 4877
<u>LOCATION OF SITE:</u>	36 MURPHY STREET PORT DOUGLAS QLD 4877
<u>PROPERTY:</u>	LOT 131 ON PTD2094
<u>LOCALITY:</u>	PORT DOUGLAS AND ENVIRONS
<u>PLANNING AREA:</u>	RESIDENTIAL 1
<u>PLANNING SCHEME:</u>	DOUGLAS SHIRE PLANNING SCHEME 2008
<u>REFERRAL AGENCIES:</u>	NONE APPLICABLE
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	19 JUNE 2014
<u>APPLICATION DATE:</u>	28 FEBRUARY 2014
<u>APPENDIX:</u>	<ol style="list-style-type: none"> <li>1. PLANS SUBMITTED WITH THE OPERATIONAL WORKS APPLICATION</li> <li>2. INFORMATION REQUEST &amp; RESPONSE</li> </ol>

# LOCALITY PLAN



**RECOMMENDATION:**

**That Council refuses the Development Application seeking a Development Permit for Operational Works within in the unconstructed road reserve of Owen Street, and within the road reserve of Murphy Street, and on land described as Lot 131 on PTD 2094 being 36 Murphy Street, Port Douglas, on the following grounds:**

- 1. The Development Application for Operational Works contains insufficient engineering detail to allow an informed assessment of the proposed work and does not comply with the requirements of Section AP1.01 – AP1.36 of the Far North Queensland Regional Organisation of Councils Development Manual as it relates to the proposed works. In particular:**
  - (i) Registered Professional Engineers of Queensland (RPEQ) certified engineering drawings were not submitted with the application;**
  - (ii) Certified stormwater catchment/s and calculations were not provided;**
  - (iii) Adequate detail illustrating the delivery of stormwater for the minor and major events to a lawful point of discharge without adversely impacting on the proposed batter treatment of Murphy Street and downstream properties was not demonstrated.**
- 2. The response to Council's information request was insufficient and referred to other supporting documentation which did not form part of the common material of the Development Application for Operational Works. Despite a request to provide this information, no such information was forthcoming.**
- 3. Requests to extend the Relevant Period of the overarching planning approvals which are due to lapse on 28 May 2014 and 3 September 2014 to which the proposed works relate, were refused by Council and subsequently appealed by the Applicant, forming Appeals 44 and 45 of 2014. The Planning & Environment Court is now the responsible entity to determine the appropriateness of development over the land and adjacent road reserves having regard to the current Planning Scheme and other planning controls.**
- 4. The Development Permit for Material Change of Use will lapse on 3 September 2014. Subject to getting the necessary approvals in place, the Applicant has the intervening period in which to construct and commence the use as detailed in the Development Permit which is neither realistic nor achievable.**

5. The proposed structures to locate within the unconstructed road reserve of Owen Street and the road reserve of Murphy Street is not road infrastructure. This in turn gives rise to the issue of Owner's Consent and whether or not such works constitutes Resource Entitlement under the legislation applicable at the time the Development Applications for Reconfiguring a Lot and Material Change of Use were considered by Council. This specific issue will form a preliminary matter in the hearing of both Appeals in the Planning & Environment Court.
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### **EXECUTIVE SUMMARY:**

Council is in receipt of a Development Application seeking a Development Permit for Operational Works within the unconstructed road reserve of Owen Street and Murphy Street and on land described as Lot 131 on PTD2094 being 36 Murphy Street, Port Douglas.

The application relates to the development of 36 Murphy Street over which two (2) current planning approvals exist at the time of preparing this report. The approvals relate to reconfiguring the land to create an additional lot and a Material Change of Use approval to facilitate Multiple Dwellings.

At the Ordinary Meeting of 18 February 2014, Council refused to grant an extension to the Relevant Period of both approvals. The Development Application for Operational Works was lodged on 28 February 2014.

The Development Application for Operational Works is incomplete and does not contain sufficient information to enable Council to undertake an assessment of the proposal. The application does not satisfy the requirements of the Far North Queensland Regional Organisation of Council (FNQROC) Development Manual with respect providing sufficient engineering plans, supporting documentation and certification of an Registered Professional Engineers of Queensland (RPEQ) when seeking approval for Operational Works.

Refusal of the application is recommended.

### **TOWN PLANNING CONSIDERATIONS:**

#### **Background**

The site is the subject of two (2) current approvals at the time of preparing this report. The approval to reconfigure the land to create an additional lot was approved by Council on 28 May 2010 and is due to lapse on 28 May 2014.

The other approval is a Material Change of Use for Multiple Dwellings approved by Council on 3 September 2010 which is due to lapse on 3 September 2014.



Both approvals had envisaged significant works both on the site and within the unconstructed road reserve of Owen Street.

At the Ordinary Meeting of 18 February 2014, Council refused both requests seeking to extend the Relevant Period of each approval. It is noted that both approvals were issued under the Superseded Planning Scheme being the 1996 Planning Scheme. A comprehensive planning report was submitted to Council in the assessment of the requests to extend the Relevant Period.

The Applicant has exercised their right of Appeal under the *Sustainable Planning Act* 2009 and subsequently appealed against each refusal.

## **Proposal**

The development application seeks Operational Works approval to undertake the following works:

1. excavation and filling and the construction of suspended driveway structures within the unconstructed road reserve of Owen Street and Murphy Street;
2. stormwater drainage infrastructure both internal and external to the site; and
3. stabilisation and re-profiling works of the existing earth batter fronting Murphy Street in accordance with a revised Geotechnical Report.

Copies of the plans lodged with the application are attached at Appendix 1.

The Operational Works application does not contain the necessary engineering detail as required by the FNQROC Development Manual in order to undertake a comprehensive assessment of the work. Concerns centre on a number of issues relating to:

1. which development approval does the application relate;
2. the extent of private works proposed to locate within the road reserves;
3. proposed stormwater infrastructure and capacity to deliver stormwater to a lawful point of discharge without adversely impacting on downstream properties and the lack of stormwater calculations;
4. overland flows for more significant events and the protection of the re-profiled batter treatment fronting Murphy Street from such events; and
5. the lack of engineering drawings certified by an RPEQ.

An information request was issued in relation to the above items and a response was received by Preston Law on 23 April 2014. The response received by Preston Law, in part, relies on and refers to other supporting information not submitted with the development application. With respect to the lack of RPEQ certified drawings, the information request response makes reference to an attached letter from Mr Peter Dutailis which confirms that the identified plans have been or will be certified by an RPEQ. No such letter was attached.

Subsequent to receiving the information request response, Preston Law was requested to provide Council with a copy of all the supporting information that the development application sought to rely upon. In addition, Council also advised that the letter from Mr Peter Dutailis was not attached to the submission and to provide RPEQ certified engineering drawings and supporting calculations for the proposed works. To date, this information has not been provided.

The information request issued by Council and the response is attached at Appendix 2.

### **Planning and Engineering Considerations**

- The development application for Operational Works seeks to advance the development of 36 Murphy Street in accordance with the approval for the Material Change of Use for Multiple Dwellings as stated by the applicant in the information request response dated 23 April 2014.
- In determining the requests to extend the Relevant Period for both approvals, Council has determined that such approvals are not consistent with the current Planning Scheme and planning controls, and are not in keeping with the expected outcomes for the land held by the community.

Council's decision to refuse the requests has been Appealed. It is likely that the Appeals will be heard together in the September Planning & Environment Court sittings.

- The approval to reconfigure the land lapses on 28 May 2014. With respect to the Material Change of Use approval, the applicant would need to have all works completed and the use of Multiple Dwellings in accordance with the approved plans commenced by 3 September 2014. This is not realistic or achievable.
- Council's decision to refuse the requests to extend the Relevant Period has been Appealed. The Planning & Environment Court is now the responsible entity to decide as to whether the existing approvals represent appropriate development of the land having regard to the current Planning Scheme and planning controls.
- The application for Operational Works has not been made in accordance with the requirements of the FNQROC Development Manual with respect to the expected level of information to be provided including RPEQ certified drawings for the proposed works. A number of key issues remain outstanding.
- The response to the information request relies on other supporting documentation which was not submitted with the application. Despite requesting this documentation, the applicant has not provided the supporting documentation to Council in order to advance the application and allow a comprehensive assessment.

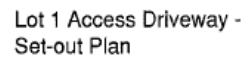
- Of significant concern is the extent private driveway and infrastructure / building works to locate within the road reserves of Owen Street and Murphy Street. These works are not considered to be road infrastructure and therefore consent from the Department of Natural Resources and Mines should have been provided at the time of making the development applications to reconfigure the land and the Material Change of Use.

It is intended that this aspect of the development will be raised as a preliminary matter in the hearing of the Appeals associated with the refusal of the request to extend the Relevant Period.

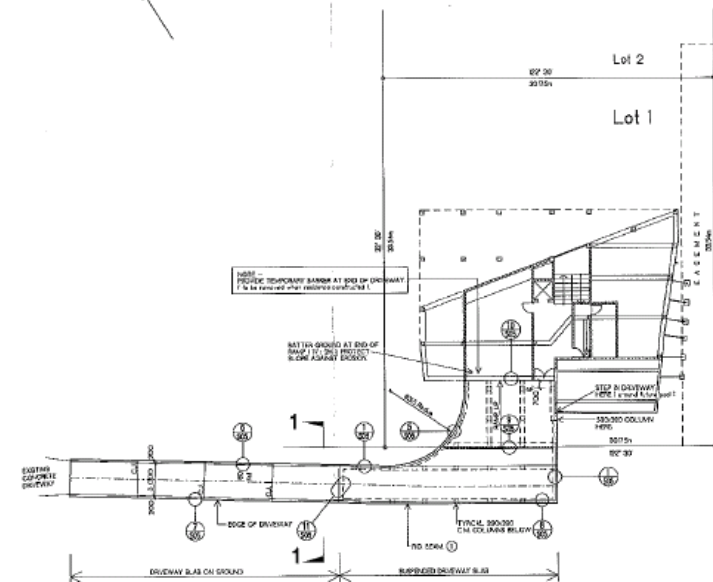
Having regard to all of the above matters, refusal of the development application for Operational Works is recommended.

### **COUNCIL'S ROLE**

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



81,300



Lot 1 Access Driveway -  
Profile Plan

100

**STRUCTURAL ENGINEERS**  
**G & CONSULTANTS PTY LTD**  
 Consulting Engineers

**GH D HYDRAULIC SOLUTIONS**  
 CIVIL & ENVIRONMENTAL ENGINEERING  
 ARCHITECTURE INTERIORS

**Davis Langdon**  
 An AECOM Company

**charles wright architects**  
 Architecture Interiors Urban Design Sustainable Design

**STRUCTURAL CONTRACT DOCUMENTATION**

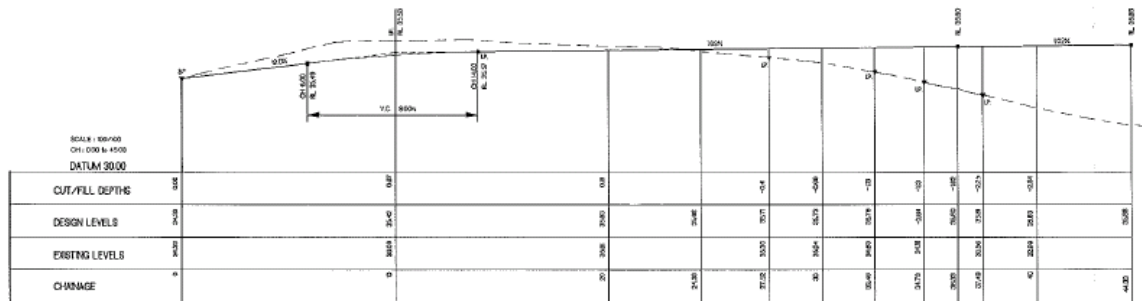
**LOT 1 - ACCESS DRIVEWAY  
 -SET-OUT PLAN  
 -PROFILE PLAN**

**MULTI-RESIDENCE DEVELOPMENT**  
 36 MURPHY ST  
 PORT DOUGLAS

**FOR CONSTRUCTION**

**S01**





Lot 1 Driveway Access -  
Longitudinal Section

1:100

#### CONCRETE MASONRY NOTES

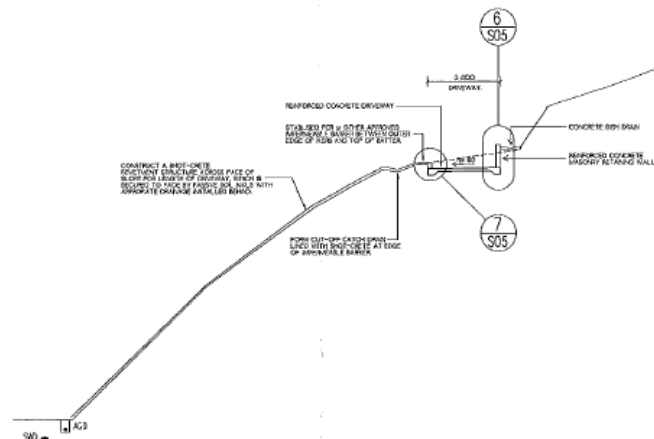
- 230 SERIES HOLLOW CONCRETE MASONRY BLOCKS, WHITE SURFING, CHARACTERISTIC UNCOMPRESSED COMPRESSIVE STRENGTH OF UNITS TO BE MAXIMUM 15 MPa. UNITS SHALL COMPLY WITH AS 2733.
- CORE FILL TO BE CONCRETE SHALL BE 320, 230 mm SLUMP, 10 mm MAX AGGREGATE.
- MORTAR TO MASONRY MIX 1:1:6.
- WORKMANSHIP AND JOINT CONTROL SHALL BE TO AS 3700.
- ALL REINFORCED CORES SHALL BE CONCRETE FILLED.
- BOND BEAM REINFORCING SHALL BE CONTINUOUS AT WALL INTERSECTIONS AND BARS ANCHORED AND LAP JOINTS TO PROVIDE FULL TENSILE STRESS. SUPPORT ROAD BEAM BARS WITH APPROVED WIRE BRACKETS.
- CLEAN OUT BLOCKS SHALL BE PROVIDED AT BASE OF ALL CORES TO BE CONCRETE FILLED.
- ALL CORES TO BE CONCRETE FILLED SHALL BE CLEANED OUT BY ROUGHING PRIOR TO SETTING OF MORTAR, OR BY ROUGHING PRIOR TO CONCRETE FILLING.
- CONCRETE FILL ALL CORES TO UNITS.
- LABEL BEAMS SHALL BE PROVIDED FOR 28 DAYS AFTER CONCRETING.
- CONCRETE JOINTS IN BLOCKWORK SHOULD BE SLEWED BEAM REINFORCED WITH 3 BARS OF 10mm, PROVIDE DECREASED END BARS 300 LONG, ONE PER ROW FROM COURSE ABOVE JOINT. PROVIDE APPROVED FILLER & SEALANT TO JOINT.

#### FOOTINGS AND SLAB

- REMOVE GRAVE AND TOP SOIL (MIN. 100mm) FROM SLAB SITE.
- CLEAR SITE OF ALL TREE STAMPS AND ROOTS. ALL GRAD VALVES WITH APPROVED NON-PLASTIC FILL, COMPACTED TO 200 mm MAX LAYERS TO 80% PRO.
- COMPACT SUB-BASE TO MAX 80% PRO.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE SITE WORKS AND REPAIR LEVELS.
- COMPACT APPROVED NON-PLASTIC FILL IN 100mm MAX LAYERS TO 80% PRO.
- TEST FOR COMPACTION EVERY LAYER, PER 100mm MAX LAYER, 1 TEST PER LAYER.
- ANY LOCALISED LOOSE OR SOFT SOIL ENCOUNTERED IN FOOTING REACHES SHALL BE EXCAVATED TO A DEPTH WHERE SOIL BECOMES STIFF.
- PROVIDE ADEQUATE DRAINAGE TO ENSURE NATURAL RUNOFF IS DIRECTED AWAY FROM THE BUILDING.
- CONCRETE TO SLAB ON GROUND HAS 30mm SLUMP, 30mm MAX AGGREGATE.
- CONCRETE TO PAD FOOTINGS HAS 30mm SLUMP, 30mm MAX AGGREGATE.
- VERIFY ALL CONCRETE, GIVE 28 DAYS MINIMUM.
- FOOTINGS HAVE BEEN REINFORCED FOR CLASS 10 WITH MIN. 100 MPa BEARING CAPACITY - REFER TO GEOTECHNICAL REPORT.
- INTERSECTIONS - 80% PRO.
- DESIGNER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION OF FOOTINGS. REFER TO DESIGNER'S DESIGN CONDITIONS DATA.
- MATERIALS AND CONSTRUCTION REQUIREMENTS TO AS 2600.
- TEST CONCRETE ON SITE TO AS 3600 FOR SLUMP AND COMPRESSIVE STRENGTH.

#### SUSPENDED SLAB

- 1.7mm SLAB PENETRATIONS, TEST-BOARDS & FALLS AS SHOWN ON PLANS.
- SUPPORT BOTTOM SLABS ON APPROVED AND DIMERS AT 800 mm CENTRE.
- SUPPORT AND TOP BARS ON ALL CROSS BARS AT 1000 mm max. on.
- SUPPORT CROSS BARS ON APPROVED DIMERS.
- COVER TO REINFORCING SHALL BE IN ACCORDANCE WITH DETAILS SHOWN. BENT CLEAR COVER TO ALL SLAB EDGES, WHERE TOP BARS CROSS, PROVIDE COVER TO TOP MOST BAR.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS 3600.
- CONCRETE TO SUSPENDED SLAB - HAS 30mm SLUMP, 30mm MAX AGGREGATE.
- CURT BUT TIEING TO A.C. 2000 FOR COMPRESSIVE STRENGTH (AS per on site) & 2000 (100% OF 100).
- ALL CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATING.
- CURT CONCRETE FOR A MINIMUM OF 28 DAYS BY A METHOD APPROVED BY ENGINEER.
- STOP PERMANENT AFTER MINIMUM 7 DAYS (AS per on site).
- REMOVE PROPPY AFTER 28 DAYS MINIMUM OF OPEN STAINED BRACKLES ARE REMOVED FROM SLAB, WHATEVER PERIOD IS LONGER.



SECTION 1-1

1:100

<b>ISSUES / REVISIONS</b> NO. DATE BY 1 10/09/14 G 2 10/09/14 G	<b>DESIGNER</b> G & A CONSULTANTS PTY LTD Consulting Engineers 	<b>CLIENT</b> DAVIS LANGDON 10/09/14 10/09/14	<b>STRUCTURAL CONTRACT DOCUMENTATION</b> PROJECT MULTI-RESIDENCE DEVELOPMENT 38 MURPHY ST PORT DOUGLAS.	<b>DATE</b> 10/09/14 <b>BY</b> G
<b>FOR CONSTRUCTION</b>	<b>PROVIDER</b> G & A CONSULTANTS PTY LTD 10/09/14 10/09/14	<b>CLIENT</b> DAVIS LANGDON 10/09/14 10/09/14	<b>STRUCTURAL CONTRACT DOCUMENTATION</b> PROJECT MULTI-RESIDENCE DEVELOPMENT 38 MURPHY ST PORT DOUGLAS.	<b>DATE</b> 10/09/14 <b>BY</b> G

8:200

1:200

ISSUES / REVISIONS		
NO.	DATE	BY
1	10/1/2024	CT
2	10/1/2024	CT

**FOR CONSTRUCTION**

 **GILBOY HYDRAULIC SOLUTIONS**  
 ONE EIGHTY EIGHT SOUTH MAIN STREET SUITE 200  
 NEWTON, MA 02459  
 Phone: 781-552-1100 Fax: 781-552-1101 Website: www.gilboy.com

**Davis Langdon**   
An AECOM Company

**charles wright architects** pty ltd  
Architecture Interiors Urban Design Sustainable Design  
100-110 Pitt St NSW 2000 Australia  
Phone +61 2 9250 5000 Fax +61 2 9250 5001  
www.cwa.com.au

STRUCTURAL CONTRACT DOCUMENTATION

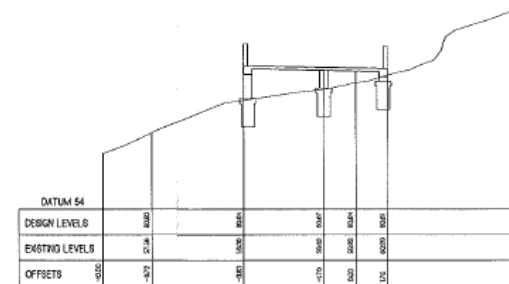
PROJECT

MULTI-RESIDENCE DEVELOPMENT  
35 MURPHY ST.  
PORT DOUGLAS.

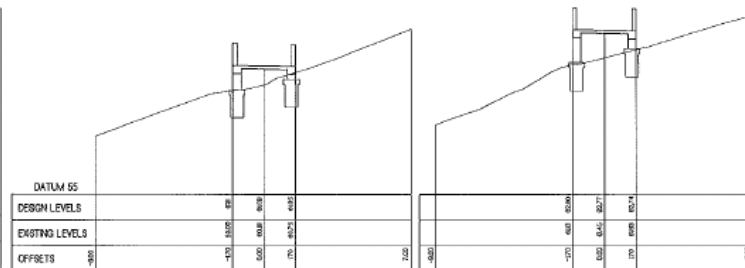
DRAWING TITLE  
**LOT 1 - ACCESS DRIVEWAY**  
 - SET-OUT PLAN  
 - PROFILE PLAN

DESIGN BY	CHECKED BY	SCALE AS SHOWN	DATE OCTOBER
12 - 3283			

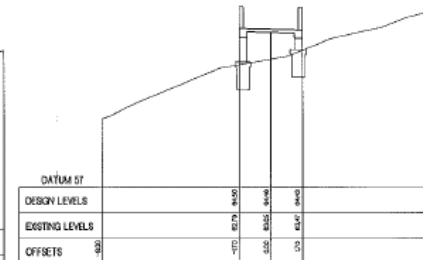
**S03**



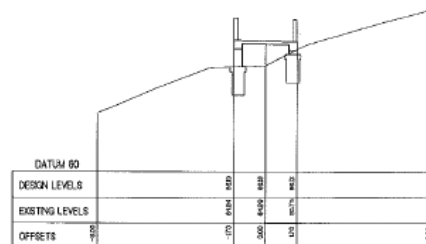
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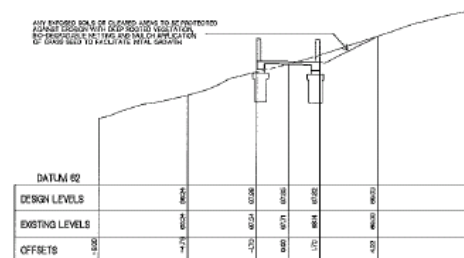
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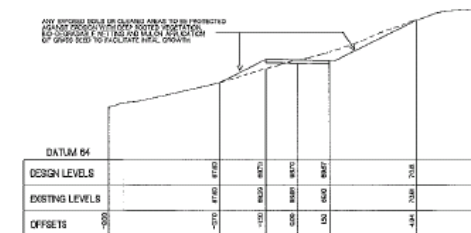
Chainage 30.00



Chainage 40.00

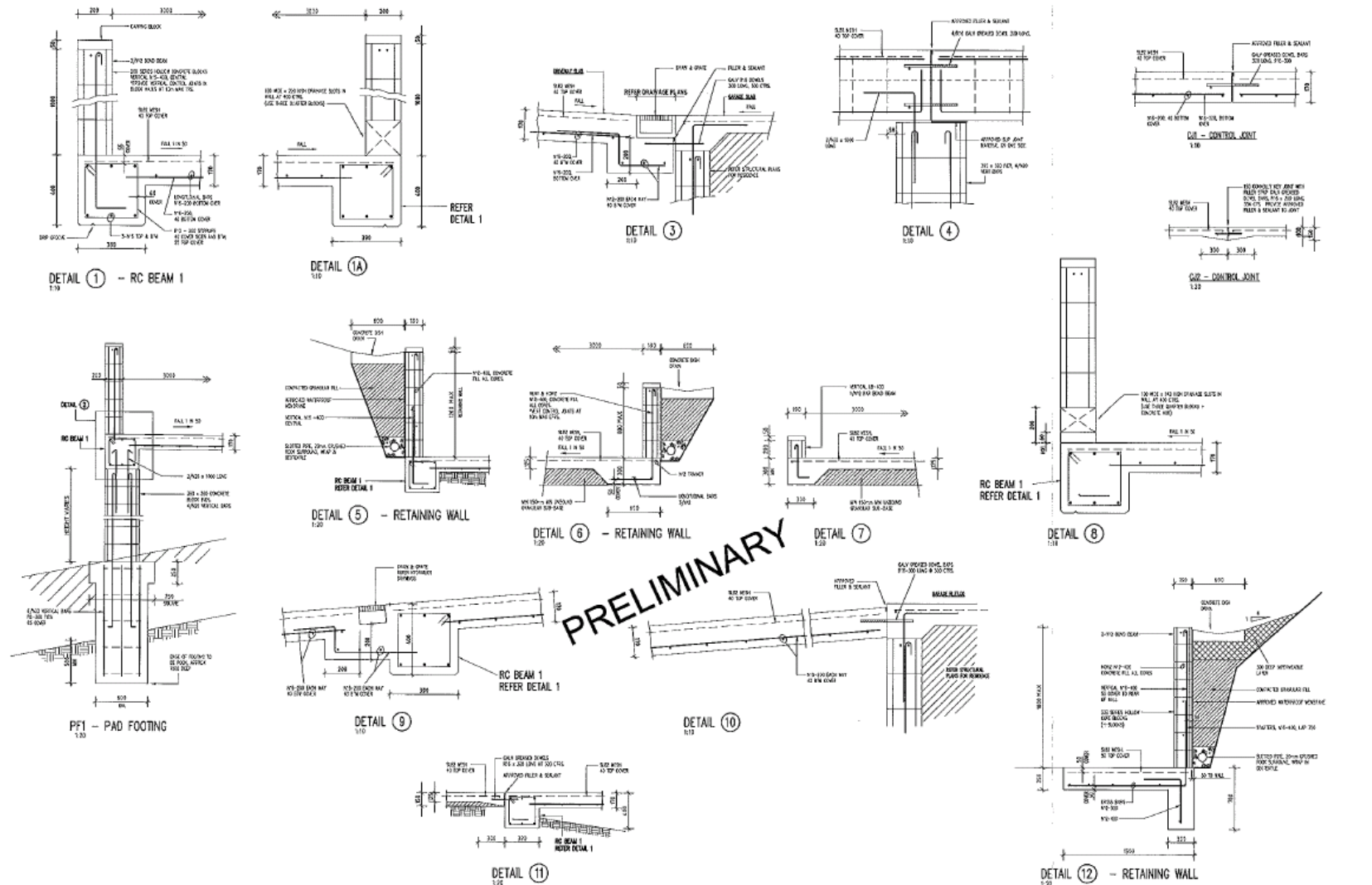


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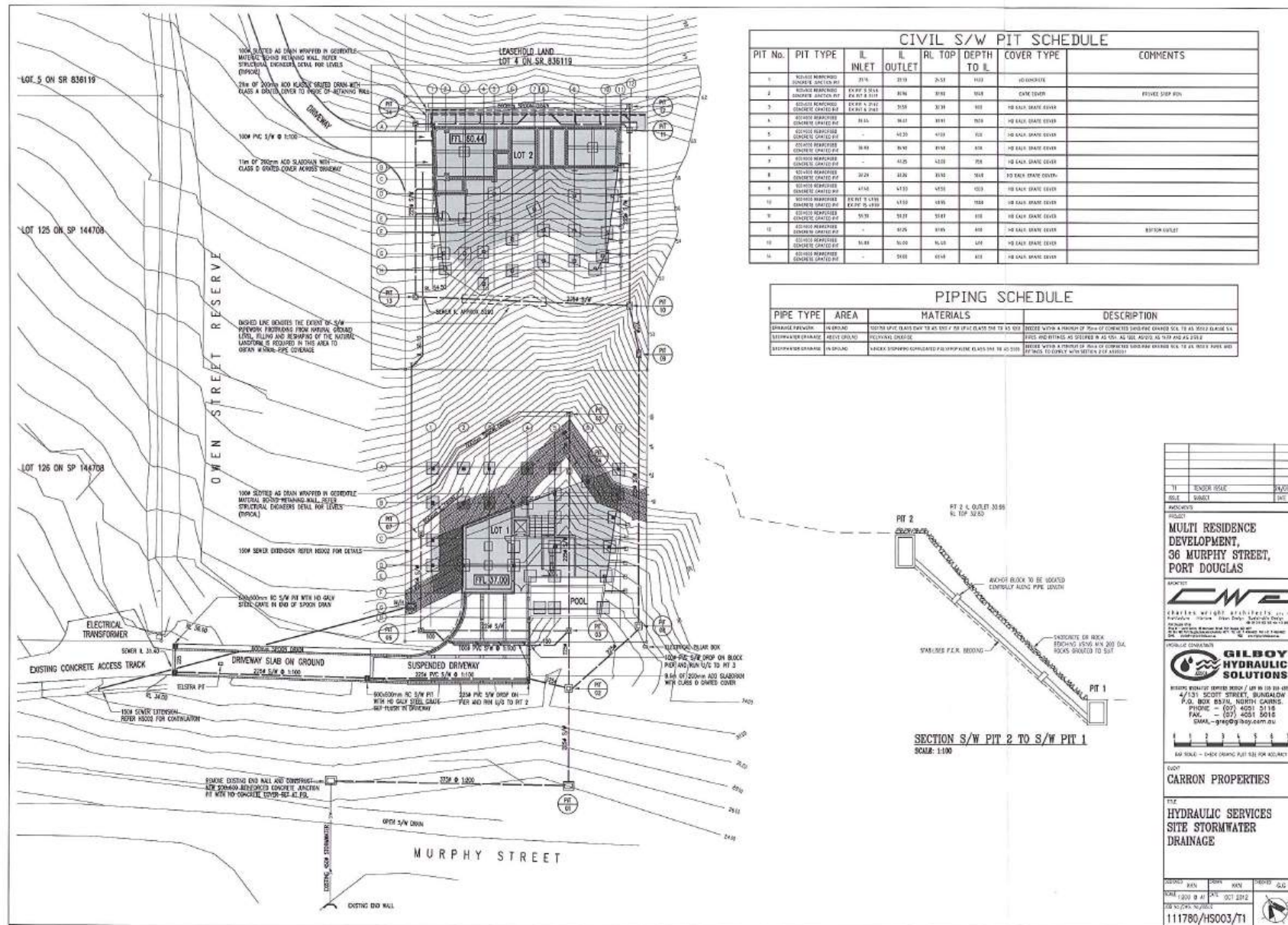
Chainage 55.00

Ordinary Agenda 3 June 2014



REVISIONS NO. DATE BY 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 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1421 1422 1423 1424 1425 1426 1427 1428 14
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## PROJECT

MULTI RESIDENCE DEVELOPMENT, 36 MURPHY STREET, PORT DOUGLAS

## HYDRAULIC SERVICES

DRAWING INDEX:

- 111780-HS001 COVER SHEET, NOTES & SEWER LONG SECTION
- 111780-HS002 SITE SERVICES PLAN
- 111780-HS003 SITE STORMWATER DRAINAGE
- 111780-HS101 LOT 1 SANITARY PLUMBING AND DRAINAGE
- 111780-HS102 LOT 1 WATER SERVICES RETICULATION
- 111780-HS103 LOT 1 ROOF PLAN, NOTES AND DETAILS
- 111780-HS201 LOT 2 SANITARY PLUMBING AND DRAINAGE
- 111780-HS202 LOT 2 WATER SERVICES RETICULATION
- 111780-HS203 LOT 2 ROOF PLAN, NOTES AND DETAILS

LEGEND:

SYMBOLS:

- |       |                            |  |                         |
|-------|----------------------------|--|-------------------------|
| —S—   | EXISTING SEWER             |  | 300-300 STORMWATER PIPE |
| —W—   | EXISTING WATER MAINS       |  | 450-450 STORMWATER PIPE |
| —SW—  | EXISTING STORMWATER        |  | 600-600 STORMWATER PIPE |
| —     | SAFETY PLUMBING & DRAINAGE |  | 900-900 STORMWATER PIPE |
| —     | STORMWATER                 |  | 1200 STORMWATER MANHOLE |
| —     | COLD WATER                 |  | CHECK VALVE             |
| —     | HOT WATER                  |  | CHECK VALVE             |
| —     | SEWER WATER                |  | CHECK VALVE             |
| —     | NEW                        |  | CHECK VALVE             |
| —GAS— | GAS                        |  | CHECK VALVE             |
| —     | NEW JAC                    |  | CHECK VALVE             |

ABBREVIATIONS:

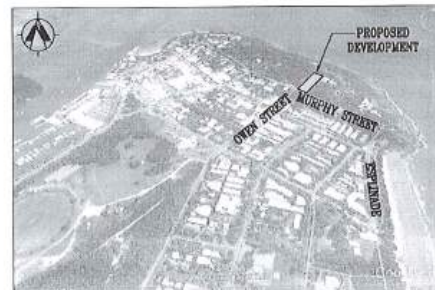
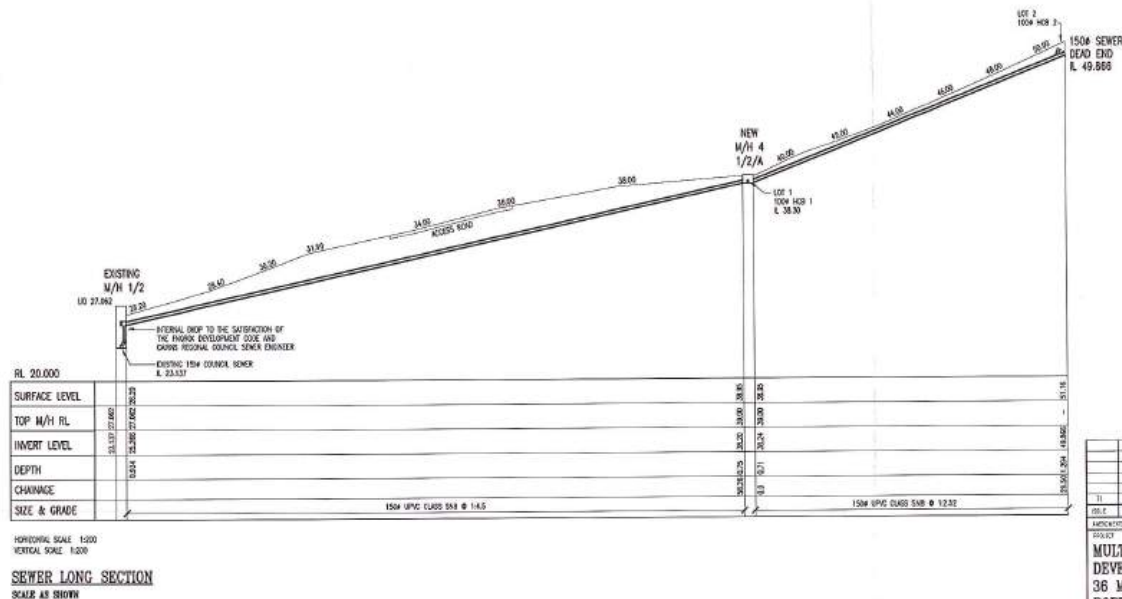
- |     |                          |
|-----|--------------------------|
| AA  | AN AIRMATE VASE          |
| ABT | ABOVE CEMENT FLOOR LEVEL |
| AC  | ACROSS THE GROUP LEVEL   |
| A/C | AN AIR CONDITIONING      |
| B   | BAGIN                    |
| B/C | BAGIN                    |
| CA  | CEILING ABOVE            |
| CB  | CORNER                   |
| CC  | CORNER                   |
| CD  | CORNER                   |
| CE  | CORNER VENT              |
| CF  | CORNER VENT              |
| CG  | CORNER VENT              |
| CH  | CORNER VENT              |
| CI  | CORNER VENT              |
| CJ  | CORNER VENT              |
| CK  | CORNER VENT              |
| CL  | CORNER VENT              |
| CM  | CORNER VENT              |
| CN  | CORNER VENT              |
| CO  | CORNER VENT              |
| CP  | CORNER VENT              |
| CQ  | CORNER VENT              |
| CR  | CORNER VENT              |
| CS  | CORNER VENT              |
| CT  | CORNER VENT              |
| CU  | CORNER VENT              |
| CV  | CORNER VENT              |
| CW  | CORNER VENT              |
| CX  | CORNER VENT              |
| CY  | CORNER VENT              |
| CZ  | CORNER VENT              |
| DA  | DRAWING SET              |
| DB  | DRAWING SET              |
| DC  | DRAWING SET              |
| DD  | DRAWING SET              |
| DE  | DRAWING SET              |
| DF  | DRAWING SET              |
| DG  | DRAWING SET              |
| DH  | DRAWING SET              |
| DI  | DRAWING SET              |
| DJ  | DRAWING SET              |
| DK  | DRAWING SET              |
| DL  | DRAWING SET              |
| DM  | DRAWING SET              |
| DN  | DRAWING SET              |
| DO  | DRAWING SET              |
| DP  | DRAWING SET              |
| DQ  | DRAWING SET              |
| DR  | DRAWING SET              |
| DS  | DRAWING SET              |
| DT  | DRAWING SET              |
| DU  | DRAWING SET              |
| DV  | DRAWING SET              |
| DW  | DRAWING SET              |
| DX  | DRAWING SET              |
| DY  | DRAWING SET              |
| DZ  | DRAWING SET              |
| EA  | ELECTRIC POWER           |
| EB  | ELECTRIC POWER           |
| EC  | ELECTRIC POWER           |
| ED  | ELECTRIC POWER           |
| EE  | ELECTRIC POWER           |
| EF  | ELECTRIC POWER           |
| EG  | ELECTRIC POWER           |
| EH  | ELECTRIC POWER           |
| EI  | ELECTRIC POWER           |
| EJ  | ELECTRIC POWER           |
| EK  | ELECTRIC POWER           |
| EL  | ELECTRIC POWER           |
| EM  | ELECTRIC POWER           |
| EN  | ELECTRIC POWER           |
| EO  | ELECTRIC POWER           |
| EP  | ELECTRIC POWER           |
| EQ  | ELECTRIC POWER           |
| ER  | ELECTRIC POWER           |
| ES  | ELECTRIC POWER           |
| ET  | ELECTRIC POWER           |
| EU  | ELECTRIC POWER           |
| EV  | ELECTRIC POWER           |
| EW  | ELECTRIC POWER           |
| EX  | ELECTRIC POWER           |
| EY  | ELECTRIC POWER           |
| EZ  | ELECTRIC POWER           |
| FA  | FLOOR ABOVE              |
| FB  | FLOOR ABOVE              |
| FC  | FLOOR ABOVE              |
| FD  | FLOOR ABOVE              |
| FE  | FLOOR ABOVE              |
| FF  | FLOOR ABOVE              |
| FG  | FLOOR ABOVE              |
| FH  | FLOOR ABOVE              |
| FI  | FLOOR ABOVE              |
| FJ  | FLOOR ABOVE              |
| FK  | FLOOR ABOVE              |
| FL  | FLOOR ABOVE              |
| FM  | FLOOR ABOVE              |
| FN  | FLOOR ABOVE              |
| FO  | FLOOR ABOVE              |
| FP  | FLOOR ABOVE              |
| FQ  | FLOOR ABOVE              |
| FR  | FLOOR ABOVE              |
| FS  | FLOOR ABOVE              |
| FT  | FLOOR ABOVE              |
| FU  | FLOOR ABOVE              |
| FV  | FLOOR ABOVE              |
| FW  | FLOOR ABOVE              |
| FX  | FLOOR ABOVE              |
| FY  | FLOOR ABOVE              |
| FZ  | FLOOR ABOVE              |
| GA  | GAS ABOVE                |
| GB  | GAS ABOVE                |
| GC  | GAS ABOVE                |
| GD  | GAS ABOVE                |
| GE  | GAS ABOVE                |
| GF  | GAS ABOVE                |
| GG  | GAS ABOVE                |
| GH  | GAS ABOVE                |
| GI  | GAS ABOVE                |
| GJ  | GAS ABOVE                |
| GK  | GAS ABOVE                |
| GL  | GAS ABOVE                |
| GM  | GAS ABOVE                |
| GN  | GAS ABOVE                |
| GO  | GAS ABOVE                |
| GP  | GAS ABOVE                |
| GQ  | GAS ABOVE                |
| GR  | GAS ABOVE                |
| GS  | GAS ABOVE                |
| GT  | GAS ABOVE                |
| GU  | GAS ABOVE                |
| GV  | GAS ABOVE                |
| GW  | GAS ABOVE                |
| GX  | GAS ABOVE                |
| GY  | GAS ABOVE                |
| GZ  | GAS ABOVE                |
| HA  | HAND ABOVE               |
| HB  | HAND ABOVE               |
| HC  | HAND ABOVE               |
| HD  | HAND ABOVE               |
| HE  | HAND ABOVE               |
| HF  | HAND ABOVE               |
| HG  | HAND ABOVE               |
| HH  | HAND ABOVE               |
| HI  | HAND ABOVE               |
| HJ  | HAND ABOVE               |
| HK  | HAND ABOVE               |
| HL  | HAND ABOVE               |
| HM  | HAND ABOVE               |
| HN  | HAND ABOVE               |
| HO  | HAND ABOVE               |
| HP  | HAND ABOVE               |
| HQ  | HAND ABOVE               |
| HR  | HAND ABOVE               |
| HS  | HAND ABOVE               |
| HT  | HAND ABOVE               |
| HU  | HAND ABOVE               |
| HV  | HAND ABOVE               |
| HW  | HAND ABOVE               |
| HX  | HAND ABOVE               |
| HY  | HAND ABOVE               |
| HZ  | HAND ABOVE               |
| IA  | INTERIOR ABOVE           |
| IB  | INTERIOR ABOVE           |
| IC  | INTERIOR ABOVE           |
| ID  | INTERIOR ABOVE           |
| IE  | INTERIOR ABOVE           |
| IF  | INTERIOR ABOVE           |
| IG  | INTERIOR ABOVE           |
| IH  | INTERIOR ABOVE           |
| II  | INTERIOR ABOVE           |
| IJ  | INTERIOR ABOVE           |
| IK  | INTERIOR ABOVE           |
| IL  | INTERIOR ABOVE           |
| IM  | INTERIOR ABOVE           |
| IN  | INTERIOR ABOVE           |
| IO  | INTERIOR ABOVE           |
| IP  | INTERIOR ABOVE           |
| IQ  | INTERIOR ABOVE           |
| IR  | INTERIOR ABOVE           |
| IS  | INTERIOR ABOVE           |
| IT  | INTERIOR ABOVE           |
| IU  | INTERIOR ABOVE           |
| IV  | INTERIOR ABOVE           |
| IW  | INTERIOR ABOVE           |
| IX  | INTERIOR ABOVE           |
| IY  | INTERIOR ABOVE           |
| IZ  | INTERIOR ABOVE           |
| JA  | JACK ABOVE               |
| JB  | JACK ABOVE               |
| JC  | JACK ABOVE               |
| JD  | JACK ABOVE               |
| JE  | JACK ABOVE               |
| JF  | JACK ABOVE               |
| JG  | JACK ABOVE               |
| JH  | JACK ABOVE               |
| JI  | JACK ABOVE               |
| JK  | JACK ABOVE               |
| JL  | JACK ABOVE               |
| JM  | JACK ABOVE               |
| JN  | JACK ABOVE               |
| JO  | JACK ABOVE               |
| JP  | JACK ABOVE               |
| JQ  | JACK ABOVE               |
| JR  | JACK ABOVE               |
| JS  | JACK ABOVE               |
| JT  | JACK ABOVE               |
| JU  | JACK ABOVE               |
| JV  | JACK ABOVE               |
| JW  | JACK ABOVE               |
| JX  | JACK ABOVE               |
| JY  | JACK ABOVE               |
| JZ  | JACK ABOVE               |
| KA  | KITCHEN ABOVE            |
| KB  | KITCHEN ABOVE            |
| KC  | KITCHEN ABOVE            |
| KD  | KITCHEN ABOVE            |
| KE  | KITCHEN ABOVE            |
| KF  | KITCHEN ABOVE            |
|     |                          |

GENERAL NOTES:

- [illegible]

**SANITARY PLUMBING AND DRAINAGE:**

- [illegible]



1)	TENDER ISSUE	24/05
2)	SUBJECT	DATE

**MULTI RESIDENCE  
DEVELOPMENT,  
36 MURPHY STREET,  
PORT DOUGLAS**



**Charles Wright Architects**, Inc.  
ARCHITECTS INTERIOR DESIGN SUSTAINABLE DESIGN  
600 N. 7TH AVE. SUITE 1000  
ST. LOUIS, MO 63101-4899  
TEL: 314.241.1000 FAX: 314.241.1001  
[WWW.CWAARCHITECTS.COM](http://www.cwaarchitects.com)



**GILBOY  
HYDRAULIC**

**WATER SOLUTIONS**  
WISCONSIN WATERWORKS SUPPLY CORP. / 10711 W. VAN DYKE RD.  
4/131 SCOTT STREET, BUNGALOW  
P.O. BOX 857N, NORTH CAIRNS,  
PHONE - (707) 4051 5116  
FAX - (707) 4051 5016  
E-MAIL - [enquiries@waterworks.com.au](mailto:enquiries@waterworks.com.au)

Fig. 1. 1D chain of 7 sites with two particles.

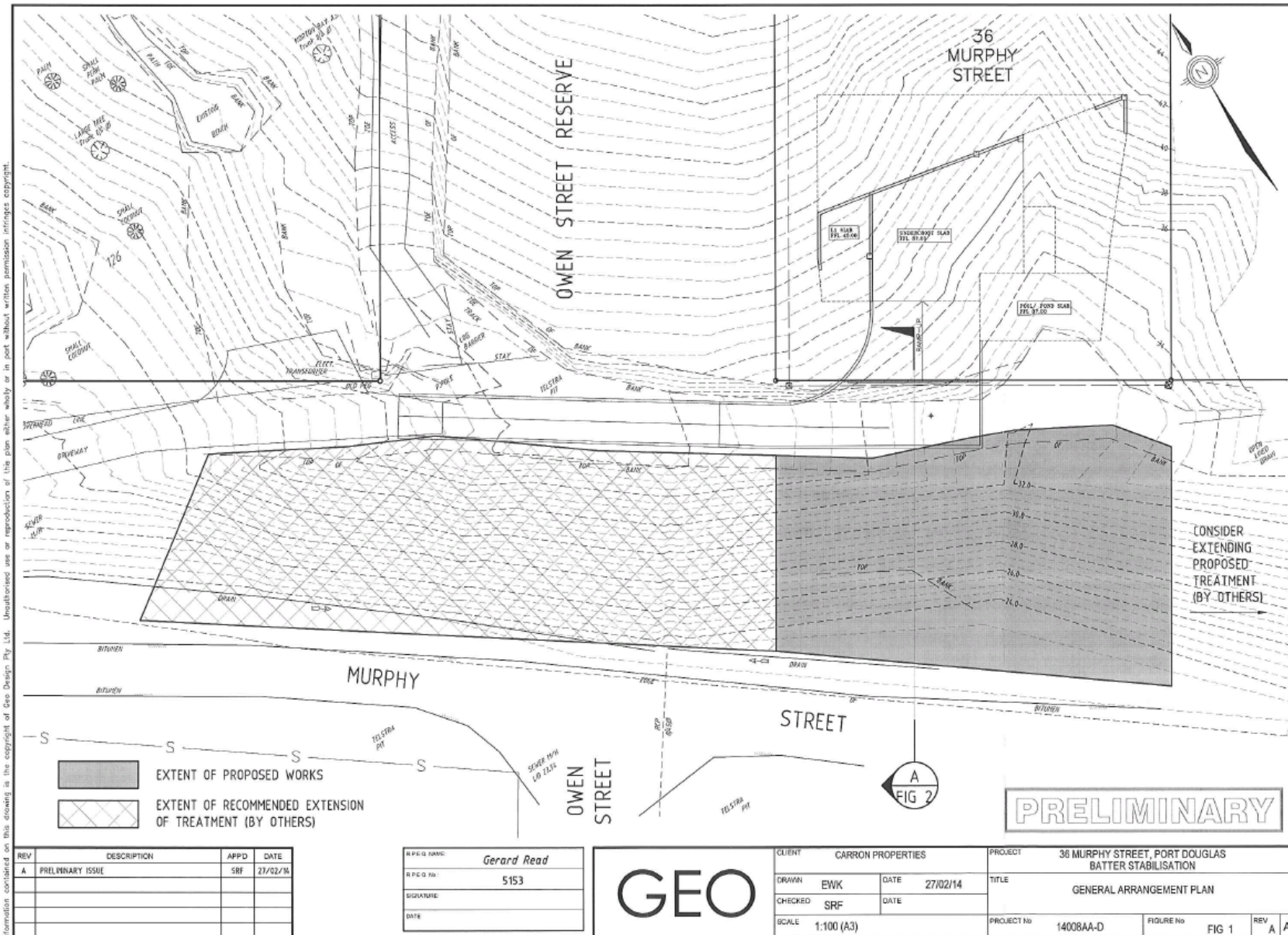
CLIENT  
**CARRON PROPERTIES**

THE  
HYDRAULIC SERVICES

COVER SHEET, NOTES &  
SEWER LONG SECTION

1997-1998 1998-1999 1999-2000 2000-2001 2001-2002

CREATED	MAN	JOHN	JOHN	CREATED	MAN
DATE	NOV 0 11	DATE	NOV 2011		







## APPENDIX 2 – INFORMATION REQUEST AND RESPONSE



PO Box 723 Mossman Qld 4873  
 www.douglas.qld.gov.au  
 enquiries@douglas.qld.gov.au  
 ABN 71 241 237 800

**YOUR REF:** 74-2012/DSC28022014-  
**OUR REF:** OP 84/2014 (419562)

Administration Office  
 64 - 66 Front St Mossman  
 P 07 4099 9444  
 F 07 4098 2902

17 April 2014

Carron Properties Pty Ltd (Tte)  
 C/- PO Box 894  
 PORT DOUGLAS QLD 4877

Dear Sir/Madam

**INFORMATION REQUEST FOR  
 OPERATIONAL WORKS – 36 MURPHY STREET PORT DOUGLAS**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

**Nature of Application**

1. Confirm the nature of the application and which development approval the application for operational work pertains to being the approval to reconfigure the land or the approval for the Material Change of Use as amended by Decision Notice dated 7 July 2011 or otherwise.

Please provide an assessment against the applicable codes (including the Vegetation Management Code) for the development made assessable by the Planning Scheme in addition to any supporting Planning Scheme Policy i.e Planning Scheme Policy No. 4 Cultural Heritage and Valuable Sites in which Flagstaff Hill is identified.

**Extent of Proposed Works**

2. Concern is raised with respect to the extent of proposed works / building works (elevated driveways on piers) located within the road reserve of Owen Street and Murphy Street in order to provide access to proposed Lots 1 and 2 having regard to the following:
  - (i) The proposed works consisting of elevated driveways on piers to provide private access to individual lots are not considered to constitute road infrastructure or appropriate to locate in the road reserves as proposed. It must be noted that the proposed elevations of the driveway in Owen Street did not form part of the approved plans for the reconfiguration of the land;
  - (ii) Maintenance and liability implications that such structures impose on others, namely Council, given the works are not contained in private freehold land. Please be advised that Council will not accept maintenance responsibility for these works.

44 0014 04

- (iii) The fettering of the ability for the road reserve to be used for its intended purpose, particularly the Owen Street road reserve;
- (iv) The lack of tenure over the road reserve area/s;
- (v) The elevated driveway proposed for Lot 1 Murphy Street is inconsistent with the driveway detail provided in the supporting material for the reconfiguration of the land. In addition, there is no structural detail or cross sections provided for this element or detail concerning the presence or need for of safety barriers. Please provide detail.

Further information is required to address how each of the issues identified in items (i) – (v) inclusive will be overcome.

#### **Vegetation Removal & Visual Impact**

3. Identify the extent of vegetation, through a vegetation survey identifying all significant vegetation having a diameter equal to or greater than 150mm which is proposed to be removed as part of the works to provide access to both lots. The extent of vegetation removal is also to account for construction activity. It is requested that the alignment of the driveway be amended, if or where necessary to avoid significant vegetation.

It is requested a visual impact assessment be undertaken for the proposed access works which accurately depict the extent of vegetation removal and the impacts of the works on Flagstaff Hill when viewed from key vantage points around Port Douglas and from Murphy Street.

#### **Sewer**

4. The plans by Gilboy Hydraulic Solutions indicate a relatively shallow cover to the top section of the sewer in Lot 1. Provide details of the cover to be provided and confirmation that the sewer will be constructed in accordance with the FNQROC Development Manual for the construction of sewers on steep slopes.

The sewer long section shown on drawing 111780/HS001/T1 does not appear to reflect the revised (cut in) driveway on Murphy Street. Please clarify and advise if this will impact on the sewer design.

#### **Drainage of Site**

5. It is noted that an existing in-stream basin exists generally in the vicinity of pits 2 and 3. The basin currently acts to dissipate flows and trap sediment and debris. The contour plans confirm the drainage line widens significantly at this point.

Please provide existing and finished surface levels and contours so Council can be fully informed on the proposed changes to this basin. Please also provide comment on compliance with the requirements of Conditions 20, 21 and 22 of the reconfiguration approval.

---



6. The concept shows a 225mm pipe at 1v on 2h to connect from site (Pit 2) to lower level on Murphy St (Pit 1). It is noted that the pipe is in Council controlled road reserve. Please be advised that Council will not accept maintenance responsibility for this pipe.
7. No hydrology (runoff) or hydraulic (capacity) calculations have been provided. Please provide appropriate drainage calculations for the 2, 5, 10 and 100 year ARI rainfall events. Capture calculations for the pits must include appropriate allowances for blockage. Catchment areas must be provided and substantiated with contour data. The calculations must show the piped and overland flows through the two proposed lots.
8. Confirm that runoff in the drainage line passes under the building and in particular, the pool. Calculation of flow depth and velocity must be provided.
9. Velocity in steep pipes is a potential concern, please confirm velocities for all events.
10. Confirm how flows not captured in the pit/pipe system will be safely conveyed from the top of the batter to the lower level of Murphy Street noting existing geotechnical concerns. In accordance with QUDM 2013 please provide a severe impact statement for the drainage system.

#### **Geotechnical**

11. The GEO Design investigation recommends a different batter face protection to that previously nominated by Douglas Partners. It is noted that Condition 8 of the ROL approval requires applicant to "implement in full" the recommendations by Douglas Partners.

It is also noted that the hydraulics drawings also call up a different protection in the longitudinal section for the pipe from Pit 2 to Pit 1. Please confirm what batter treatment is proposed.

12. There are some departures between the Douglas Partners recommended solution and those now recommended by GEO Design. Provide justification for any departures noting the requirements of Condition 8 of the ROL approval.
13. Confirm the extent of batter protection required by geotechnical investigation, (application notes recommendation to extend treatment to hatched area). Confirm this is required to ensure stability of the site.
14. In addition to the inconsistency of the driveway for Lot 1 as approved by the ROL, such an amended design gives rise to drainage concerns as the runoff would be diverted west along the driveway and would impact existing drainage paths including along the toe of the batter. Provide plans that show the driveway design and associated drainage consistent with that tabled at the planning phase and referenced in the Decision Notice being Drawing No. 4852\_C3 February 2010. Calculations must be provided to show that the driveway has capacity to convey runoff east to the drainage line without impacting the batter.

**RPEQ Certification**

15. In accordance with the requirements of FNQROC Development Manual, all plans submitted for operational works approval must be certified by an RPEQ. Please ensure all plans submitted for approval including all the drainage design and associated calculations are certified by an RPEQ.

**Other**

16. The alignment of the driveway for Lot 2 extends over Lot 5 on SR836119. Provide revised drawings removing this encroachment or alternatively secure an easement over this section of driveway in Lot 5 on SR836119 in favour of proposed Lot 2.
17. Confirm if lighting will be installed on the driveway for Lot 2. If so, provide details.
18. Concern is flagged with respect to the placement of footings in close proximity to steep drainage lines. This is more of a consideration associated with the detailed design of the house and not necessarily an issue for the reconfiguration of the land.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale and an electronic copy in pdf format should also be provided.

Council advises that attention to these items may create additional issues of concern which may require further clarification if necessary.

Should you require further information or assistance, please contact Mr Michael Mathews of Council's Development and Environment Branch on telephone number 4099 9475 in the first instance or Mr Neil Beck on 4099 9451.

Yours faithfully



Donna Graham  
Manager Development & Environment

Our Reference:	Andrew Kerr:140288
Direct Line:	07 4052 0710
Direct Email:	akerr@prestonlaw.com.au
Partner Responsible:	Andrew Kerr
Your Reference:	OP 84/2014 (419562)

**Preston**  
LAW

23 April 2014

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

**ATTENTION: MICHAEL MATHEWS**

Dear Sir,

**Carron Properties Pty Ltd  
36 Murphy Street Port Douglas – Commencement of works – Multiple Dwelling.**

We act on behalf of Carron Properties Pty Ltd and refer to your request for information dated 17 April 2014.

Our client has considered the existing development permit for Material Change of Use and the works associated with the approved Material Change of Use is not development activity regulated by the 2006 Planning Scheme.

Table 2 contained in the Port Douglas and Environs Locality Table of Assessment and maps does not identify operational works associated with a Material Change of Use as being development activity regulated by the planning scheme.

As a result, a development permit for operational works associated with the approved Material Change of Use is not required to be obtained under the *Sustainable Planning Act 2009* (Qld) ("SPA") prior to the commencement of those works on site, accordingly our client intends to commence these works immediately although not required under the SPA or the planning scheme provisions our client provides the following information to Council.

#### **NATURE OF APPLICATION**

1. *Confirm the nature of the application and which development approval the application for operational work pertains to being the approval to reconfigure the land or the approval for the Material Change of Use as amended by Decision Notice dated 7 July 2011 or otherwise.*

*Please provide an assessment against the applicable codes (including the Vegetation Management Code) for the development made assessable by the Planning Scheme in addition to any supporting Planning Scheme Policy i.e Planning Scheme Policy No. 4 Cultural Heritage and Valuable Sites in which Flagstaff Hill is identified.*

#### **Response**

The proposed works are intended to be works in furtherance of the Material Change of Use Approval dated 3 September 2010.

#### **EXTENT OF PROPOSED WORKS**

2. *Concern is raised with respect to the extent of proposed works / building works (elevated driveways on piers) located within the road reserve of Owen Street and Murphy Street in order to provide access to proposed Lots 1 and 2 having regard to the following:*
  - (i) *The proposed works consisting of elevated driveways on piers to provide private access to individual lots are not considered to constitute road infrastructure or appropriate to locate in the road reserves as proposed. It must be noted that the proposed elevations of the driveway in Owen Street did not form part of the approved plans for the reconfiguration of the land;*
  - (ii) *Maintenance and liability implications that such structures impose on others, namely Council, given the works are not contained in private freehold land. Please be advised that Council will not accept maintenance responsibility for these works.*
  - (iii) *The fettering of the ability for the road reserve to be used for its intended purpose, particularly the Owen Street road reserve;*
  - (iv) *The lack of tenure over the road reserve area/s;*
  - (v) *The elevated driveway proposed for Lot 1 Murphy Street is inconsistent with the driveway detail provided in the supporting material for the reconfiguration of the land. In addition, there is no structural detail or cross sections provided for this element or detail concerning the presence or need for safety barriers. Please provide detail.*

*Further information is required to address how each of the issues identified in items (i) -(v) inclusive will be overcome.*

#### **Response**

- (i) The proposed works consisting of the elevated driveways on piers complies with the FNQROC development manual and typical engineering requirements. The access locations from the Owen Street road reserve are consistent with access locations depicted in the approved plans prepared by AF Colafella dated 22 February 2010. The structural design of the access driveways to Lots 1 & 2 is based on the original approved design by A. F. Colafella & Associates. Plans 4852 TP1, C1, C2, and C3 show the driveway to Lot 2 being elevated, suspended concrete on bored concrete piers, and the driveway to Lot 1 having a section at the end being elevated as well. The driveways have been designed in accordance with the approved alignment and the driveway levels designed to suit the new residence garage levels. The driveway to Lot 2 will only ever service the one residence. The driveway to Lot 1 will probably only service the one residence because the adjoining lot can gain access further south on Murphy Street. The proposed driveway to Lot 1 is just an extension of an



existing driveway and will not affect the use of the Murphy Street roadway. In fact the use of that part of the Murphy Street roadway is a use traditionally associated with use as a road.

The Approved Plan 4852 TP1 Rev B, 4852 C1 Rev A and 4852 C2 Rev 2 depicts elevated driveway structure providing access to Lot 1. The comment in relation to the proposed elevated driveway not forming part of the approved plans is incorrect. The structural elements of the driveway being supported by piers, or cut and fill are the same and the proposed solution reduces the amount of earthworks required to establish access.

- (ii) Noted.
- (iii) The proposed driveway structures are consistent with the road being used for its intended purpose namely road. The design and construction will comply with the FNQROC development manual and be certified by an RPEQ. Council permits private structures in road reserves in the form of crossovers and driveways routinely.
- (iv) The current tenure of the land is road reserve. The proposed works are consistent with usual infrastructure constructed in road reserves. The DNRW document General Authority – Evidence of resource entitlement for roads which expressly refers to roads, contemplates that the construction of crossovers and driveways across a road to adjoining land is a use consistent with a road.
- (v) The Approved Plan 4852 TP1 depicts the location of elevated driveway structure providing access to Lot 1. The drawing notes "proposed driveway reinforced concrete construction suspended on bored piers refer to civil documentation for all construction." Drawing 4852 C3 shows elevated concrete driveway on fill. Final design drawings have required the end of the access driveway to be raised to be consistent with proposed garage levels. This minimises fill earthworks and also reduces impact on natural drainage. The request for information notes that no structural details or cross sections are provided for the elevated driveway. Plan 12-3263 SO1 to SO5 detail 1 submitted with the operational works application shows amongst other things a proposed 1.05m high block wall to the edge of the driveway where it is elevated.

Drawing SO2A details longitudinal sections and references geotechnical works for batter stabilisation.

#### **VEGETATION REMOVAL AND VISUAL IMPACT**

3. *Identify the extent of vegetation, through a vegetation survey identifying all significant vegetation having a diameter equal to or greater than 150mm which is proposed to be removed as part of the works to provide access to both lots. The extent of vegetation removal is also to account for construction activity. It is requested that the alignment of the driveway be amended, if or where necessary to avoid significant vegetation.*

*It is requested a visual impact assessment be undertaken for the proposed access works which accurately depict the extent of vegetation removal and the impacts of the works on Flagstaff Hill when viewed from key vantage points around Port Douglas and from Murphy Street.*

#### **Response**

The information required is on the Landscape Plan and Report provided with the application. There are only two significant trees on the site that are in the building zones and these trees are shown on the



Landscape Plan CAR-D11 LP\_01 Issue A. They are both located in Lot 1 with Tree "B" requiring removal as it is located under the building footprint, and Tree "A" is shown to be retained with notes on its protection shown on the plan in the Specifications; "Existing Significant Tree Protection". The remaining trees on the site where building will occur are largely regrowth Wattle. It is worth noting that the Landscape Plan shows significant areas of existing bush vegetation which is to be retained and Landscaping is to only take place on the disturbed areas surrounding the buildings. These areas of natural vegetation provide mature screening to the site.

The visual assessment contained in the Landscape Report is sufficient. The Landscape reports propose provision for landscaping of disturbed areas, and in the "Species List" allows for revegetation with 200 trees of local species within the Owen Street Reserve.

#### **SEWER**

4. *The plans by Gilboy Hydraulic Solutions indicate a relatively shallow cover to the top section of the sewer in Lot 1. Provide details of the cover to be provided and confirmation that the sewer will be constructed in accordance with the FNQROC Development Manual for the construction of sewers on steep slopes.*

*The sewer long section shown on drawing 111780/HS001/T1 does not appear to reflect the revised (cut in) driveway on Murphy Street. Please clarify and advise if this will impact on the sewer design.*

#### **Response**

We confirm that the top section of Sewer within Lot 1 is shallow, but achieves cover greater than 300mm at it shallowest point at 14.8m from Manhole 41/2/A and this complies with FNQROC is so far as it states that a minimum depth of 300mm is to be achieved at the HCB and does not stipulate depth along the graded line.

We note also that the driveway recut does not impact on reducing the cover of the sewer as it is 2.0m below the driveway at the shallowest point. We **enclose** an amended drawing to reflect the revised driveway section. **Attachment A** - Drawing # 111780/HS001/B.

#### **DRAINAGE OF SITE**

5. *It is noted that an existing in-stream (sic) basin exists generally in the vicinity of pits 2 and 3. The basin currently acts to dissipate flows and trap sediment and debris. The contour plans confirm the drainage line widens significantly at this point.*

*Please provide existing and finished surface levels and contours so Council can be fully informed on the proposed changes to this basin. Please also provide comment on compliance with the requirements of Conditions 20, 21 and 22 of the reconfiguration approval.*

#### **Response**

We note that Stormwater Pits 2 and 3 are in the basin as suggested. This mirrors the calculations and design provided originally by Colafella and Associates. Pit 3 has been repositioned slightly to line up with the suspended driveway pits and structure.

Finished pit and contour RL's are shown on the corresponding GHS documentation 111780/HS003/B set out at **Attachment B**.

Conditions 20-22 relate to the Reconfiguration of Lot approved and are not relevant to the Material Change of Use approval.

6. *The concept shows a 225mm pipe at 1v on 2h to connect from site (Pit 2) to lower level on Murphy St (Pit 1). It is noted that the pipe is in Council controlled road reserve. Please be advised that Council will not accept maintenance responsibility for this pipe.*

**Response**

Noted

7. *No hydrology (runoff) or hydraulic (capacity) calculations have been provided. Please provide appropriate drainage calculations for the 2, 5, 10 and 100 year ARI rainfall events. Capture calculations for the pits must include appropriate allowances for blockage. Catchment areas must be provided and substantiated with contour data. The calculations must show the piped and overland flows through the two proposed lots.*

**Response**

GHS have assumed a similar run off calculation and pipework sizes as previously used and submitted to Council with Colafella and Associates original documentation.

A slight building footprint change has not affected these previous calculations.

8. *Confirm that runoff in the drainage line passes under the building and in particular, the pool. Calculation of flow depth and velocity must be provided.*

**Response**

GHS have assumed similar approach, routes, run off calculations and pipework sizes as previously used and submitted to Council with Colafella and Associates original documentation. We note that the new building FFL's are set higher than the original Colafella and Associate documentation and therefore do not affect the overland drainage paths including the assumed depth of overland flow.

9. *Velocity in steep pipes is a potential concern, please confirm velocities for all events.*

**Response**

The assumed catchments areas for collection of stormwater have not altered significantly therefore we have assumed similar approach, routes, run off calculations and pipework sizes as previously used and submitted to Council with Colafella and Associates original documentation. We note that the section of pipework between Pits 3 and 4 is slightly steeper and has not impacted negatively on the previous calculations.

10. *Confirm how flows not captured in the pit/pipe system will be safely conveyed from the top of the batter to the lower level of Murphy Street noting existing geotechnical concerns. In accordance with QUDM 2013 please provide a severe impact statement for the drainage system.*

**Response**

All stormwater that falls on the driveway is collected using a series of pits and stormwater directed via the underground pipework network to the lawful point of discharge. Refer to GEO documentation for collection of and discharge of stormwater on the batter.

**GEOTECHNICAL**

11. *The GEO Design investigation recommends a different batter face protection to that previously nominated by Douglas Partners. It is noted that Condition 8 of the ROL approval requires applicant to "implement in full" the recommendations by Douglas Partners.*

*It is also noted that the hydraulics drawings also call up a different protection in the longitudinal section for the pipe from Pit 2 to Pit 1. Please confirm what batter treatment is proposed.*

**Response**

The Douglas Partners report provided preliminary constraints and recommendations to address geotechnical issues. The Operational Works application provides detailed engineering and design for the actual geotechnical works and maintains and implements principles for batter stability. The works are designed and certified by an RPEQ. The primary differences between the Douglas Partners recommendations and the GEO Design solution are a reduction in soil nail depth from 15 meters to 5 - 6 meters and use of netting and revegetation instead of concrete facing. The proposed detailed geotechnical design softens the impact of the required geotechnical works and are more cost efficient whilst maintaining batter stability.

12. *There are some departures between the Douglas Partners recommended solution and those now recommended by GEO Design. Provide justification for any departures noting the requirements of Condition 8 of the ROL approval.*

**Response**

The Douglas Partners recommendations provide preliminary design and the Geo solutions are the detailed design. Geo has undertaken modelling of slope stability in arriving at the detailed design. The same level of slope stability is achieved with reduction in soil nail lengths and removal of concrete facing and replacement with netting and vegetation. This information is set out in the GEO report dated 27 February 2014 submitted with the application.

13. *Confirm the extent of batter protection required by geotechnical investigation, (application notes recommendation to extend treatment to hatched area). Confirm is this is required to ensure stability of the site.*

**Response**

The proposed batter protection works are to be confined to the relevant land. The proposed works are the only works required to ensure stability of the site. Stabilisation measures within the hatched area are not necessary to ensure stability of the site. The report does recommend that the proposed works be considered in the hatched area (which extends into adjoining land). This is an issue to be considered if and when development is proposed for this area or within the zone of influence of any proposed works. It is

not the Applicant responsibility to undertake external geotechnical works to land not affected by its development.

14. *In addition to the inconsistency of the driveway for Lot 1 as approved by the ROL, such an amended design gives rise to drainage concerns as the runoff would be diverted west along the driveway and would impact existing drainage paths including along the toe of the batter. Provide plans that show the driveway design and associated drainage consistent with that tabled at the planning phase and referenced in the Decision Notice being Drawing No. 4852\_C3 February 2010. Calculations must be provided to show that the driveway has capacity to convey runoff east to the drainage line without impacting the batter.*

**Response**

We acknowledge that the driveway gradient has altered from the original documentation. This has been done to suit the new garage FFL's. We note that the original driveway proposal did not capture all of the driveway stormwater and discharged it into Murphy Street. We have achieved further stormwater capture using our documented methods which significantly reduces the previous run off impact. Refer to GHS and G&A Consultants documentation for clarification.

**RPEQ CERTIFICATION**

*In accordance with the requirements of FNQROC Development Manual, all plans submitted for operational works approval must be certified by an RPEQ. Please ensure all plans submitted for approval including all the drainage design and associated calculations are certified by an RPEQ.*

**Response**

Please find **attached** a letter from Mr Graham O'Rourke and Mr Peter Dutallis which confirm that the identified plans have been or will be certified by an RPEQ.

All works undertaken and plans prepared by GHS will be submitted to Peter Dutallis for consideration and RPEQ Certification where appropriate.

**OTHER**

16. *The alignment of the driveway for Lot 2 extends over Lot 5 on SR836119. Provide revised drawings removing this encroachment or alternatively secure an easement over this section of driveway in Lot 5 on SR836119 in favour of proposed Lot 2.*

**Response**

The alignment for the driveway for Lot 2 will not extend into Lot 5 on SR836119. Plan 12-3263 S03 shows the proposed driveway to Lot 2 missing the corner of Lot 5 on SR836119.

17. *Confirm if lighting will be installed on the driveway for Lot 2. If so, provide details.*

**Response**

Lighting is not proposed to be installed on the driveway for Lot 2.



18. *Concern is flagged with respect to the placement of footings in close proximity to steep drainage lines. This is more of a consideration associated with the detailed design of the house and not necessarily an issue for the reconfiguration of the land.*

**Response**

Noted. Footings located within close proximity to steep drainage lines will be designed to ensure there will be no impact on the drainage lines. The footing design will ensure that all footings will be outside the zone of influence of existing features. All footings for the two residences will be founded a minimum of 500mm into rock, this is specified on the building plans. The minimum depth of pad footings adjacent to any drainage lines will be 1500mm. This will be further assessed during construction of the buildings. It is further noted that Council accepts that this is an issue for detailed design of the house and not necessarily an issue for operational works.

Should you have any queries please do not hesitate to contact Andrew Kerr of our office.

Yours faithfully



**Andrew Kerr**  
Partner  
for PRESTON LAW

**Attachment A - Drawing # 111780/HS001/B.**  
**Attachment B - GHS documentation 111780/HS003/B**



**G. & A. CONSULTANTS PTY. LTD.  
CONSULTING ENGINEERS**

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21<sup>st</sup> April 2014.

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN. Q. 4873

ATTENTION: MR. MICHAEL MATTHEWS - PROJECT ENGINEER

Dear Sir,

RE: OPERATIONAL WORKS PERMIT APPLICATION  
LOT 131 PDT2094 AT 36 MURPHY STREET, PORT DOUGLAS

We certify that we have carried out the structural design of the proposed access driveways to Lots 1 and 2 at 36 Murphy Street as detailed on the Plans 12-3263 S01-S05.

The design was carried out by Mr. Graham O'Rourke of this office. Mr. O'Rourke is a registered professional engineer in Queensland (RPEQ) – registration number 1975.

If you require any further information, please do not hesitate to contact this office.

Yours faithfully

G. & A. CONSULTANTS PTY. LTD.



GRAHAM O'ROURKE  
BE Civil, MIE Aust, CPEng, RPEQ 1975  
DIRECTOR

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PROJECT

MULTI RESIDENCE DEVELOPMENT, 36 MURPHY STREET, PORT DOUGLAS

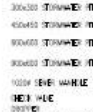
## HYDRAULIC SERVICES

DRAWING INDEX:

- 111780-HS001 COVER SHEET, NOTES & SEWER LONG SECTION
- 111780-HS002 SITE SERVICES PLAN
- 111780-HS003 SITE STORMWATER DRAINAGE
- 111780-HS101 LOT 1 SANITARY PLUMBING AND DRAINAGE
- 111780-HS102 LOT 1 WATER SERVICES RETICULATION
- 111780-HS103 LOT 1 ROOF PLAN, NOTES AND DETAILS
- 111780-HS201 LOT 2 SANITARY PLUMBING AND DRAINAGE
- 111780-HS202 LOT 2 WATER SERVICES RETICULATION
- 111780-HS203 LOT 2 ROOF PLAN, NOTES AND DETAILS

LEGEND:

SYMBOLS:



ABBREVIATIONS:

44 AN ANIMATE NOUN  
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46 ANOTHER PERSON USED  
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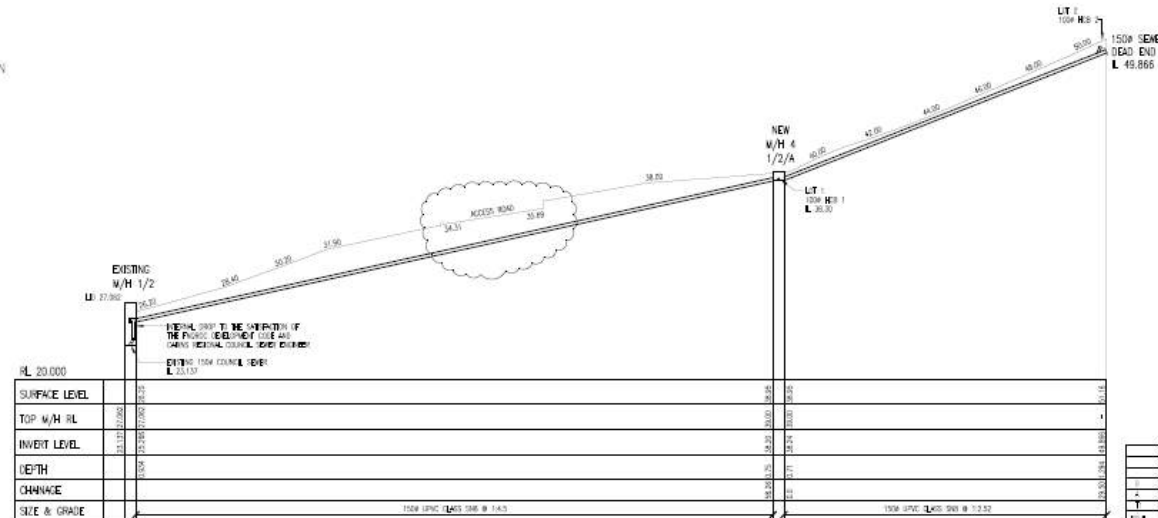
125  
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 REMOTE PRESSURE ZONE IEVE  
 IEVE  
 STOP / CONTINUE  
 STOP VALUE  
 STOP VALUE IN BOX IN DROUD  
 T DROUD  
 TAPING OUTLET  
 TAPING INLET  
 TAPING  
 WATER NOTE

GENERAL NOTES:

- 1 ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE THRUWAY DESIGN AND WATER SUPPLY DRAINAGE  
2 PLAN, AND THE STANDARD SPECIFICATIONS FOR HIGHWAYS, SEVENTH EDITION, LATEST REVISION, AND THE 2006  
3 NEW YORK STATE STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE 2006  
4 NEW YORK STATE STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE 2006  
5 NEW YORK STATE STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE 2006  
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### SANITARY PLUMBING AND DRAINAGE:

- [illegible]



**SEWER LONG SECTION**  
SCALE AS SHOWN



LOCALITY PLAN NTS

P	EELACET-EE	02/01
A	FIR CONT-TI	04/01
T	TELE-E	04/01
RSE	NET	-01
-01/01		

MULTI RESIDENCE  
DEVELOPMENT,  
36 MURPHY STREET,  
PORT DOUGLAS

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CARRON PROPERTIES

THE  
HYDRAULIC SERVICES  
COVER SHEET, NOTES &  
SEWER LONG SECTION

111780/HS001/B	111780/HS001/B	111780/HS001/B
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