17 November 2025

ASPIRE
Town Planning and Project Services

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attn: Rebecca Taranto (Assessing Officer)

Via email: enquiries@douglas.qld.gov.au
rebecca.taranto@douglas.qld.gov.au

**RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO THE DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR THE MATERIAL CHANGE OF USE (DUAL OCCUPANCY) AND RECONFIGURATION OF A LOT (1 LOT INTO 2 LOTS) OVER LAND AT 36 WARNER STREET, PORT DOUGLAS, MORE FORMALLY DESCRIBED AS LOT 416 ON RP907333**

**COUNCIL REF: CA 2025_5837/1 (Doc ID:1324821)**

Aspire Town Planning and Project Services act on behalf of Awela Holdings Pty Ltd (the 'Applicant' and 'Landowner') in relation to the above described matter.

On behalf of the Applicant, please accept this correspondence as the Applicant's full response to the above referenced Request for Information pursuant to s13.2(a) of the Development Assessment Rules v3.

**Information Request Item 1: Water and Waste Water Connections**

*Please provide plans showing connections for proposed Lot 1 and Lot 2 to Council's reticulated water and sewer for the development..*

**Applicant Response to Information Request Item 1**

The site survey indicates that Council's water and sewer assets are allocated within the Warner Street road reserve on an alignment between the kerb and channel and the road pavement, see Image 1 below. It is anticipated that connections can be made between the development and the infrastructure within the street with relative ease and without the need for easements.

PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
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W. www.aspireqld.com
ABN. 79 851 193 691

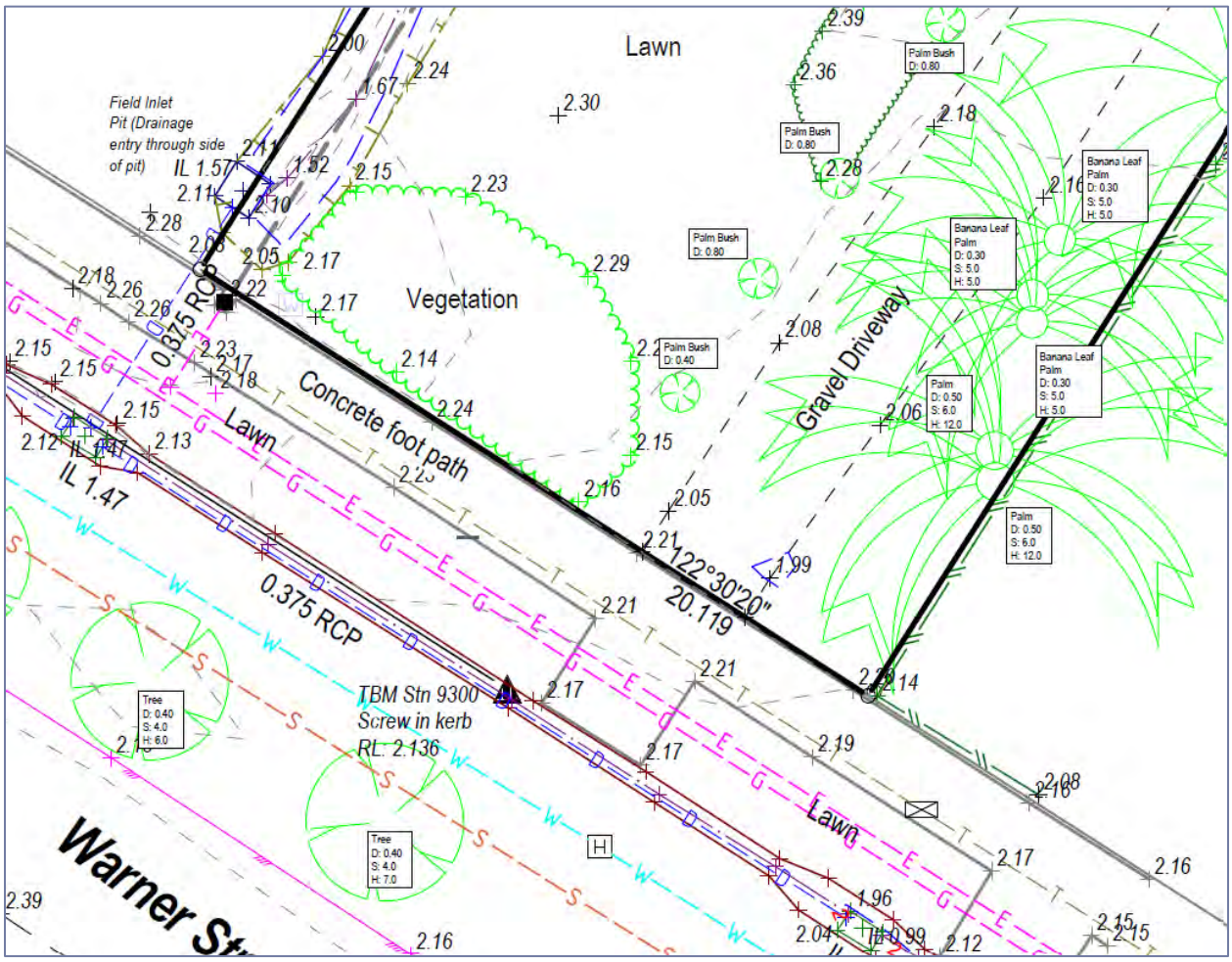


**Image 1: Extract from the Site Survey (Source: RPS)**

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## Information Request Item 2: Site Drainage

*The proposed development provides an opportunity to resolve historic drainage issues associated with the open drain within the drainage easement (Easement B on Lot 416 RP907333).*

*Please provide a site-specific stormwater drainage plan that demonstrates that post development stormwater received by proposed Lot 1 and Lot 2 can be directed to a lawful point of discharge without creating an unacceptable risk internally and externally to the site.*

*The plan should include;*

*a. The contributing catchment boundaries;*

*b. Sectional drawings showing how stormwater from Lot 0 on BUP106132 will discharge into the easement, and how the easement will convey stormwater to Council's stormwater drainage network;*

*c. Details showing how storm water captured on proposed Lot 1 will be conveyed to the storm water pit located in the south-western corner of existing Lot 416;*

*d. The location of any additional stormwater pits required to service proposed Lot 2; and*

*e. Details showing how stormwater captured in the proposed atriums will be conveyed to Council's stormwater network.*

**Applicant Response to Information Request Item 2**

Please refer to the Drainage File Note prepared by Neon Consulting, included under Attachment 1.

In summary:

2a) The site is subject to flows from the neighbouring (rear) allotment at 41 Macrossan Street. The catchment area is calculated at 0.10 hectares with flow rates for various events noted in the drainage file note. For reference the 1%AEP event with a 5 minute time of concentration is calculated at 0.08$m^3$/s. The subject site provides a new underground system which is capable of conveying the 1%AEP event from 41 Macrossan Street. Notwithstanding an overland path is provided for a severe event which in this case is defined as a total blockage of the piped system.

2b) Refer to the drawings within the drainage file note.

2c) Refer to the drawings within the drainage file note.

2d) Refer to the drawings within the drainage file note.

2e) Rainfall within the atriums will be captured and directed to the road frontage via a conventional roofwater drainage system. It is not intended, nor desirable to utilise the pipe infrastructure associated discharging runoff from 41 Macrossan Street.

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**Information Request Item 3: Street Integration**

*Please provide a sketch design showing how the proposed development will integrate with the footpath and on-street parking for the whole of the street frontage from the property boundaries to the centre line of the road.*

*The design needs to consider the pedestrian footpath, access crossovers, stormwater inlet pits, electrical pillar box, protection of the three (3) street trees and angular street parking. The on-street works should reflect the design at the south-east corner of Grant and Warner Streets*

*Note – the design does not need to be fully detailed, but sufficient to determine suitability with integrating the development with Council's infrastructure and existing on-street works.*

*Note – a condition of the approval is likely to require a vegetation report on street trees to determine what work is necessary to protect the street trees from the development..*

**Applicant Response to Information Request Item 3**

Please refer to the Street Integration Plan within the Amended Plan Set provided under Attachment 2. This plan identifies the location of the proposed crossover in relation to existing street infrastructure and confirms that only a single tree is required to be removed to accommodate the new access point.

The proposed crossover locations have been carefully selected to avoid conflict with existing electrical assets (overhead and underground), stormwater infrastructure and the vegetation proposed to be retained. Based on the Site Integration Plan, it is also evident that the retention of the existing mature trees significantly limits the ability to establish any formal on-street parking along the site frontage. Any attempt to formalise on-street parking would necessitate further vegetation removal and would materially change the established character of the street.

Given the narrow frontage and the desire to maintain the existing trees, it is considered that no additional street works, including kerb or bitumen widening, are necessary or appropriate. Such works would detract from the natural aesthetic and vegetated character that defines this section of the street. If anything, only a minor continuation of the existing seal from the proposed crossover to the edge of the current bitumen surface would be reasonable to ensure a neat transition while preserving the natural aesthetic of the street.

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**Information Request Item 4: Plan of Earthworks**

*Please provide a Plan of Earthworks that shows the areas of the site nominated for cut and fill and volume of any cut or fill.*

**Applicant Response to Information Request Item 4**

An earthworks drawing is provided within the Drainage File Note under Attachment 1. A net solid import of approximately 600$m^3$ is estimated

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**Information Request Item 5: Landscape Plan**

*Landscaping is an integral part of the development to ensure a resultant tropical design. There are opportunities for trees in the front of each villa. Please provide a detailed landscape plan that incorporates tropical design and meets the Planning Scheme outcomes.*

*The Part Lower Floor Plan, dated 11 September 2025, Job Number 2444, Sheet No.WD3 submitted with the application shows an area of landscaping between the building and northern end of the eastern side boundary of Lot 416. Please demonstrate how this area of garden will be watered and maintained without relying on access from the neighbouring lot.*

**Applicant Response to Information Request Item 5**

Please refer to the Landscape Plan prepared by Kate Hewitt Landscape Design included under Attachment 3. The design include a mix of tropical planting in line with the existing character of Port Douglas and Planning Scheme requirements.

Landscaping between the building and northern end of the eastern side boundary of Lot 416 may be maintained via access from the 1m wide drainage easement which burdens the subject site and is free of landscaping.

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**Information Request Item 6: Upper Floor Balcony**

*The Upper Floor Plan, dated 11 September 2025, Job Number 2444, Sheet No. WD4 shows a 400mm wide balcony. Please confirm that this is intended width of the balcony.*

**Applicant Response to Information Request Item 6**

An Amended Plan Set is provided under Attachment 2. The revised drawings clarify that the balcony area forms an integral component of the Master Suite design rather than a separate, externally projecting structure. The space is enclosed within the primary building footprint but incorporates large stacking doors along the outer elevation. When opened, these doors allow the space to operate in the same manner as a traditional balcony, providing natural ventilation, outlook and an indoor–outdoor transition, while maintaining a cohesive architectural form.

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**Information Request Item 7: All Abilities Access**

*All abilities access should be provided between the road boundary and the entry to each Short-Term Accommodation premises. Please provide a plan that demonstrates compliance in accordance with the required Australian Standards. Please also compliment the design plan with a written statement prepared by a suitably qualified person that the car parking and access meet the Australian standards in respect to all abilities access and parking. Note that accessibility needs to be both from the street and from the car parking spaces to the entrance to the Short-Term Accommodation entries.*

**Applicant Response to Information Request Item 7**

The proposed double garages measure 6.01m in depth and 5.21m width, providing sufficient internal area to accommodate a compliant all-abilities parking space. A second vehicle can be comfortably parked externally on the driveway in a tandem arrangement without obstructing accessibility requirements.

There is a minor 20mm level transition between the garage and the Dwelling House entry. In accordance with the Livable Housing Standards, this can be readily addressed through a compliant ramp structure. A single-step ramp is permitted for a rise of up to 190mm, and the applicable standard allows a gradient no steeper than 1:10. The proposed 20mm transition sits well within this threshold, ensuring seamless and unobstructed access between the parking area and the dwelling.

The driveway connection from the kerb incorporates a 1:5 gradient transition, which is necessary to achieve the required flood immunity for the site. This design response ensures safe and practical vehicular access during rainfall events while still maintaining an accessible pathway from the vehicle parking area to the dwelling entry.

Overall, the proposed design presents a reasonable and balanced response that provides for accessibility, meets flood hazard requirements, and supports the efficient uptake of density in a location where Council should be actively

encouraging it. The layout clearly demonstrates that both accessibility and resilience can be achieved without compromising functionality or amenity.

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**Information Request Item 8: Refuse Areas**

Please provide a plan showing refuse storage behind the front setback. The storage area should allow for two refuse bins (waste and recycling) per dwelling unit.

**Applicant Response to Information Request Item 6**

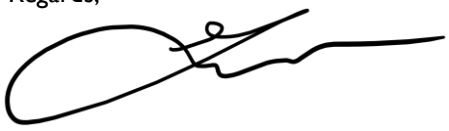
An Amended Plan Set is provided under Attachment 2, which illustrates proposed refuse storage areas within the site frontage.

**Conclusion**

Thank you for your time and consideration of this Response to Information Request. We respectfully request that Council progress the assessment and decision of the Development Application.

If you have any further questions or issues please do not hesitate to contact the undersigned.

Regards,



Daniel Favier
**Senior Town Planner**
**ASPIRE Town Planning and Project Services**

# ATTACHMENT 1

## Drainage File Note

*Prepared by Neon Consulting*

The following file note provides commentary on drainage considerations for the proposed development at 36 Warner St Port Douglas.

## EXISTING DRAINAGE REGIME

The site in it's existing state falls towards Warner St, and is the legal point of discharge. The site is burdened by an easement which conveys runoff from 41 Macrossan St. 41 Macrossan St contains a 300 dia pipe which discharges to an unlined drain generally following the common boundary of 34&36 Warner St.

A shallow field inlet pit exists at the Warner St frontage and is generally contained within 34 Warner St. This field inlet pit is connected to Councils underground stormwater system in Warner St via a 375 dia RCP.

- Refer attached site survey plan

## PROPOSED DRAINAGE REGIME

An overland flow path will be provided within the easement on 36 Warner Street. The flow path has been sized to accommodate a severe event, specifically the 1% Annual Exceedance Probability (AEP) 5-minute storm affecting the 41 Macrossan Street catchment. The 230 to 270 millimetre-deep overland flow path provides sufficient capacity to convey flows from 41 Macrossan Street without reliance on the pipe network.

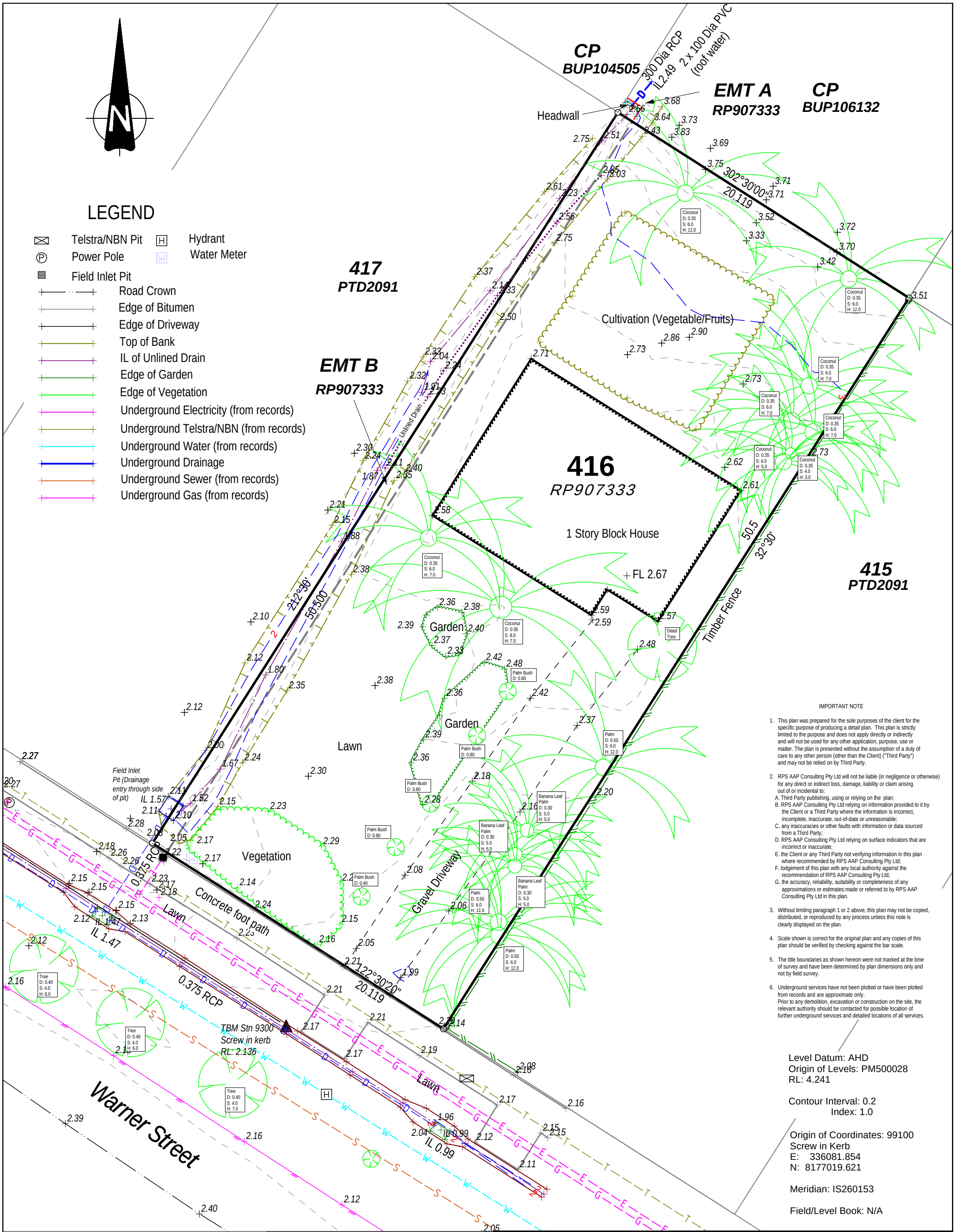
- Refer attached runoff calculation
- Refer attached 1d cross section analysis
- Refer attached design drawings

## FLOODING IMMUNITY

Finished floor level requirements for the development have been obtained from the attached search from the Douglas Shire Councils online property search tools. RL 3.50 has been adopted as the minimum level for habitable floor levels.

- Refer attached Storm Tide Inundation Property Report obtained from DSC website.

# SITE SURVEY PLAN




## LEGEND

- Telstra/NBN Pit
- Power Pole
- Field Inlet Pit
- Hydrant
- Water Meter
- Road Crown
- Edge of Bitumen
- Edge of Driveway
- Top of Bank
- IL of Unlined Drain
- Edge of Garden
- Edge of Vegetation
- Underground Electricity (from records)
- Underground Telstra/NBN (from records)
- Underground Water (from records)
- Underground Drainage
- Underground Sewer (from records)
- Underground Gas (from records)

IMPORTANT NOTE

1. This plan was prepared for the sole purposes of the client for the specific purpose of producing a detail plan. This plan is strictly limited to the purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
2. RPS AAP Consulting Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
   A. Third Party publishing, using or relying on the plan;
   B. RPS AAP Consulting Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
   C. any inaccuracies or other faults with information or data sourced from a Third Party;
   D. RPS AAP Consulting Pty Ltd relying on surface indicators that are incorrect or inaccurate;
   E. the Client or any Third Party not verifying information in this plan where recommended by RPS AAP Consulting Pty Ltd;
   F. lodgement of this plan with any local authority against the recommendation of RPS AAP Consulting Pty Ltd;
   G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS AAP Consulting Pty Ltd in this plan.
3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
5. The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.
6. Underground services have not been plotted or have been plotted from records and are approximate only.
   Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Level Datum: AHD
Origin of Levels: PM500028
RL: 4.241

Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: 99100
Screw in Kerb
E: 336081.854
N: 8177019.621

Meridian: IS260153

Field/Level Book: N/A

0 6 12
metres

SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

| AMENDMENTS | PROJECT MANAGER | | |
|---|---|---|---|
| AMENDMENT A<br>Drainage Pipe added 20/4/23 | DGP | | |
| | SURVEYED | HHH | 10/03/23 |
| | DRAWN | HHH | |
| CHECKED | CAD REF | SHEET 1 OF SHEETS 1 | |
| DRAFTING CHECKED | AU008572-HHH -10032023.MJO | SHEET SIZE | A3 |

ANDREW MACKAY

Detail and Contour Survey
LOT 416 ON RP907333
Warner Street
Port Douglas
Queensland



RPS AAP Consulting Pty Ltd
ACN 117 883 173

5954 Captain Cook Hwy
Craiglie QLD 4877

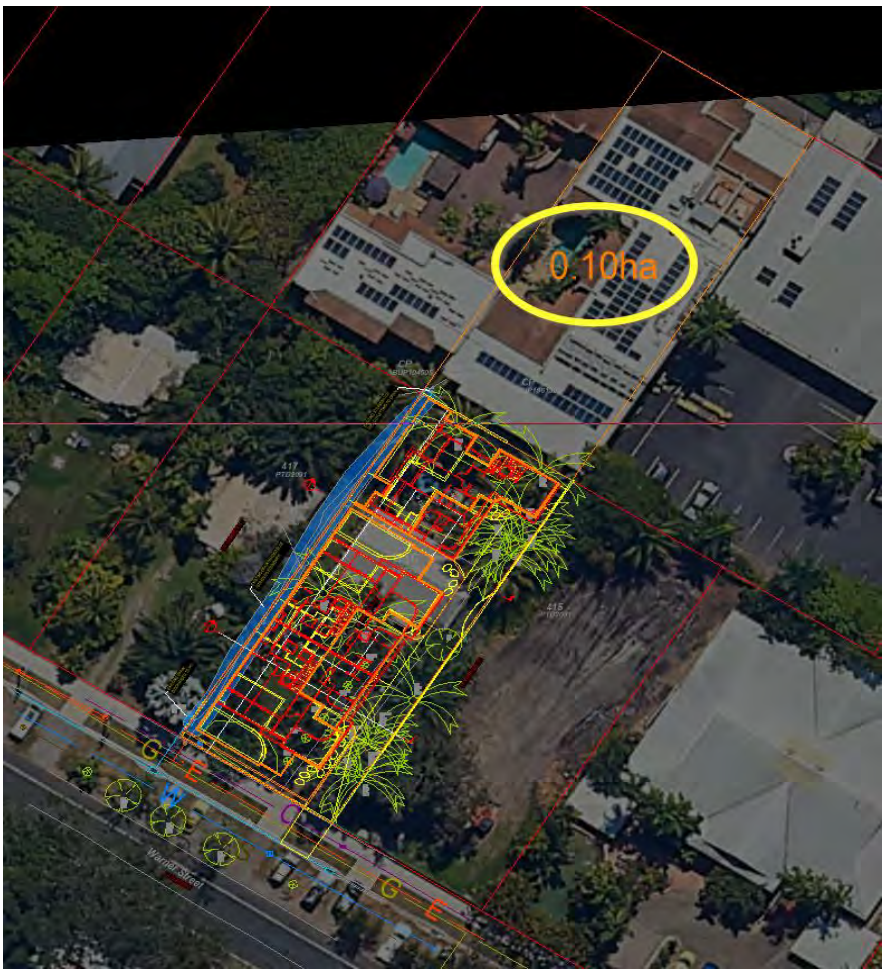
T +61 7 4098 1148
F +61 7 4031 2942
W rpsgroup.com.au

| SCALE | DATE | DRAWING NO. | ISSUE |
|---|---|---|---|
| 1:200 | 13/03/23 | AU008572-1 | A |

# RUNOFF CALCULATION

# Project : Port Douglas Area

## Location : Pre Development Catchment (Catchment Calculation)




| Area | 0.10 | | | | | | Ha |
|---|---|---|---|---|---|---|---|
| ToC | 5.00 | | | | | | mins |
| C | 0.704 | 0.748 | 0.836 | 0.88 | 1 | 1 | - |
| I (mm/hr) | 142.2 | 173.4 | 202.0 | 224.8 | 281.2 | 304.0 | mm/h |
| **AEP** | **63%** | **39%** | **18%** | **10%** | **2%** | **1%** | **%** |
| **Q** | **0.03** | **0.04** | **0.05** | **0.05** | **0.08** | **0.08** | **m3/s** |
| ARI | 1 Year | 2 Year | 5 Year | 10 Year | 50 Year | 100 Year | |

# 1D Cross Section

| Project Description | | | | | | |
|---|---|---|---|---|---|---|
| Method | Mannings Formula | | Solve for | Channel Depth | Xsectn | AT CROSS SECTION A |

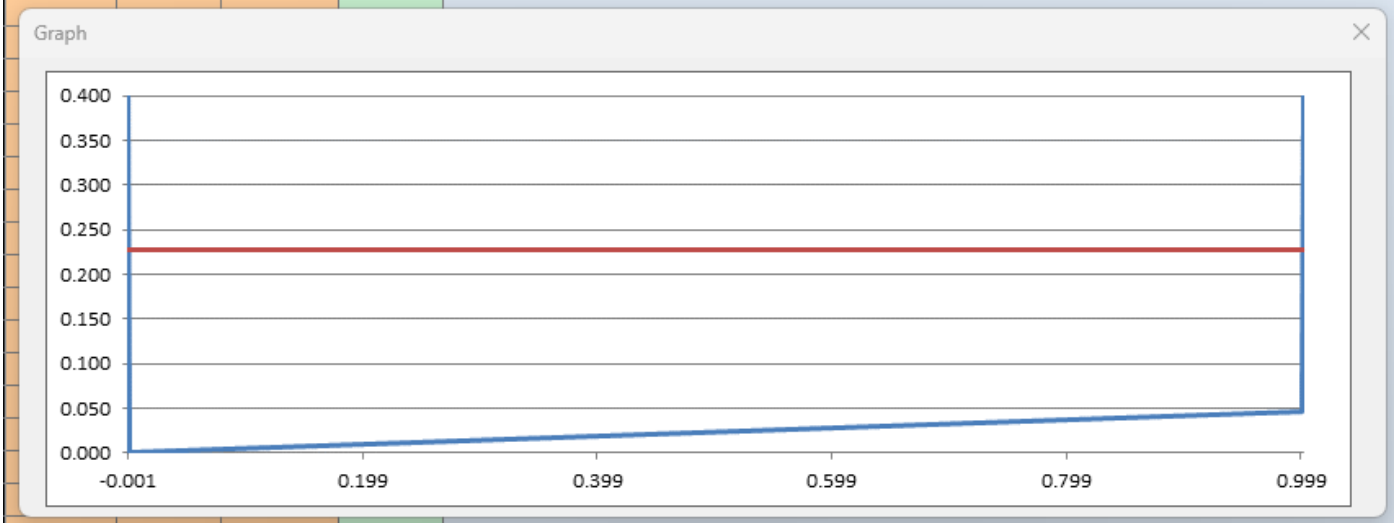
**Irregular Channel Details**

| Xsectn | Offset | Height | Man N |
|---|---|---|---|
| | -0.001 | 0.400 | 0.05 |
| | 0.000 | 0.000 | |
| | 1.000 | 0.047 | |
| | 1.001 | 0.400 | |

| Input | | |
|---|---|---|
| Flow | 0.08 | $m^3/s$ |
| Slope | 0.5 | % |

| Results | | |
|---|---|---|
| Hydraulic String | NAME=AT C | |
| Flowrate | 0.080 | m3/s |
| Normal Depth | 0.228 | m |
| TWL | 0.228 | |
| Flow Area | 0.204 | m2 |
| Wetted Perimeter | 1.409 | m |
| Top Width | 1.001 | m |
| Composite Mannings N | 0.0500 | |
| Critical Depth | 0.110 | m |
| Critical Slope | 6.858 | % |
| Velocity | 0.392 | m/s |
| Velocity Head | 0.008 | m |
| D*V Product | 0.089 | m2/s |
| Froude | 0.277 | |
| Is Sub Critical | TRUE | |
| Min Rock Size | 0 | mm |

| Water Surface | |
|---|---|
| Chain | TWL |
| -0.001 | 0.228 |
| 1.001 | 0.228 |



**Project Description**

| Method | Mannings Formula | Solve for | Channel Depth | Xsectn | AT CROSS SECTION C |
|---|---|---|---|---|---|

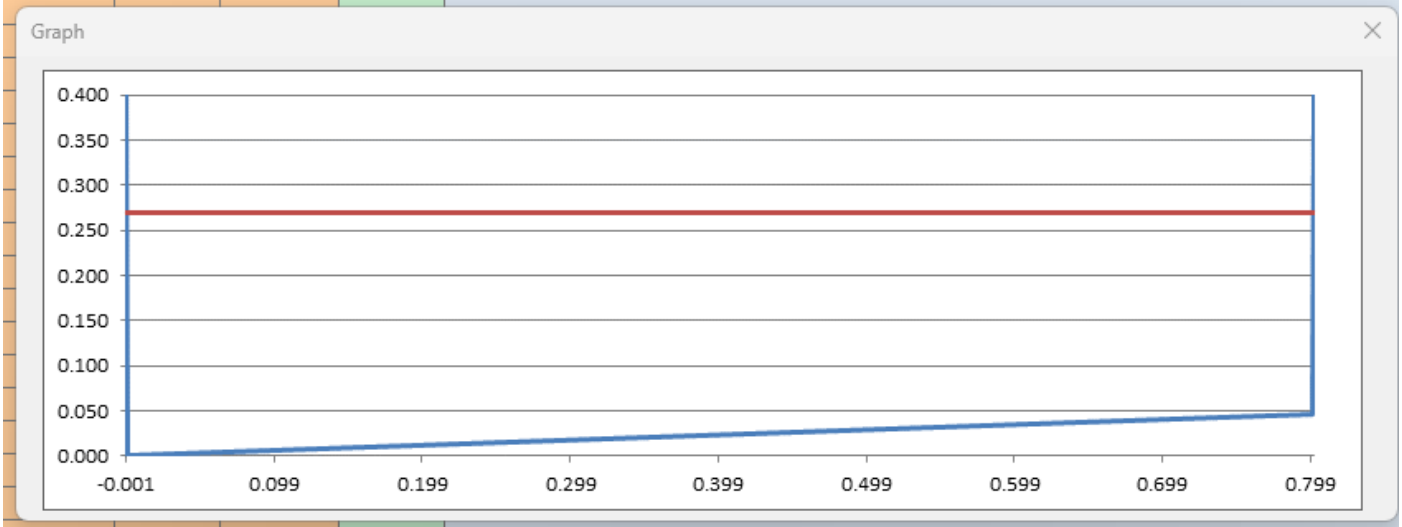
**Irregular Channel Details**

| Xsectn | Offset | Height | Man N |
|---|---|---|---|
| | -0.001 | 0.400 | 0.05 |
| | 0.000 | 0.000 | |
| | 0.800 | 0.047 | |
| | 0.801 | 0.400 | |

| Input | | |
|---|---|---|
| Flow | 0.08 | $m^3/s$ |
| Slope | 0.5 | % |

| Results | | |
|---|---|---|
| Hydraulic String | NAME=AT C | |
| Flowrate | 0.080 | m3/s |
| Normal Depth | 0.270 | m |
| TWL | 0.270 | |
| Flow Area | 0.197 | m2 |
| Wetted Perimeter | 1.294 | m |
| Top Width | 0.801 | m |
| Composite Mannings N | 0.0500 | |
| Critical Depth | 0.124 | m |
| Critical Slope | 7.113 | % |
| Velocity | 0.405 | m/s |
| Velocity Head | 0.008 | m |
| D*V Product | 0.109 | m2/s |
| Froude | 0.261 | |
| Is Sub Critical | TRUE | |
| Min Rock Size | 0 | mm |

| Water Surface | |
|---|---|
| Chain | TWL |
| -0.001 | 0.27 |
| 0.801 | 0.27 |



**Project Description**

| Method | Mannings Formula | Solve for | Channel Depth | Xsectn | AT CROSS SECTION E |
|---|---|---|---|---|---|

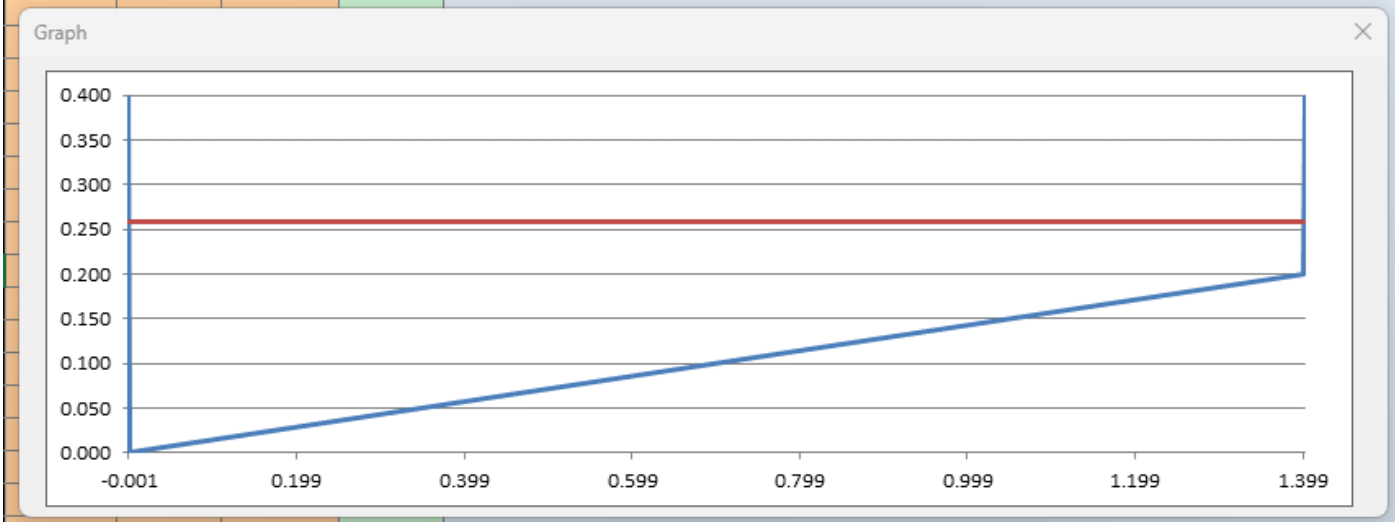
**Irregular Channel Details**

| Xsectn | Offset | Height | Man N |
|---|---|---|---|
| | -0.001 | 0.400 | 0.05 |
| | 0.000 | 0.000 | |
| | 1.400 | 0.200 | |
| | 1.401 | 0.400 | |

| Input | | |
|---|---|---|
| Flow | 0.08 | $m^3/s$ |
| Slope | 0.5 | % |

| Results | | |
|---|---|---|
| Hydraulic String | NAME=AT C | |
| Flowrate | 0.080 | m3/s |
| Normal Depth | 0.258 | m |
| TWL | 0.258 | |
| Flow Area | 0.221 | m2 |
| Wetted Perimeter | 1.729 | m |
| Top Width | 1.401 | m |
| Composite Mannings N | 0.0500 | |
| Critical Depth | 0.160 | m |
| Critical Slope | 6.871 | % |
| Velocity | 0.363 | m/s |
| Velocity Head | 0.007 | m |
| D*V Product | 0.093 | m2/s |
| Froude | 0.292 | |
| Is Sub Critical | TRUE | |
| Min Rock Size | 0 | mm |

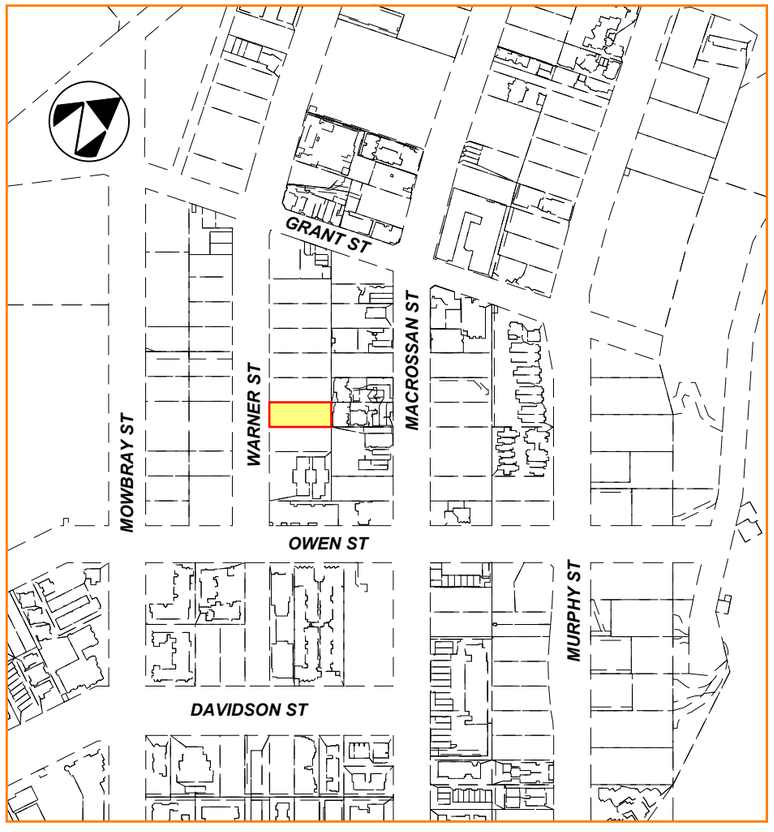
| Water Surface | |
|---|---|
| Chain | TWL |
| -0.001 | 0.258 |
| 1.4 | 0.258 |



# DESIGN DRAWINGS

# 36 WARNER STREET, PORT DOUGLAS
# CIVIL WORKS

## LOCALITY PLAN




## DRAWING INDEX

| DRAWING No. | DRAWING TITLE |
|---|---|
| 999-2301-01-DRG-0001 | LOCALITY PLAN, DRAWING INDEX AND PROJECT NOTES |
| 999-2301-01-DRG-0002 | EARTHWORKS AND DRAINAGE PLAN |
| 999-2301-01-DRG-0003 | EARTHWORKS AND DRAINAGE DETAILS |
| 999-2301-01-DRG-0004 | EARTHWORKS SECTIONS |
| 999-2301-01-DRG-0005 | DRAINAGE LONG SECTION |

## FNQROC STANDARD DRAWINGS

| DRAWING No. | DRAWING TITLE |
|---|---|
| S1000 - S1110 | ROADWORKS AND DRAINAGE |
| S2000 - S2025 | WATER |
| S3000 - S3015 | SEWERAGE |

## PROJECT NOTES

### GENERAL ARRANGEMENT

GENERAL

G1. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL SPECIFICATIONS S1 TO S8.

G2. CONTRACTOR TO PROVIDE PUBLIC NOTIFICATION/SIGNS (REFER FNQROC DEVELOPMENT MANUAL CP1.11).

G3. CLEARED VEGETATION SHALL BE MULCHED ON SITE BY THE CONTRACTOR.

EXISTING SERVICES

ES1. EXISTING SERVICES ARE PLOTTED FROM THE BEST INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY THE PRINCIPAL OR SUPERINTENDENT FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.

ES2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT POSITION OF ALL UNDERGROUND SERVICES IN THE PROPOSED WORKS AREA. METHODS FOR ACHIEVING THIS WILL INCLUDE BUT NOT BE LIMITED TO:-
- CAREFUL EXAMINATION OF THE CONTRACT DRAWINGS.
- CONSULTATION WITH THE RELEVANT SERVICE AUTHORITIES.
- COMPREHENSIVELY SCANNING THE AFFECTED AREAS WITH A CABLE DETECTOR AND MARKING ON THE GROUND THE POSITION OF ALL SERVICES.
- HAND EXCAVATING TO EXPOSE ALL SUCH SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS UNDER THE DIRECTION OF THE RELEVANT SERVICE AUTHORITY.

ES3. THE CONTRACTOR IS TO BRING TO THE SUPERINTENDENT'S ATTENTION ANY DISCREPANCIES BETWEEN THE EXISTING SERVICES THUS IDENTIFIED AND DOCUMENTED SERVICES WHICH MIGHT AFFECT THE PROPOSED WORKS. APPROPRIATE MEASURES TO RESOLVE ANY CONFLICTS WILL BE DOCUMENTED BY THE SUPERINTENDENT.

### STORMWATER DRAINAGE

D1. FOR STANDARD STORMWATER DRAINAGE DETAILS REFER FNQROC STD. DRGS. S1045-S1100 INCLUSIVE.

D2. PRIOR TO COMMENCEMENT OF PIPEWORK, THE CONTRACTOR IS TO CONFIRM THE INVERT LEVEL OF DOWNSTREAM DRAINAGE TO ENSURE THE STORMWATER SYSTEM CAN DRAIN SATISFACTORILY. REFER ANY DISCREPANCY TO THE SUPERINTENDENT.

D3. ALL STORMWATER PIPES SHALL BE EITHER REINFORCED CONCRETE PIPE (RCP) OR POLYPROPOLENE (PP). RCP PIPES SHALL BE CLASS 2 FJ UNLESS NOTED OTHERWISE. PP PIPES SHALL BE BLACKMAX OR STORMPRO. REFER DRG-0005 FOR PP BEDDING DETAILS. CONCRETE PIPES BELOW RL 1.80 ARE TO HAVE SALTWATER COVER TO REINFORCEMENT.

D4. WHERE ANY PART OF THE STORMWATER PIT IS BELOW RL 1.80 THE CONCRETE GRADE AND COVER TO REINFORCEMENT SHALL BE IN ACCORDANCE WITH FNQROC REQUIREMENTS.

D5. ALL POLY PITS TO BE ACO 600x600mm WITH GALV. GRATE OR APPROVED EQUIVALENT.

### SURVEY AND SETOUT

SS1. SURVEY, DATUM, LEVELS & SERVICES HAVE BEEN DERIVED FROM RPS CAD FILE "AU008572-1 A Detail Lot 416 Warner St layout" DATED 10/03/2023.

MERIDIAN: IS260153
ORIGON OF COORDS: 99100 Screw in kerb, E 336081.854, 8177019.621
VERTICAL DATUM: AHD via PM500028 (RL: 4.241)

SS2. DIGITAL CAD FILES OF THE CIVIL WORKS WILL BE PROVIDED FOR SETOUT PURPOSES.

| Rev | Date | Revision Notes |
|---|---|---|
| C | 13.11.25 | IR ISSUE |
| B | 22.05.25 | DWELLINGS REVISED AND DRAINAGE CHANGED TO SUIT |
| A | 24.08.23 | INITIAL ISSUE |

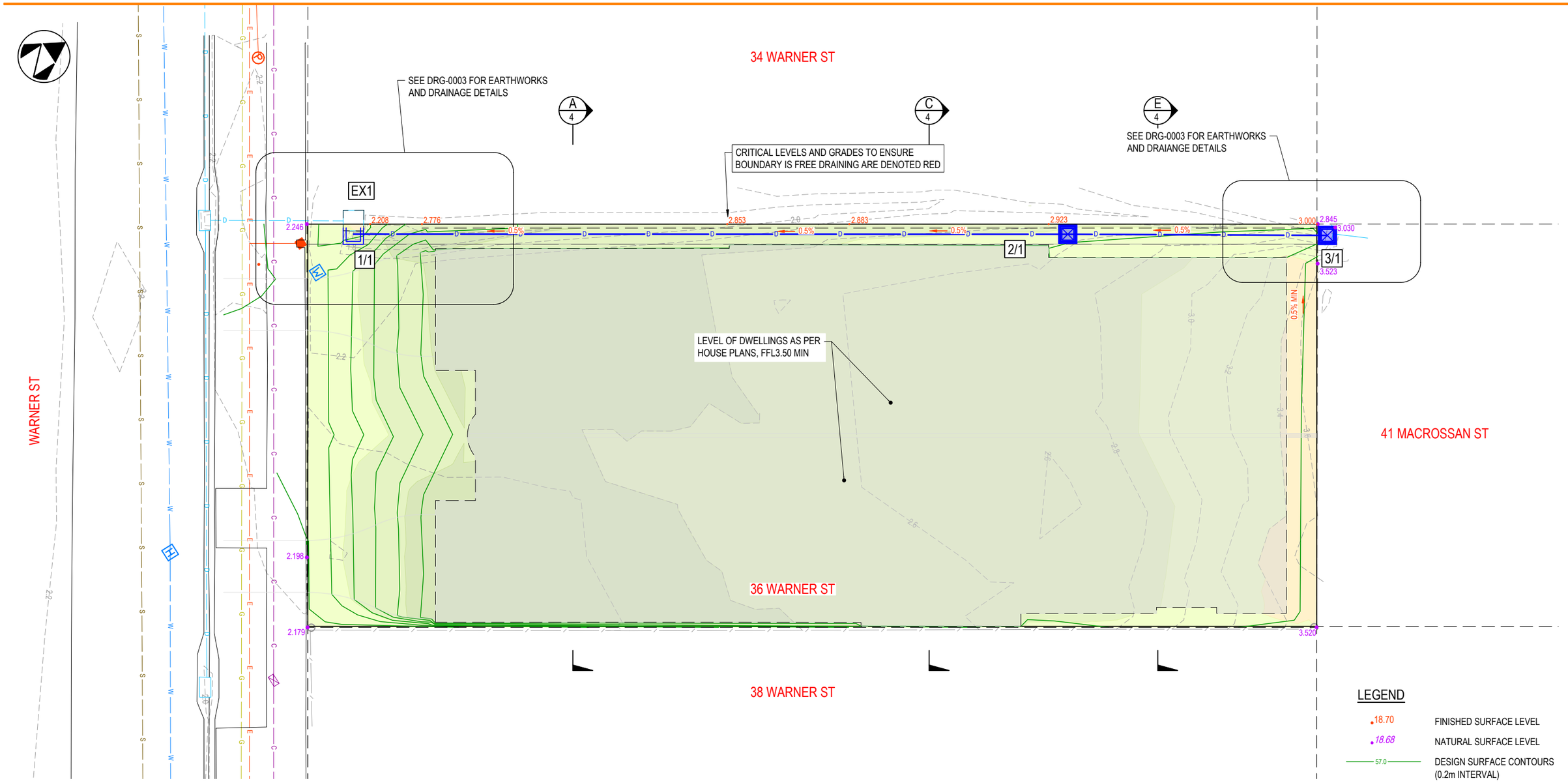
NEON CONSULTING

ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS

LOCALITY PLAN, DRAWING INDEX AND PROJECT NOTES

| Drawn | Design | Check'd | Appro'd | RPEQ: 23102 | A3 Full Size (Scale as shown) | |
|---|---|---|---|---|---|---|
| PAM | PAM | CJC | CJC | C.J.CAPLICK | 24.08.23 | 999-2301-01-DRG-0001 C |




## LEGEND

- 18.70 — FINISHED SURFACE LEVEL
- 18.68 — NATURAL SURFACE LEVEL
- 57.0 — DESIGN SURFACE CONTOURS (0.2m INTERVAL)
- 57.0 — EXISTING SURFACE CONTOURS (0.5m INTERVAL)
- D — EXISTING STORMWATER
- S — EXISTING SEWER
- W — EXISTING WATER
- C — EXISTING COMMS
- E — EXISTING ELECTRICAL
- G — EXISTING GAS
- RETAINING WALL
- EASEMENT BOUNDARY
- D — STORMWATER DRAINAGE PIPE
- 2/1 — LINE NUMBER / STRUCTURE No.
- EVERHARD SERIES 600 STORMWATER PIT AND GRATE

## LEGEND - DEPTH OF EARTHWORKS

| DEPTH OF CUT | | DEPTH OF FILL |
|---|---|---|
| | LESS THAN 0.5m | |
| | 0.5m TO 1.0m | |
| | 1.0m TO 1.5m | |
| | 1.5m TO 2.0m | |

NOTE: DEPTHS ARE MEASURED BETWEEN EXISTING AND FINISHED SURFACES

| Rev | Date | Revision Notes |
|---|---|---|
| C | 13.11.25 | IR ISSUE |
| B | 22.05.25 | DWELLINGS REVISED AND DRAINAGE CHANGED TO SUIT |
| A | 24.08.23 | INITIAL ISSUE |

1:1000 0 10 20 30 40

NEON CONSULTING

ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS

EARTHWORKS AND DRAINAGE PLAN

| Drawn | Design | Check'd | Apprv'd | RPEQ: 25102 | A3 Full Size (Scale as shown) | |
|---|---|---|---|---|---|---|
| PAM | PAM | CJC | CJC | C.J.CAPLICK | 24.08.23 | 999-2301-01-DRG-0002 C |

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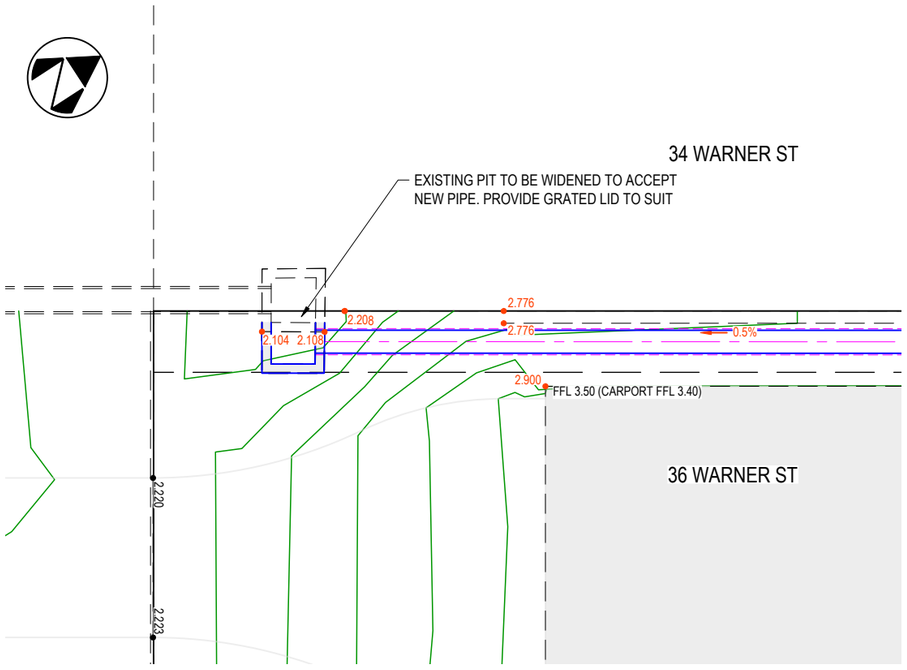
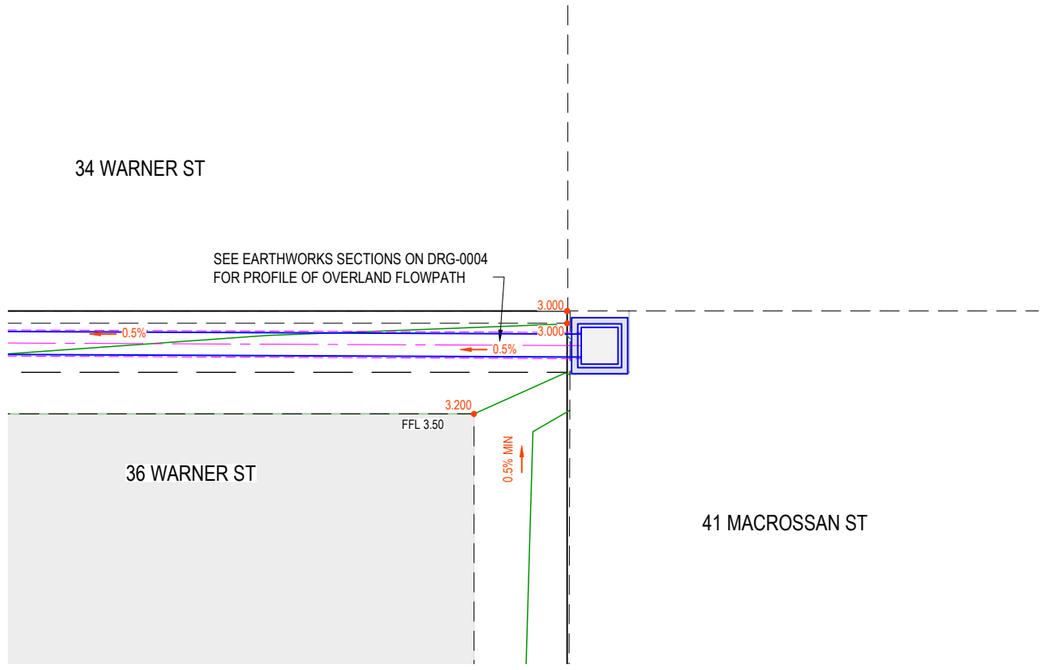
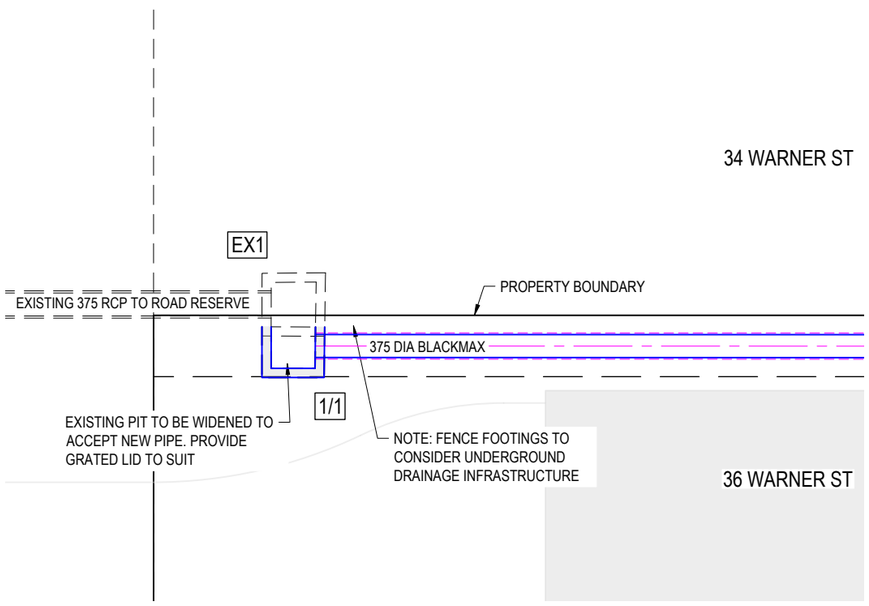


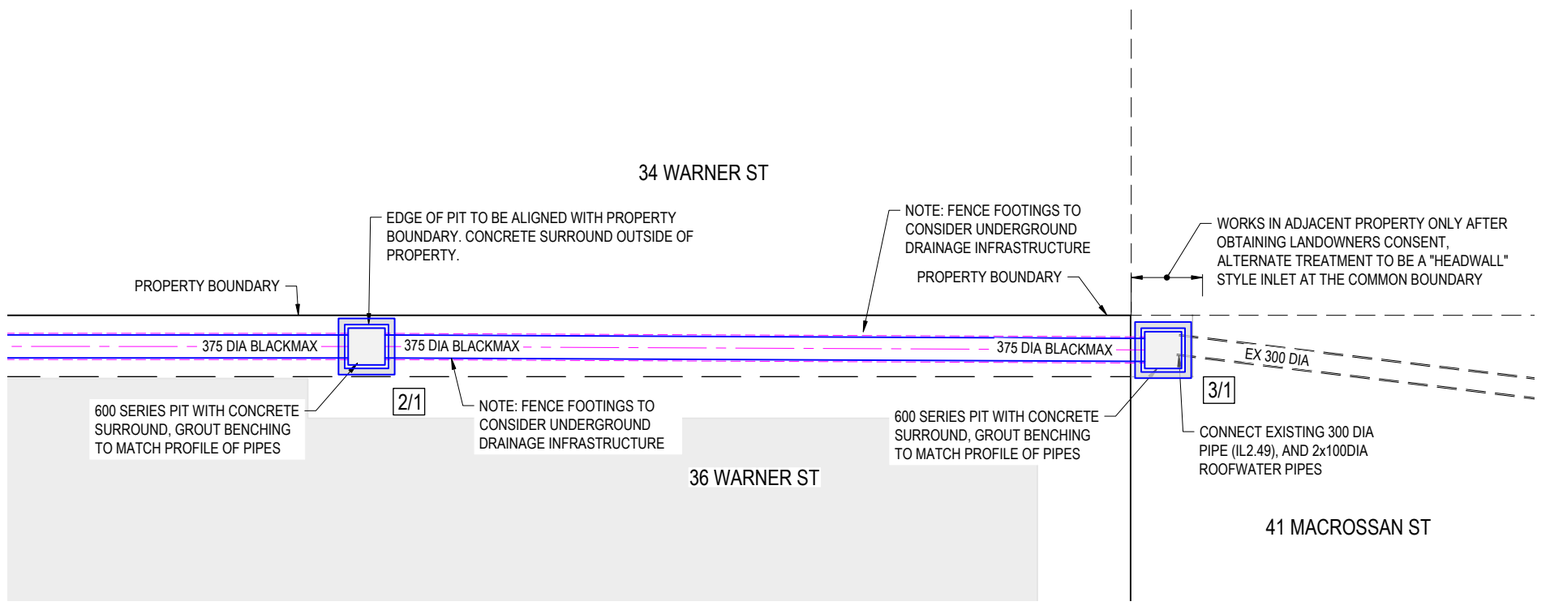

DETAIL - FINISHED SURFACE LEVELS




DETAIL - FINISHED SURFACE LEVELS




DETAIL - DRAINAGE WORKS




DETAIL - DRAINAGE WORKS

| Rev | Date | Revision Notes |
|---|---|---|
| C | 13.11.25 | IR ISSUE |
| B | 22.05.25 | DWELLINGS REVISED AND DRAINAGE CHANGED TO SUIT |
| A | 24.08.23 | INITIAL ISSUE |

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NEON CONSULTING

ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS

EARTHWORKS AND DRAINAGE DETAILS

| Drawn | Design | Check'd | Appv'd | RPEQ: 25102 | A3 Full Size (Scale as shown) | |
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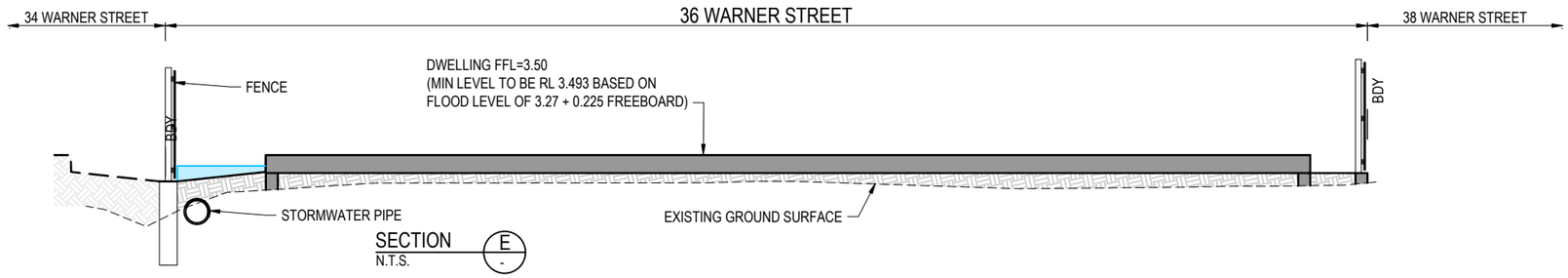
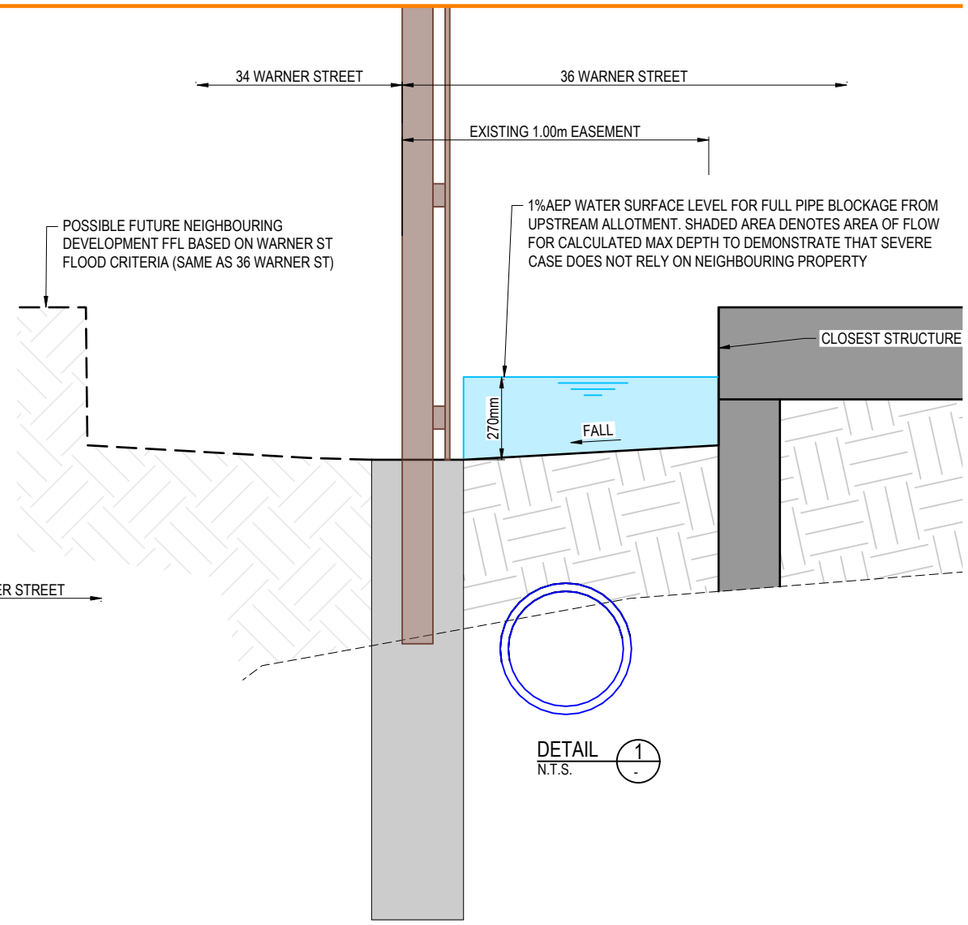



SECTION E
N.T.S.

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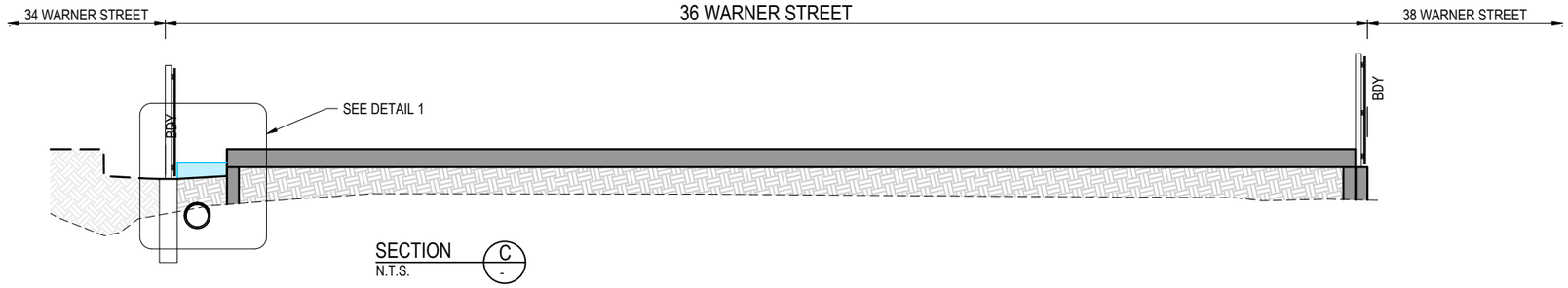
N.T.S.

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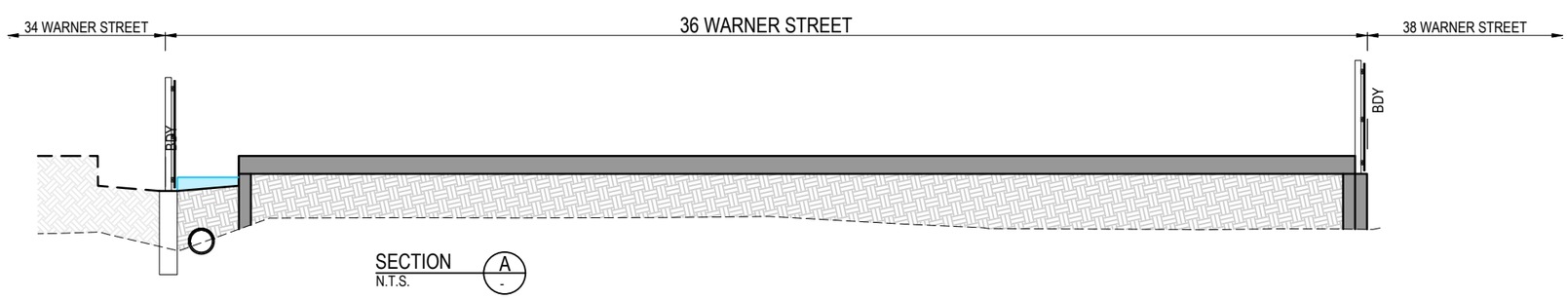


SECTION A
N.T.S.

| Rev | Date | Revision Notes |
|---|---|---|
| C | 13.11.25 | IR ISSUE |
| B | 22.05.25 | DWELLINGS REVISED AND DRAINAGE CHANGED TO SUIT |
| A | 24.08.23 | INITIAL ISSUE |

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NEON CONSULTING

ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS

EARTHWORKS SECTIONS

| Drawn | Design | Check'd | Apprv'd | RPEQ: 25102 | A3 Full Size (Scale as shown) | |
|---|---|---|---|---|---|---|
| PAM | PAM | CJC | CJC | C.J.CAPLICK | 24.08.23 | 999-2301-01-DRG-0004 C |

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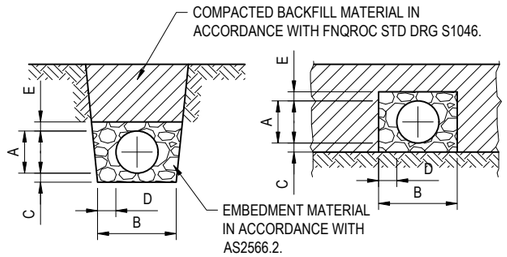
## POLYPROPYLENE PIPE BEDDING DIMENSIONS

| DN | DIMENSIONS (mm) | | | | |
|---|---|---|---|---|---|
| | A | B | C | D | E |
| 375 | 428 | 830 | 100 | 200 | 150 |

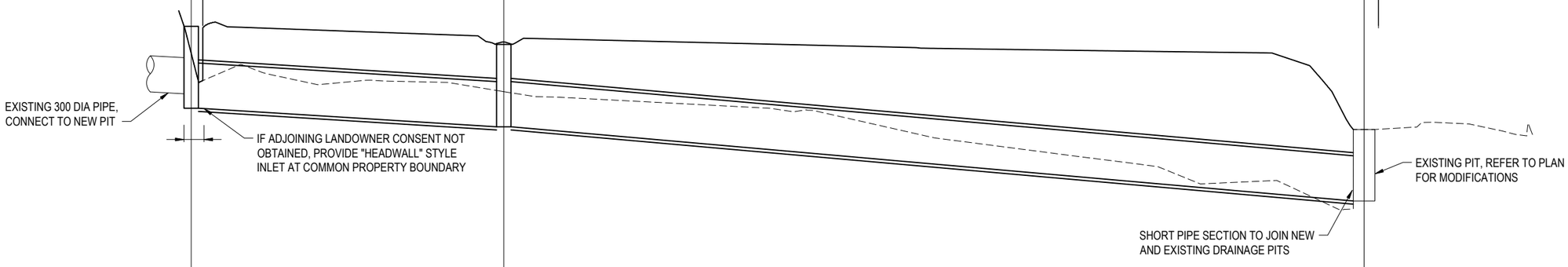



BLACKMAX PIPE BEDDING DETAILS

N.T.S.

| | 3/1 | 2/1 | 1/1 |
|---|---|---|---|
| STRUCTURE NAME | | | |
| STRUCTURE DESCRIPTION | FIELD INLET PIT; 600 x 600 mm GRATE | FIELD INLET PIT; 600 x 600 mm GRATE | MODIFY EXISTING PIT TO SUIT |

41 MACROSSAN ST | 36 WARNER STREET | 34 WARNER STREET




| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PIPE SIZE (mm) | | 375 | | | 375 | | | | |
| PIPE CLASS | | BlackMAX | | | BlackMAX | | | | |
| PIPE GRADE (%) | | 1.18% | | | 1.72% | | | | |
| PIPE SLOPE (1 in X) | | 84.42 | | | 58.04 | | | | |
| DATUM RL | 0.0 | | | | | | | | |
| DEPTH TO INVERT | | 0.456 | | 0.704 | 0.704 | | | 0.594 | 0.594 |
| INVERT LEVEL OF DRAIN | | 2.370 | | 2.216 | 2.216 | | | 1.600 | 1.600 |
| DESIGN SURFACE LEVEL | 2.826 | | | 2.900 | | | | 2.194 | |
| CHAINAGE | 0.000 | 12.992 | | 12.992 | 35.761 | | | 48.753 | |

LINE 1

| Rev | Date | Revision Notes |
|---|---|---|
| C | 13.11.25 | IR ISSUE |
| B | 22.05.25 | DWELLINGS REVISED AND DRAINAGE CHANGED TO SUIT |
| A | 24.08.23 | INITIAL ISSUE |

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NEON CONSULTING

ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS

DRAINAGE LONG SECTION

| Drawn | Design | Check'd | Appv'd | RPEQ: 25102 | A3 Full Size (Scale as shown) |
|---|---|---|---|---|---|
| PAM | PAM | CJC | CJC | C.J.CAPLICK | 24.08.23 |

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# STORM TIDE INUNDATION REPORT

# Search for a Property



## Storm Tide Inundation Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the nominated land parcel.

For more information refer to the JB Pacific Storm Tide Inundation Methodology Study This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

A separate Council Planning Scheme Property Report tool is available for information relating to Council's 2018 Planning Scheme.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect land.

### JB Pacific Storm Tide Inundation Methodology Study

The purpose of the Douglas Shire Storm Tide Inundation Methodologies Study was to review and analyse different methodologies, identify a best practise model for the Shire's coastal urban areas, run this preferred best practise model and calculate the minimum heights for the 1% AEP (Annual Exceedance Probability) storm tide inundation for the year 2100 having regard to a 0.8m sea level rise for urban coastal properties.

Excerpt from the JB Pacific Storm Tide Inundation Methodology Report -

#### Storm Tide Inundation

*The Douglas Shire coastline experiences a range of hydrodynamic, waves, and morphologic processes that are linked through dependant and independent variables. This includes the underlying astronomical tide, the passage of local storms and cyclones, the interaction of storm surges along the open coastline, the local wave climate, any sheltering provided by nearshore reefs, and the role of nearshore and dune vegetation. A range of these coastal processes are shown in Figure 2-1.*

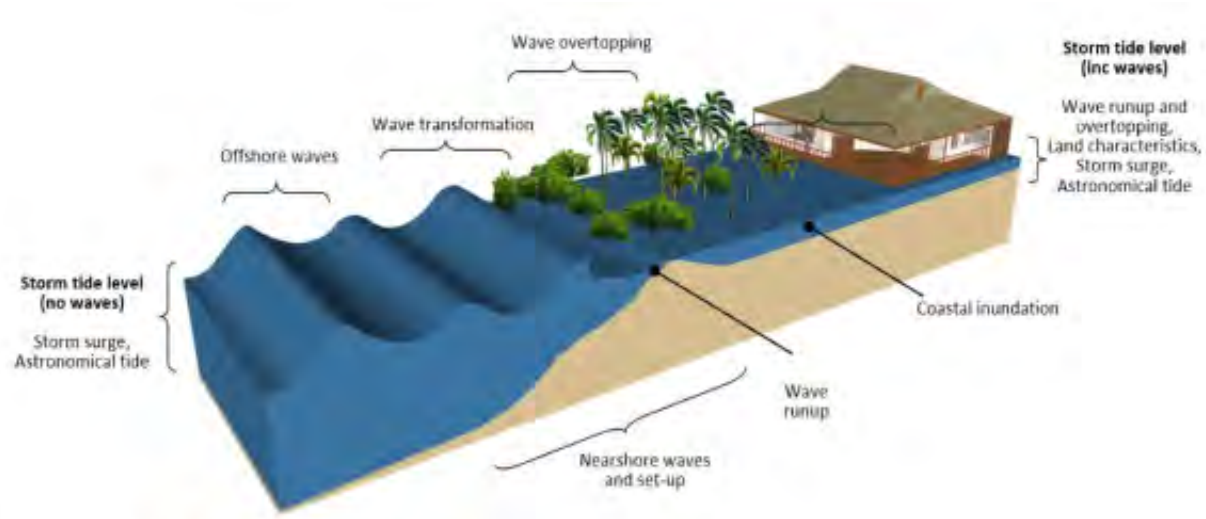



Figure 2-1: Drivers of coastal risk

Importantly storm tide inundation can be from the overtopping at the foreshore as well as wave runup through estuaries and inundate from "behind" a locality. Check out the animation of this activity through the local estuaries in the animation on Council's website.

#### Future Year 2100 Projected Levels

On 2 July 2017 the Planning Act 2016 came into effect as part of the Queensland Government's commitment to delivering planning reform across the State and the State Planning Policies reinstating the need to consider the 1% AEP (Average Exceedance Probability) Storm Tide Inundation level for the year 2100 with a 0.8m sea level rise. The 1% AEP is referred to as the one in one hundred year event. The 1%AEP is the minimum we need to consider and plan for.

#### Freeboard

There are numerous variants that can affect the modelled levels. To account for the differences in these variants a "freeboard" is applied. For the JB Pacific Storm Tide Inundation Methodology Study these differences have been considered within a nominal 0.5m freeboard level. Minimum levels for habitable rooms need to consider the Finished Floor Level (FFL) being the 1%AEP level plus the 0.5m freeboard. This value is a measurement at AHD (Australian Height Datum).

#### AHD Levels

A Licensed Surveyor should be engaged to determine the accurate AHD for a property. Contours and levels identified through Queensland Globe are estimated from LIDAR calculations and may not be 100% accurate.

## Property Information

Property Address
36 Warner Street PORT DOUGLAS
Lot Plan
( - $m^2$)

Jump to
Storm Tide Inundation Study
Property Information
Storm Tide Information
Storm Tide Range Overview
Storm Tide Range Detailed
Construction Level

Selected Property | Easements | Property

## Storm Tide Inundation Property Information

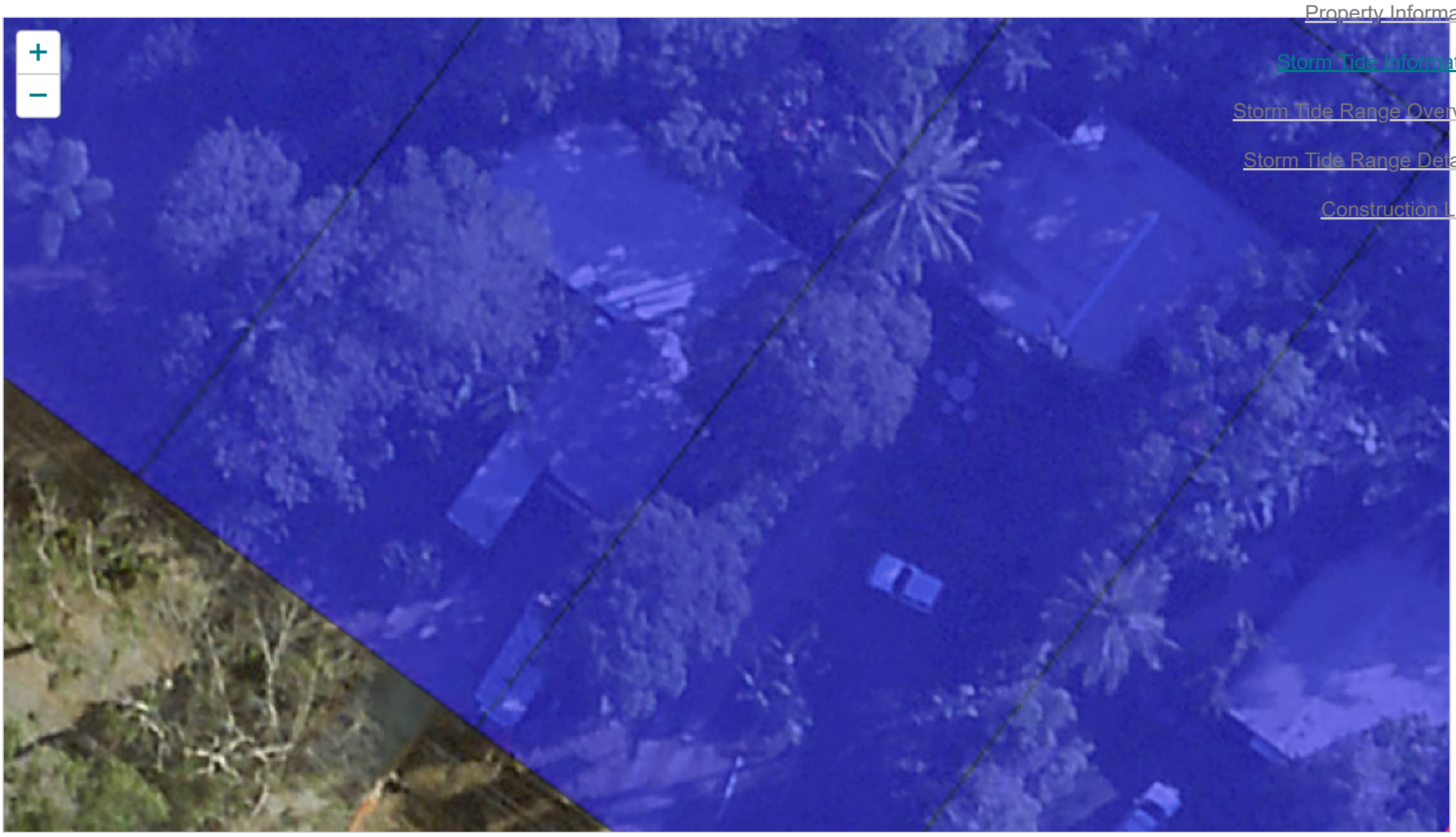
The information below provides details of the projected Future Year 2100 Storm Tide Inundation Level that considers a Sea Level Rise of 0.8m AHD

Selected Property

Affected by the 1 % AEP Event for the year 2100

## JBPacific summary Information

Jump to
Storm Tide Inundation Study
Property Information
Storm Tide Information
Storm Tide Range Overview
Storm Tide Range Detailed
Construction Level



Selected Property

**StormTide Levels Overview**

3 to 4 | 2 to 3 | 1 to 2 | 0.1 to 1 | 0 to 0

## Storm Tide Range Detailed

**StormTide Levels Detailed**

Selected Property | Below 0.33000 | 2.16968 | 2.32640 | 2.47331 | 2.76642 | 2.91969 | 3.18777 and above

## The Level for Construction – for Storm Tide Inundation Considerations

The lot is affected by storm tide inundation for the Year 2100, 1 in 100 (1% AEP) event. The 1% AEP for the year 2100 (including a Sea Level Rise of 0.8m) is at **2.993** (without freeboard).The Freeboard for the Study is 0.5m and is applied to determine Finished Floor Level for habitable rooms.

### Finished Floor Level

**The total required Finished Floor Level for habitable rooms is 3.493 m AHD**

Note - Finished floor level is usually 225mm above the pad level.

Jump to
Storm Tide Inundation Study
Property Information
Storm Tide Information
Storm Tide Range Overview
Storm Tide Range Detailed
Construction Level

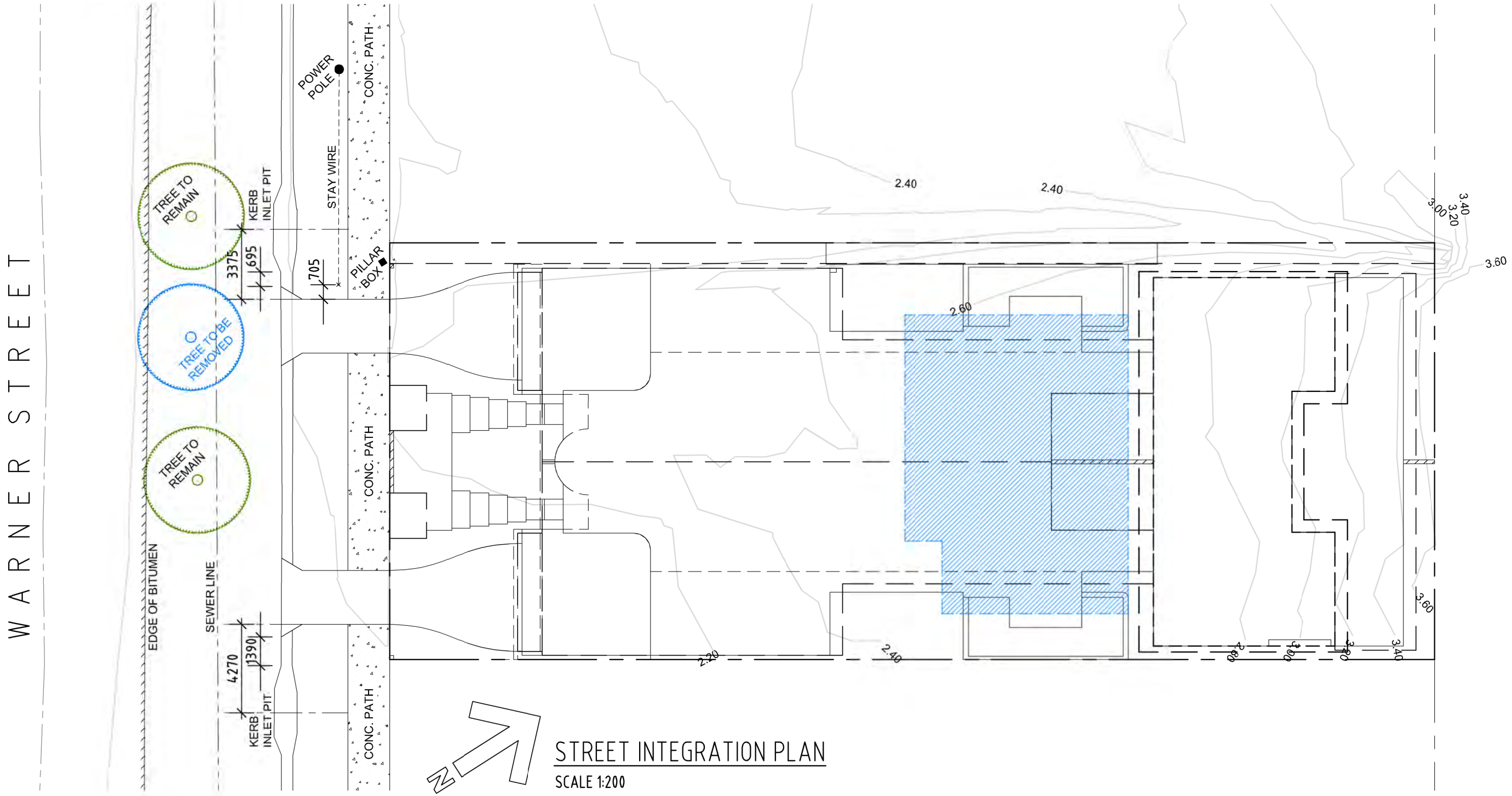
## Disclaimer

The maps show the estimated areas of inundation for the 1% AEP projected for the year 2100 having regard to a sea level rise of 0.8m. The report nominates required minimum habitable room minimum finished floor level. This minimum level is determined from the best data to date held by Council. This storm tide inundation flood level, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels. Storm tide Inundation analysis is based on comprehensive computer modelling calibrated against actual storm tides. The website provides locations, street names, aerial photography and available storm tide inundation data for the Shire areas that were included in the JB Pacific Storm Tide Inundation Methodologies Study. This property reporting tool is not a substitute for a detailed Coastal Engineering analysis of a property and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

# ATTACHMENT 2

Amended Plan Set

# PRELIMINARY




## STREET INTEGRATION PLAN

SCALE 1:200

**LOT 416 on PTD2091**
**1012m²**

**DIMENSION NOTE:**
**ALL DIMENSIONS PERTAINING TO EXISTING INFRASTRUCTURE SHOWN APPROX.**

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**STREET INTEGRATION PLAN**

DATE: COORDINATION ISSUE P25 - 09/10/25

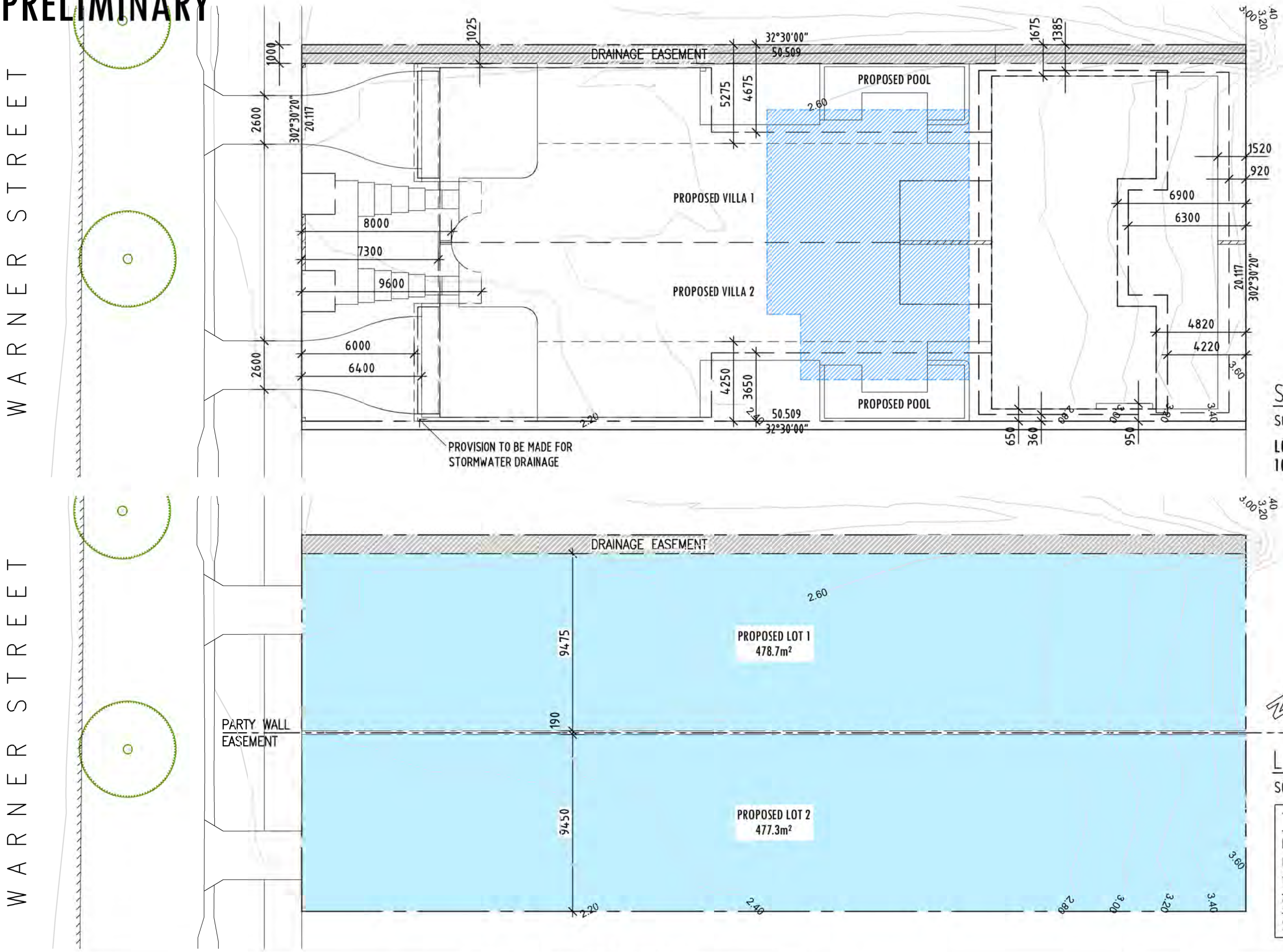
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: **WD0**

# PRELIMINARY




## EARTHWORKS NOTES

1. ALL EARTHWORKS TO COMPLY WITH A.S.3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS.
2. DRAIN ALL SURFACE WATER AWAY FROM RESIDENCE DURING & AFTER CONSTRUCTION TO COMPLY WITH A.S.2870.1 RESIDENTIAL SLABS & FOOTINGS.
3. DIRECT ALL SURFACE WATER AWAY FROM ADJOINING BOUNDARIES & NEW BUILDING.
4. RE-VEGETATE ALL BATTERS BY OWNERS AGENT ON COMPLETION OF SITE WORKS. CUT BATTER AT 1:1 MAX. FILL BATTER AT 1:2.

## STORM WATER NOTES

1. DOWNPIPES TO DISCHARGE TO COUNCIL APPROVED LOCATION.
2. ENSURE STORMWATER RUNOFF IS DIRECTED AWAY FROM RESIDENCE AND ADJOINING PROPERTIES.
3. DOWNPIPE LOCATIONS TO VERIFIED ON SITE BY LICENSED PLUMBER IN ACCORDANCE WITH NCC & AUST. STANDARDS.

## SITE PLAN

SCALE 1:200

**LOT 416 on PTD2091**
**1012m²**

## TERMITE CONTROL NOTES

PROVIDE TERMITE CONTROL SYSTEM IN ACCORDANCE WITH A.A.3600.1 & 3660.1.

CONC. SLAB TO HAVE TERMITE COLLARS TO ALL PENETRATIONS OR ALL STRUCTURAL TIMBER TO BE OF TERMITE RESISTANT GRADE OR BE TREATED FOR TERMITE RESISTANCE.

## LOT PLAN

SCALE 1:200

| TOTAL FLOOR AREAS | |
|---|---|
| LOWER | 670m² |
| UPPER | 142m² |
| TOTAL FLOORS | 812m² |
| SITE AREA | 1016m² |
| SITE COVERAGE | 80% |

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**SITE PLANS**

DATE: TENDER ISSUE P26 – 29/10/25

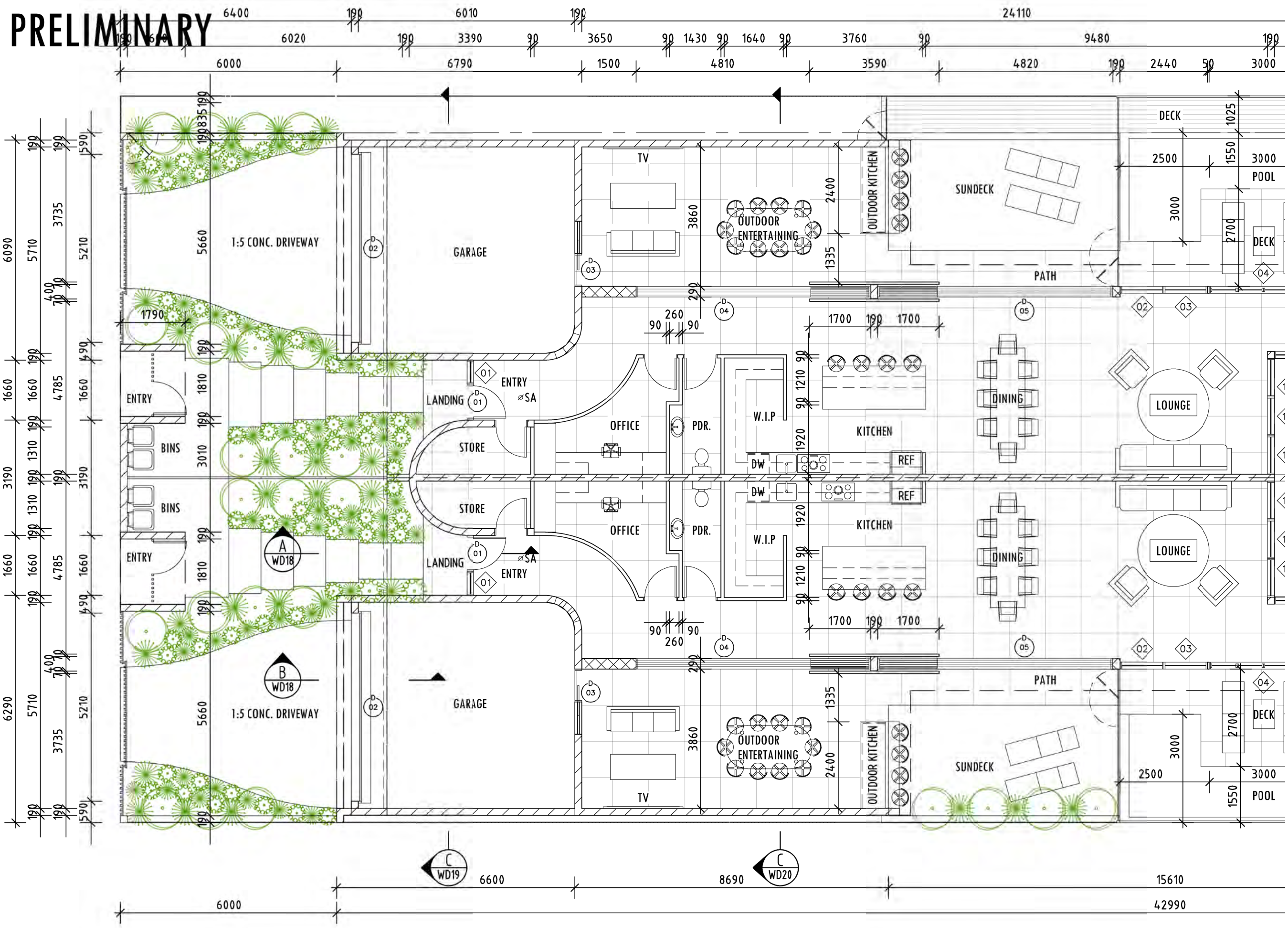
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

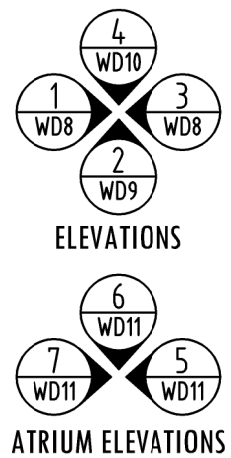
SHEET No: **WD1**

PRELIMINARY




WALL LEGEND

- 190 C.M.B WALL
- 290 C.M.B WALL
- 90mm TIMBER STUD WALL




ELEVATIONS

ATRIUM ELEVATIONS

# PART LOWER FLOOR PLAN - LIVING QUARTERS

SCALE 1:100

PROPOSED VILLAS at:
36 WARNER ST, PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
PART LOWER FLOOR PLAN - LIVING QUARTERS

DATE: TENDER ISSUE P26 - 29/10/25

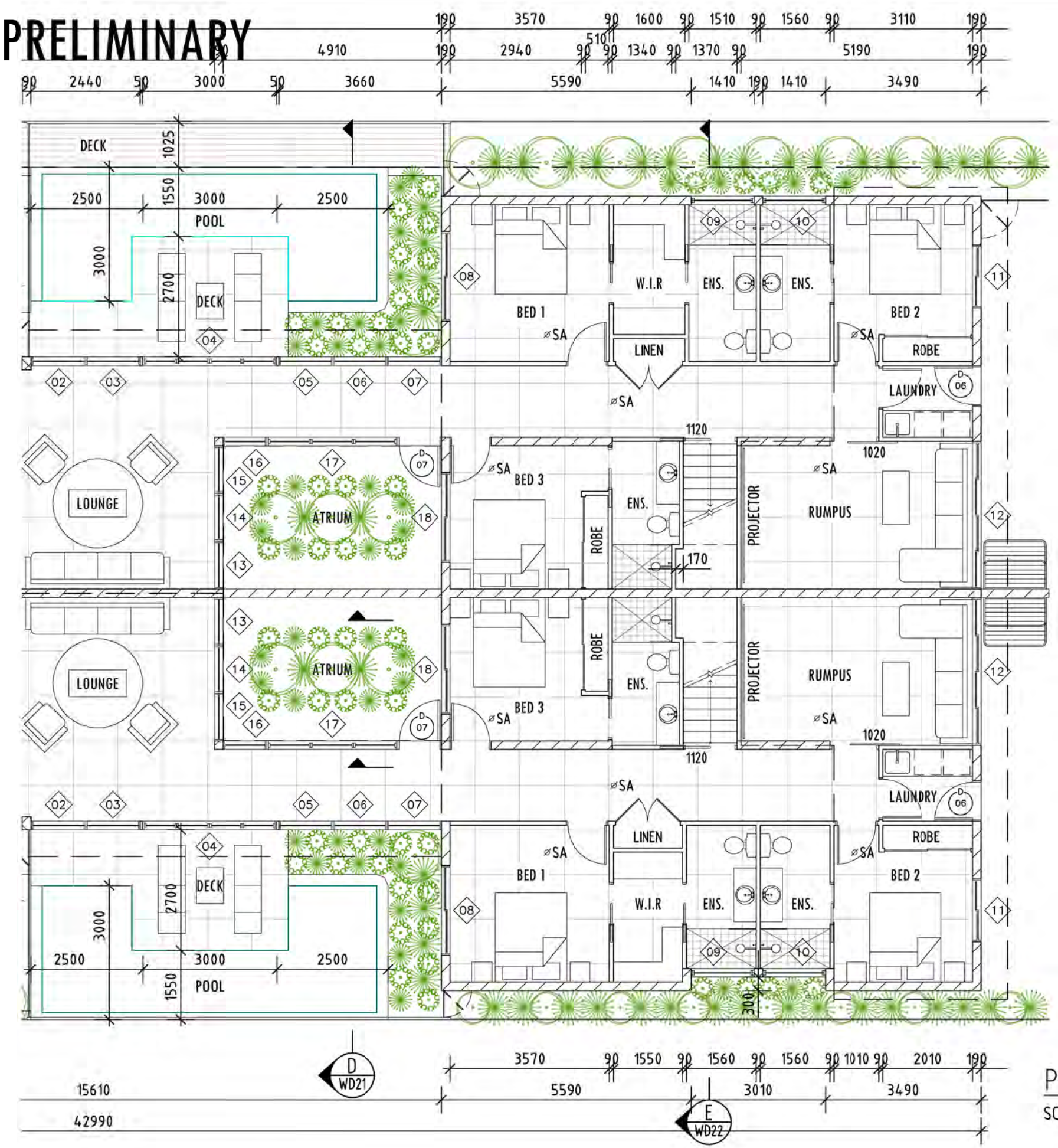
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

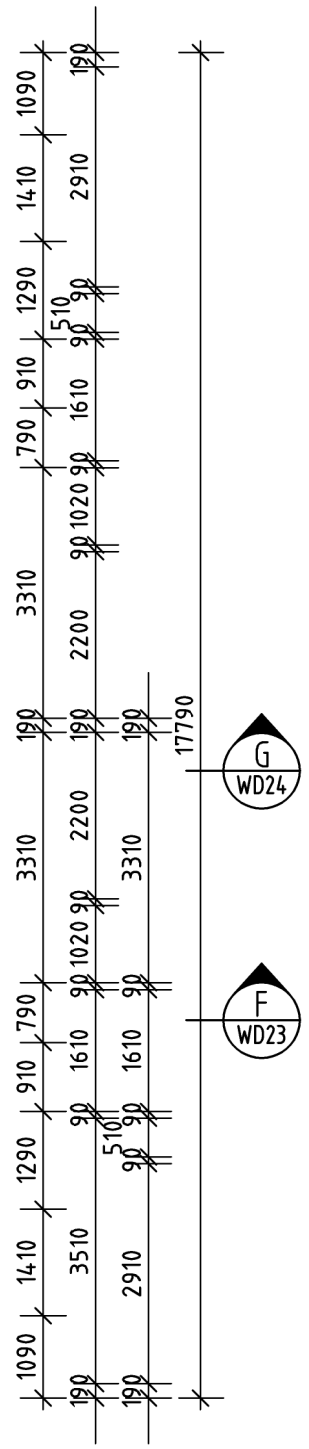
SHEET No: WD2

# PRELIMINARY




POOL FENCING NOTE

PROPOSED POOL FENCE TO COMPLY WITH QDC MP 3.4 & AS1926.2007



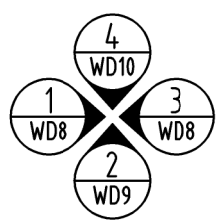

WALL LEGEND

- 190 C.M.B WALL
- 290 C.M.B WALL
- 90mm TIMBER STUD WALL

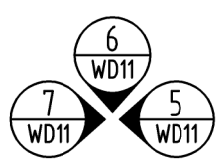
| AREAS (PER VILLA, APPROX.) | |
|---|---|
| LIVING/SLEEPING | 228m² |
| GARAGE | 39m² |
| OUTDOOR ENT. | 34m² |
| ATRIUM | 16m² |
| POOL DECK | 9m² |
| PATH | 9m² |
| TOTAL LOWER | 335m² |

## SITE PREPARATION NOTES

1. SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOP SOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS
2. PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDING INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC. WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RE-COMPACTED.
3. IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUB-GRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 95% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS1289 TESTS 5.3.1 & 5.5.1). SUB-GRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
4. ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS. UNDER LEVEL 3 SUPERVISION (AS3798-1990 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS) TO THE MAX DRY DENSITY RATIO OF 98% SRDD (EXPRESSED AS % OF MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE).
5. ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%. SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.
6. FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT MORE THAN 2H:1V. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION.
7. CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES.




ELEVATIONS




ATRIUM ELEVATIONS

## PART LOWER FLOOR PLAN - SLEEPING QUARTERS

SCALE 1:100

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**PART LOWER FLOOR PLAN - SLEEPING QUARTERS**

DATE: TENDER ISSUE P26 - 29/10/25

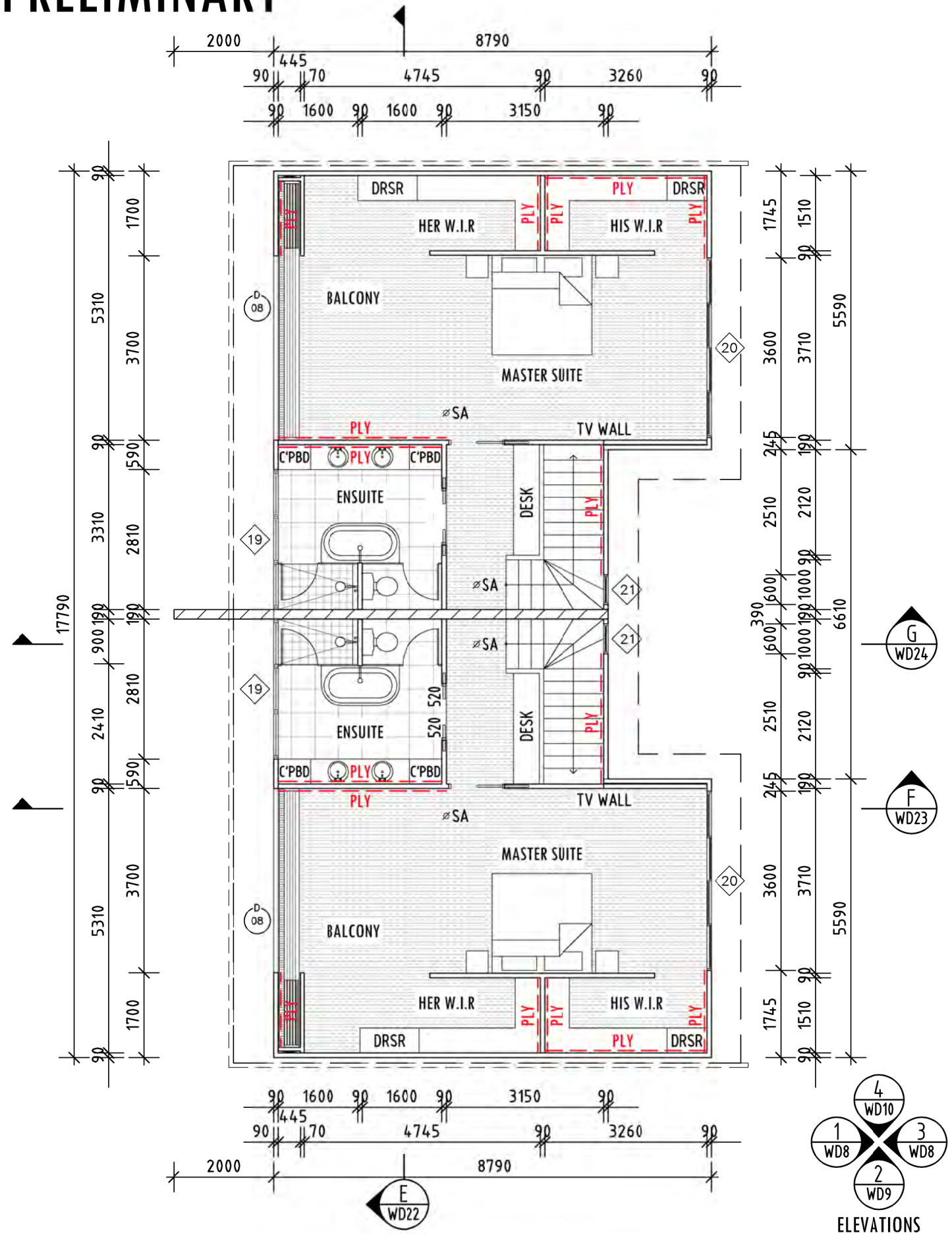
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: **WD3**

# PRELIMINARY




ELEVATIONS

## WALL LEGEND

190 C.M.B WALL

90mm TIMBER STUD WALL

**AREA** (PER VILLA)

TOTAL UPPER 71m²

## UPPER FLOOR PLAN

SCALE 1:100

## GENERAL NOTES

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL CONSTRUCTION & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AUST. STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL COUNCIL REQUIREMENTS.

ALL SPECIFIED & GENERIC BUILDING PRODUCTS & COMPONENTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & PROJECT DOCUMENTATION.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011. THE WORK HEALTH & SAFETY REGULATION 2011, AND RELEVANT CODES OF PRACTICE THEREIN.

WORKERS ARE TO DETERMINE SAFE MANUAL & MECHANICAL HANDLING , LIFTING & INSTALLATION OF ARCHITECTURAL FIXTURES & COMPONENTS WHILE FOLLOWING WHS INSTRUCTIONS ON MANUFACTURER'S DOCUMENTATION.

## SMOKE ALARMS (SA) NOTE

I) BE PHOTOELECTRIC (AS 3786–2014); AND
II) NOT ALSO CONTAIN AN IONISATION SENSOR; AND
III) BE HARDWIRED TO THE MAINS POWER SUPPLY WITH A SECONDARY POWER SOURCE (I.E. BATTERY); AND
IV) BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER.
SMOKE ALARMS MUST BE INSTALLED ON EACH STOREY:
I) IN EACH BEDROOM; AND
II) IN HALLWAYS WHICH CONNECT BEDROOMS AND THE REST OF THE DWELLING; OR
III) IF THERE IS NO HALLWAY, BETWEEN THE BEDROOMS AND OTHER PARTS OF THE STOREY; AND
IV) IF THERE ARE NO BEDROOMS ON A STOREY AT LEAST ONE SMOKE ALARM MUST BE INSTALLED IN THE MOST LIKELY PATH OF TRAVEL TO EXIT THE DWELLING.

## WET AREA NOTE

WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH PART 10.2 OF THE ABCB HOUSING PROVISIONS.

## LIVABLE HOUSE DESIGN STANDARD 2022 v1.3

PART 1
STEP FREE ACCESS PATHS PROVIDED VIA GARAGE WITH 1:10 STEP RAMP AT ACCESS DOORS.
PART 2
ENTRY DOOR FROM GARAGES PROVIDE 820 MINIMUM CLEAR OPENING, AND ARE PROVIDED WITH A 1200 MINIMUM LANDINGS.
PART 3
ALL INTERNAL DOORS 870 LEAF U.N.O, PROVIDING 820 MINIMUM CLEAR OPENINGS WITH LEVEL THRESHOLDS. CORRIDORS PROVIDES 1600 MINIMUM CLEAR WIDTH.
PART 4
SANITARY COMPARTMENTS WITH <1200 MINIMUM CIRCULATION PROVIDED IN POWDER ROOM IN LIVING QUARTERS
PART 5
HOBLESS SHOWERS TO BE PROVIDED THROUGHOUT.
PART 6
REINFORCEMENT (NOGGINGS & STRUCTURAL PLY BRACING) TO BE PROVIDED TO POWDER ROOMS IN LIVING QUARTERS & SHOWERS IN BED 3 ENSUITES (MINIMUM).

## REQUIREMENTS FOR SUSTAINABLE BUILDINGS

### ACCEPTABLE SOLUTIONS:

TAPWARE:
SHOWER ROSES TO BE AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2004 OR
A 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS).

MINIMUM 3 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING FOR TAPS SERVING:
LAUNDRY TUBS, KITCHEN SINKS AND BASINS

WATER SUPPLY:
IN A SERVICE AREA FOR RETAIL WATER SERVICE UNDER THE WATER ACT 2000, THE WATER SUPPLIED TO A NEW CLASS 1 BUILDING DOES NOT EXCEED PRESSURE LEVELS SET OUT IN AS/NZ 3550.1:2003 AND IF THE MAIN WATER PRESSURE EXCEEDS OR COULD EXCEED 500 Kpa, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT THE OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500 Kpa.

VOLUME OF WATER USED IN TOILET:
TOILET CISTERNS TO HAVE DUAL FLUSH CAPABILITY AND HAVE A MINIMUM 4 STAR WATER LABELLING AND STANDARDS RATING.

ENERGY EFFICIENT LIGHTING:
A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

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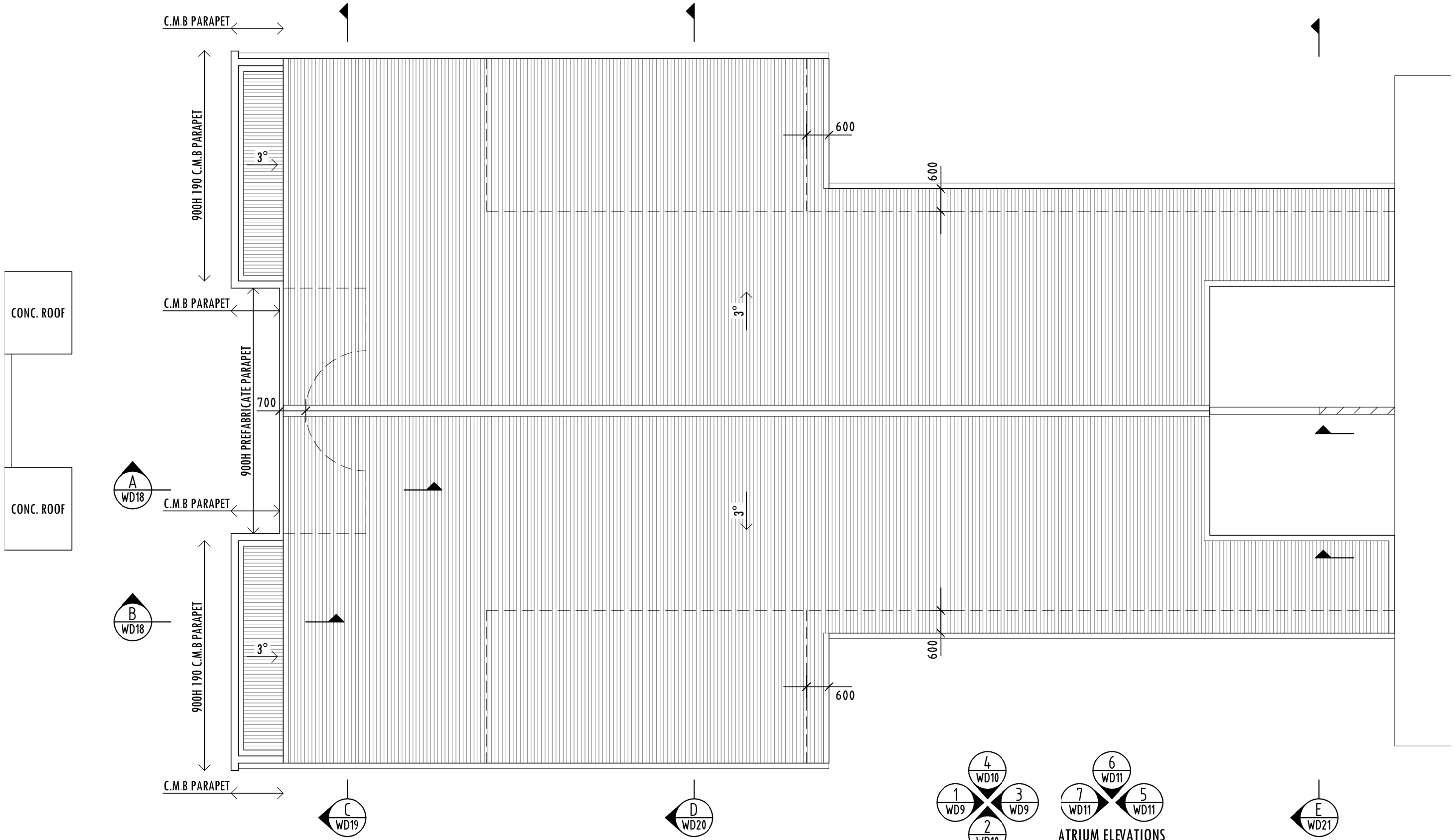
TITLE: **UPPER FLOOR PLAN**

DATE: TENDER ISSUE P26 – 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: **WD4**

# PRELIMINARY




## PART ROOF PLAN - LIVING QUARTERS

SCALE 1:100

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**PART LOWER ROOF PLAN - LIVING QUARTERS**

DATE: TENDER ISSUE P26 - 29/10/25

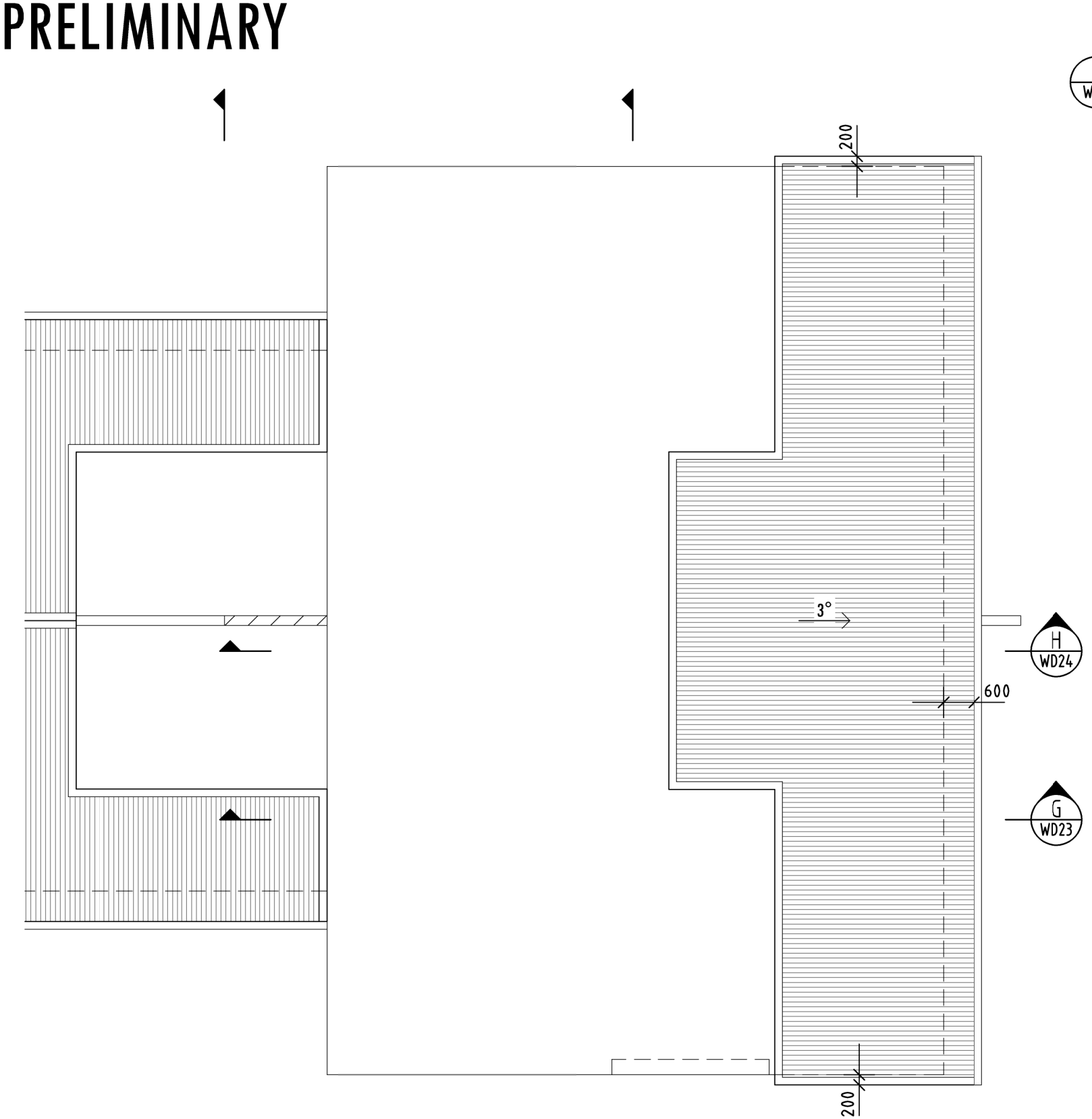
SCALE: AS SHOWN @ A3

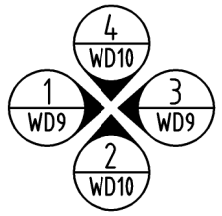
JOB No: 2444

WIND CLASS: C2

SHEET No: **WD5**

PRELIMINARY

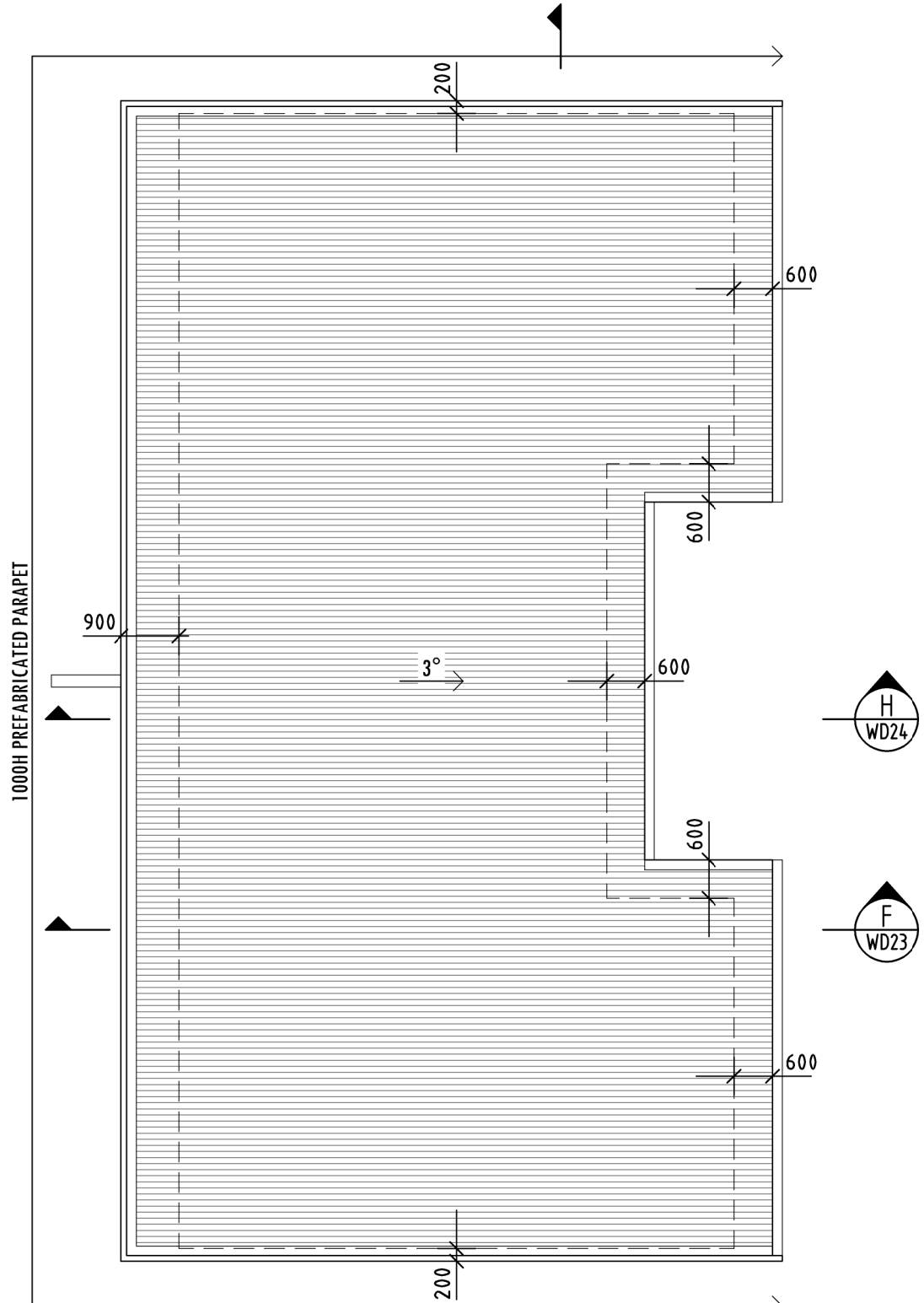



ELEVATIONS

PART ROOF PLAN - SLEEPING QUARTERS

SCALE 1:100




UPPER ROOF PLAN

SCALE 1:100

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
PART LOWER ROOF PLAN &
UPPER ROOF PLAN

DATE: TENDER ISSUE
P26 - 29/10/25

SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: WD6

PRELIMINARY

## C.M.B. WALL REINFORCEMENT NOTES

1. PROVIDE HORIZONTAL WALL REINF. - N12 AT 600 CRS, 500 MIN. LAPS.
2. U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH N12 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND AT 800 MAX. CRS BETWEEN.
3. PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.
4. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINF. WITH 1N12, EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING.
5. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW SUSPENDED SLAB. REINF. WITH 1N16.
6. PROVIDE DOUBLE COURSE BOND BEAM AT UNDER SIDE OF ROOF. REINF. WITH 2N12 OR 1N16 BAR EACH COURSE 500 MIN. LAPS.
7. WALL PANELS LESS THAN OR EQUAL TO 800 LONG TO BE REINF. WITH 1N16 VERTICAL BARS IN EACH CORE.
8. STARTER BARS TO MATCH VERTICAL REINF. SIZE AND LOCATION.
9. CONCRETE FILL ALL CORES
10. U.N.O. CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS AND MASONRY ANCHORS.
11. W.C.J. DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH 1N12 VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO ARCHITECTS SPECIFICATION.

## EXTERNAL TIMBER WALL AND INTERNAL LOAD BEARING WALL FRAMING NOTES

1. STUDS - 90x35 MGP12 AT 450 CRS
   TOP PLATE - 2/90x35 MGP12
   BOTTOM PLATE - 90x35 MGP12
2. PROVIDE M12 GALV. CYCLONE RODS AT ENDS, CORNERS, EACH SIDE OF OPENINGS AND AT 1200 CRS. MAX BETWEEN. PROVIDE 2-M12 CYCLONE RODS AT GIRDER TRUSSES.
3. STUDS EACH SIDE OF OPENINGS -

| OPENING WIDTH | No. STUDS |
|---|---|
| 900 | 1 |
| 1200 - 2100 | 2 |
| 2400 - 3000 | 3 |
| 3300 - 4000 | 4 |

4. LINTELS U.N.O. -

| SPAN (LVL 15) | SPAN (F14) |
|---|---|
| 900 - 95x58 | 900 - 75x75 |
| 1200 - 2/95x42 | 1200 - 100x75 |
| 1500 - 2/130x42 | 1500 - 125x75 |
| 1800 - 2/150x45 | 1800 - 150x75 |
| 2100 - 170x42 | 2100 - 175x75 |
| 2400 - 200x42 | 2400 - 200x75 |
| 2700 - 240x42 | 2700 - 200x75 |
| 3000 - 240x58 | 3000 - 250x75 |
| 3300 - 240x58 | 3300 - 250x75 |
| 3600 - 240x58 | 3600 - 275x75 |
| 4000 - 300x58 | 4000 - 300x75 |

5. BRACING -
   PLY - DENOTES STRUCTURAL PLYWOOD BRACING WALLS. THICKNESS AND FIXINGS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND AS 1684.3 FOR 6.4kN/m RACKING RESISTANCE.

   U.N.O, PROVIDE M12 CYCLONE RODS AT EACH END OF BRACING WALLS AND AT 1800 CRS. MAX. BETWEEN.

   PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS 1684.3 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - CYCLONIC'.

## WINDOW NOTES

PROPRIETARY WINDOWS TO BE INSTALLED AND SEALED ALL ROUND IN ACCORDANCE WITH WRITTEN INSTRUCTIONS FROM WINDOW MANUFACTURER & THE NATIONAL BUILDING CODES OF AUSTRALIA. CONFIRM SPECIFIC DETAILS REGARDING FRAMES, SLIDE DIRECTIONS & GLASS WITH CLIENT PRIOR TO ORDERING WINDOWS.

## INTERNAL DOOR NOTE

ALL INTERNAL DOORS TO BE 870 LEAFS U.N.O.

## LOWER WINDOW SCHEDULE

| Number | SIZE | | Sill Height | Head Height | Frame Material | Type | Notes |
|---|---|---|---|---|---|---|---|
| | Width | Height | | | | | |
| 1 | 660 | 2400 | 0 | 2400 | ALUMINIUM | FIXED GLASS | -- |
| 2 | 1215 | 2200 | 200 | 2400 | ALUMINIUM | FIXED GLASS | 4 LOUVRE BAYS |
| 3 | 1215 | 2200 | 200 | 2400 | ALUMINIUM | FIXED GLASS | -- |
| 4 | 3000 | 2200 | 200 | 2400 | ALUMINIUM | GLASS LOUVRE | -- |
| 5 | 1220 | 2200 | 200 | 2400 | ALUMINIUM | FIXED GLASS | |
| 6 | 1220 | 2200 | 200 | 2400 | ALUMINIUM | FIXED GLASS | |
| 7 | 1220 | 2200 | 200 | 2400 | ALUMINIUM | FIXED GLASS | |
| 8 | 2010 | 1800 | 800 | 2600 | ALUMINIUM | SGW/FG | 2 BAY 600H FIXED GLASS UNDER SLIDING GLASS |
| 9 | 1410 | 2600 | 0 | 2600 | ALUMINIUM | LVR/FG | 1800 FIXED GLASS UNDER 2 BAY GLASS LOUVRE |
| 10 | 1410 | 2600 | 0 | 2600 | ALUMINIUM | LVR/FG | 1800 FIXED GLASS UNDER 2 BAY GLASS LOUVRE |
| 11 | 1410 | 800 | 1600 | 2400 | ALUMINIUM | SLIDING GLASS | -- |
| 12 | 3310 | 700 | 1700 | 2400 | ALUMINIUM | SLIDING GLASS | -- |
| 13 | 1070 | 2600 | 0 | 2600 | ALUMINIUM | FIXED GLASS | |
| 14 | 1070 | 2600 | 0 | 2600 | ALUMINIUM | FIXED GLASS | -- |
| 15 | 1070 | 2600 | 0 | 2600 | ALUMINIUM | FIXED GLASS | 3 LOUVRE BAYS |
| 16 | 982 | 2400 | 200 | 2600 | ALUMINIUM | FIXED GLASS | |
| 17 | 2946 | 2400 | 200 | 2600 | ALUMINIUM | GLASS LOUVRE | |
| 18 | 2010 | 1800 | 800 | 2600 | ALUMINIUM | SGW/SGW | 600H SLIDING GLASS UNDER SLIDING GLASS |

## UPPER WINDOW SCHEDULE

| Number | SIZE | | Sill Height | Head Height | Frame Material | Type | Notes |
|---|---|---|---|---|---|---|---|
| | Width | Height | | | | | |
| 19 | 2810 | 2575 | 0 | 2575 | ALUMINIUM | GLASS LOUVRE | 3 LOUVRE BAYS |
| 20 | 3600 | 600 | 1800 | 2400 | ALUMINIUM | SLIDING GLASS | -- |
| 21 | 600 | 1800 | 600 | 2400 | ALUMINIUM | FIXED GLASS | -- |

## LOWER DOOR SCHEDULE

| MARK | SIZE | | Frame Material | Type |
|---|---|---|---|---|
| | Width | Height | | |
| 1 | 1000 | 2400 | TIMBER | HINGED TIMBER FEATURE ENTRY DOOR |
| 2 | 5210 | 2400 | ALUMINIUM | TIMBER LOOK ROLLER DOOR |
| 3 | 910 | 2400 | ALUMINIUM | EXTERIOR GRADE TIMBER CAVITY SLIDER |
| 4 | 6510 | 2400 | ALUMINIUM | 6 LEAF CAVITY SLIDING GLASS |
| 5 | 6510 | 2400 | ALUMINIUM | 6 LEAF CAVITY SLIDING GLASS |
| 6 | 910 | 2400 | ALUMINIUM | HINGED GLASS |
| 7 | 982 | 2600 | ALUMINIUM | HINGED GLASS |

## UPPER DOOR SCHEDULE

| MARK | SIZE | | Frame Material | Type |
|---|---|---|---|---|
| | Width | Height | | |
| 8 | 5200 | 2400 | ALUMINIUM | 4 LEAF CAVITY SLIDING GLASS |

PROPOSED VILLAS at:
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CLIENT:
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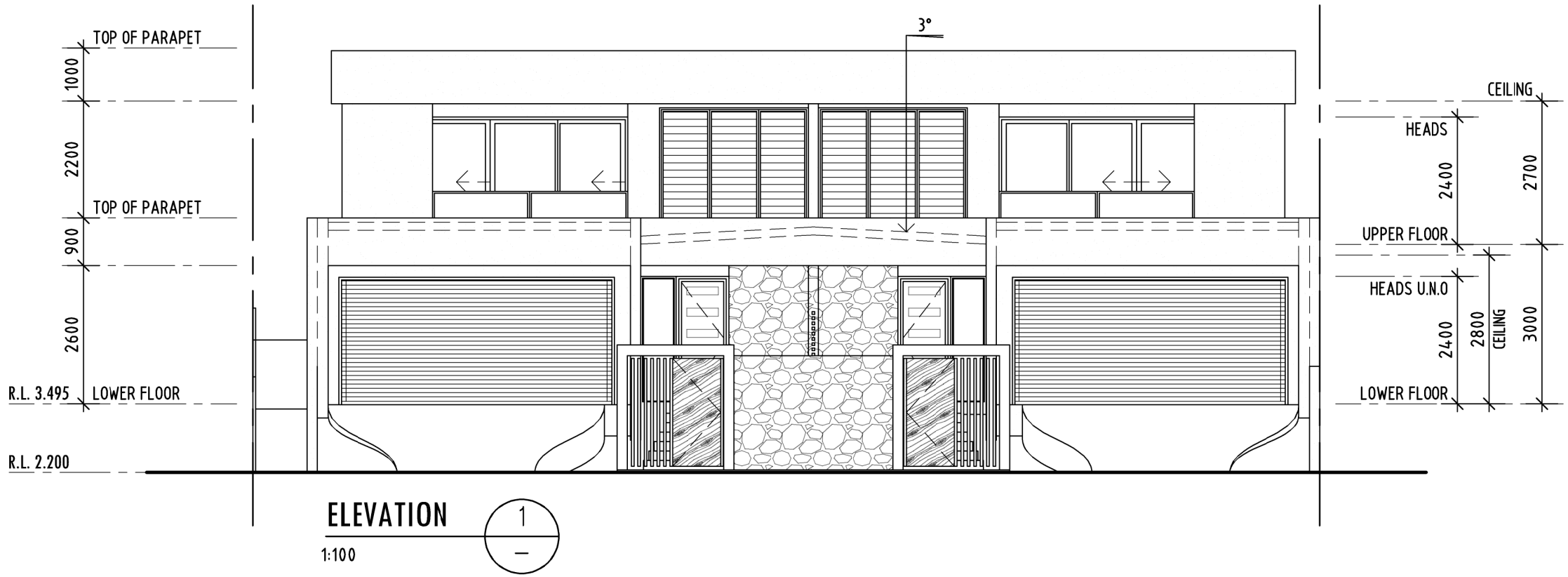
TITLE:
DOOR & WINDOW SCHEDULES

DATE: TENDER ISSUE P26 - 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: WD7

# PRELIMINARY




ELEVATION 1

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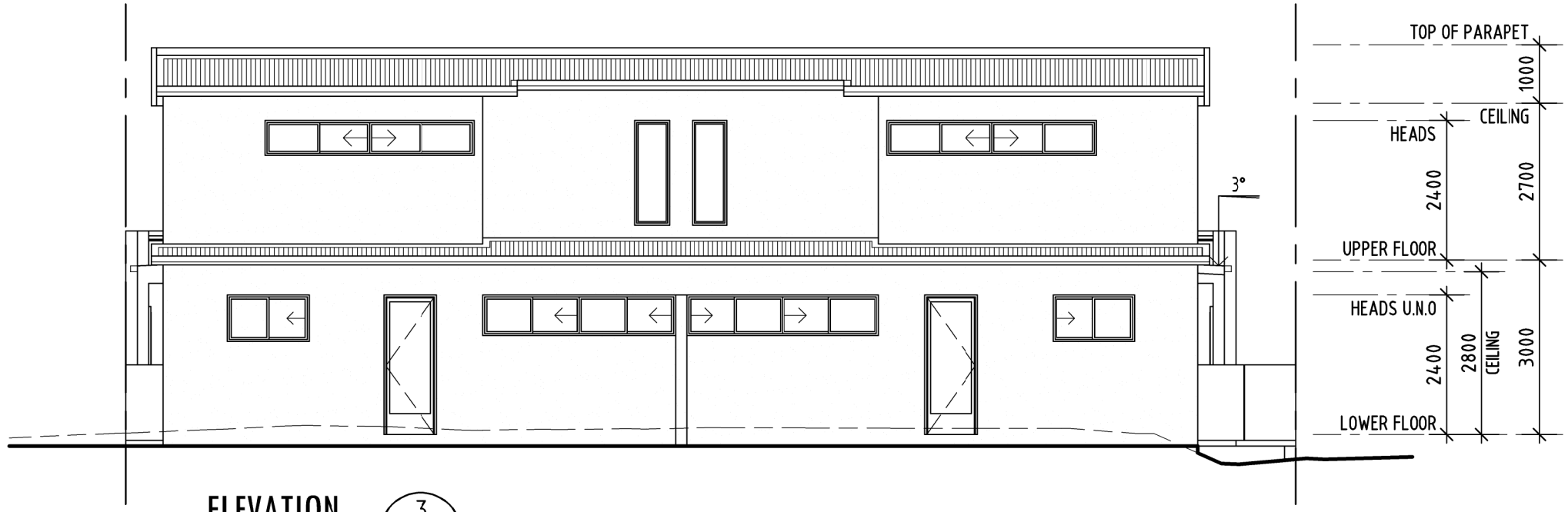


ELEVATION 3

1:100

PROPOSED VILLAS at:
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PORT DOUGLAS

CLIENT:
ANDREW MACKAY

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TITLE:
ELEVATIONS

DATE: TENDER ISSUE P26 - 29/10/25

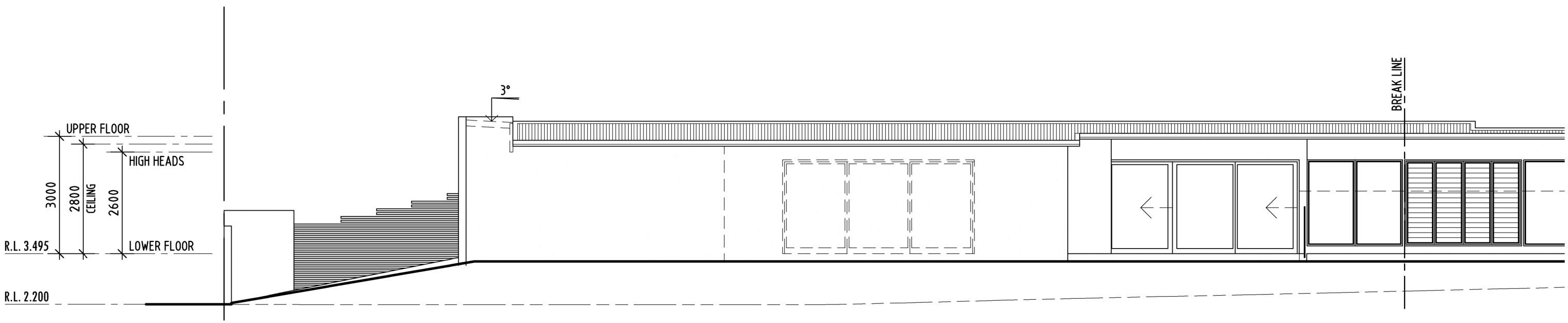
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: WD10

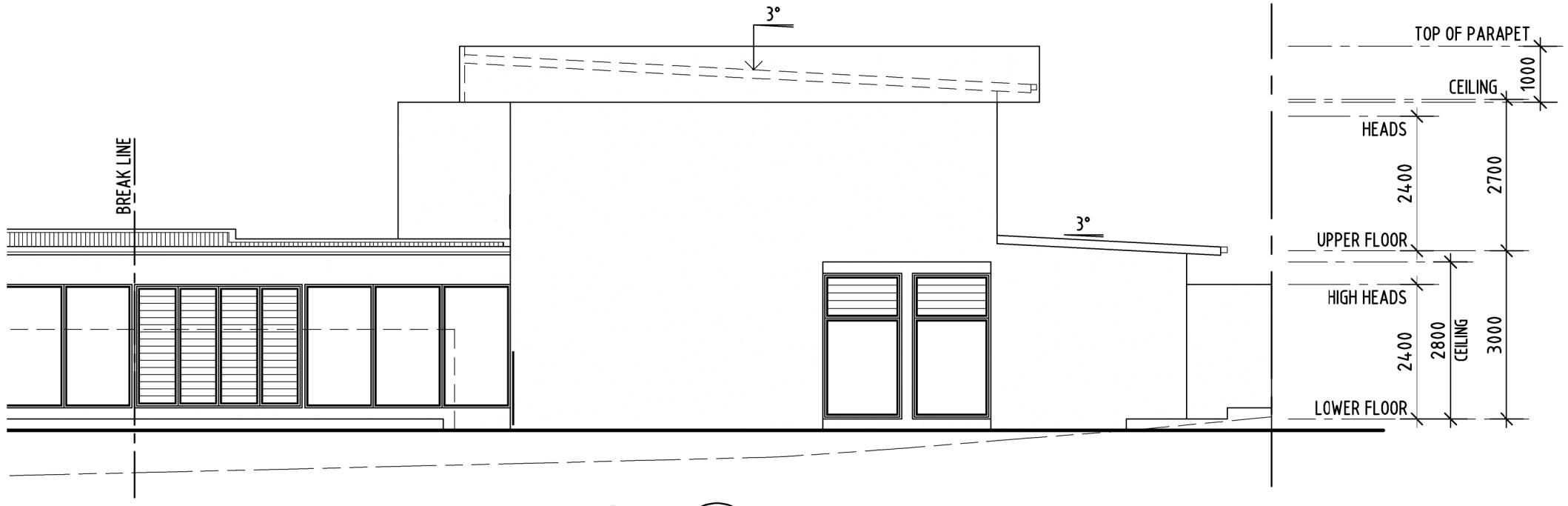
# PRELIMINARY




**ELEVATION** 2/—

1:100

LIVING QUARTERS




**ELEVATION** 2/—

1:100

SLEEPING QUARTERS

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

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TITLE:
ELEVATIONS

DATE: TENDER ISSUE P26 - 29/10/25

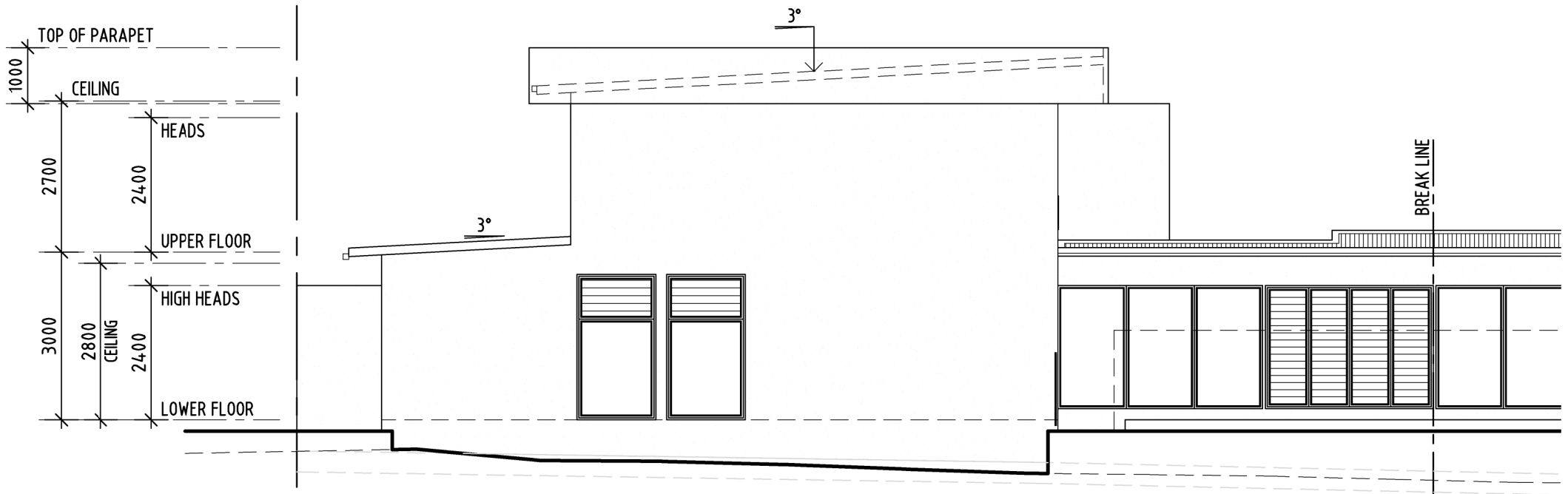
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: WD9

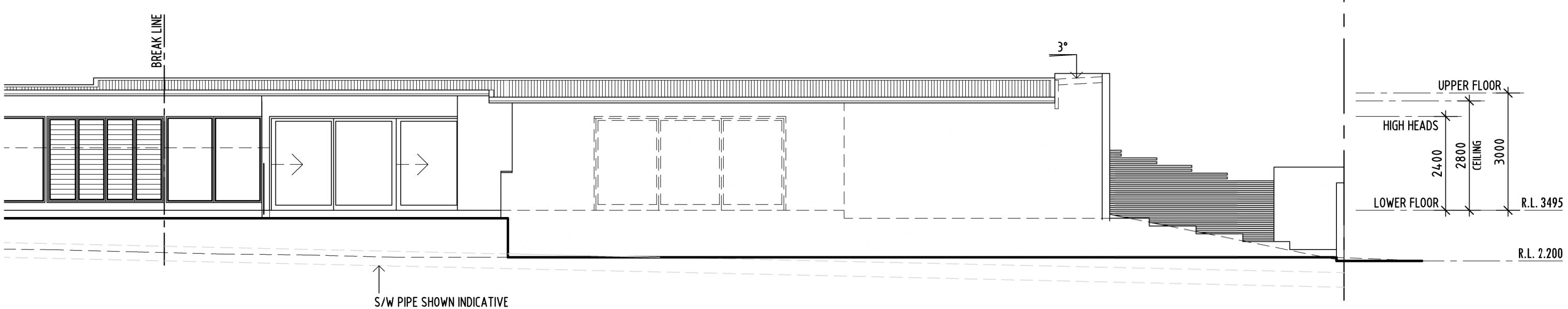
# PRELIMINARY




ELEVATION 2 / —

1:100

SLEEPING QUARTERS




ELEVATION 2 / —

1:100

LIVING QUARTERS

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

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TITLE:
ELEVATIONS

DATE: TENDER ISSUE P26 - 29/10/25

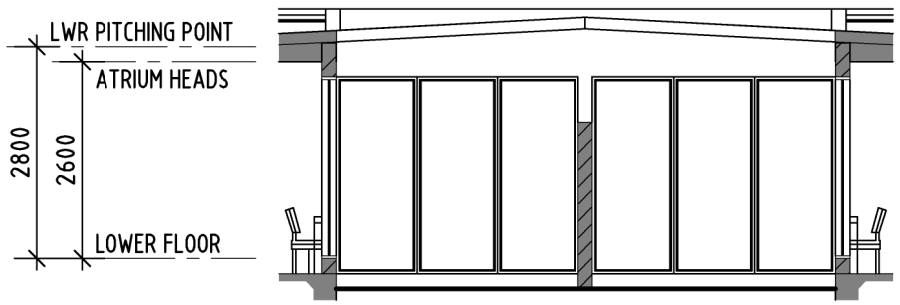
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: WD10

# PRELIMINARY

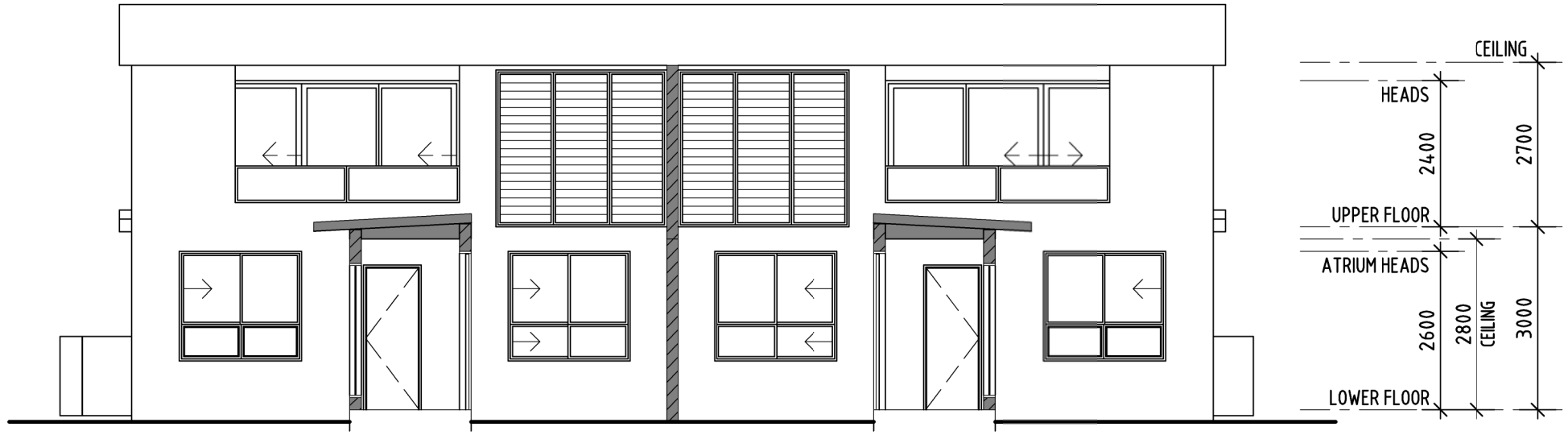



ELEVATION 4 / WD2

1:100


ELEVATION 5 / WD2

1:100




ELEVATION 6 / WD2

1:100

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
ELEVATIONS

DATE: TENDER ISSUE P26 - 29/10/25

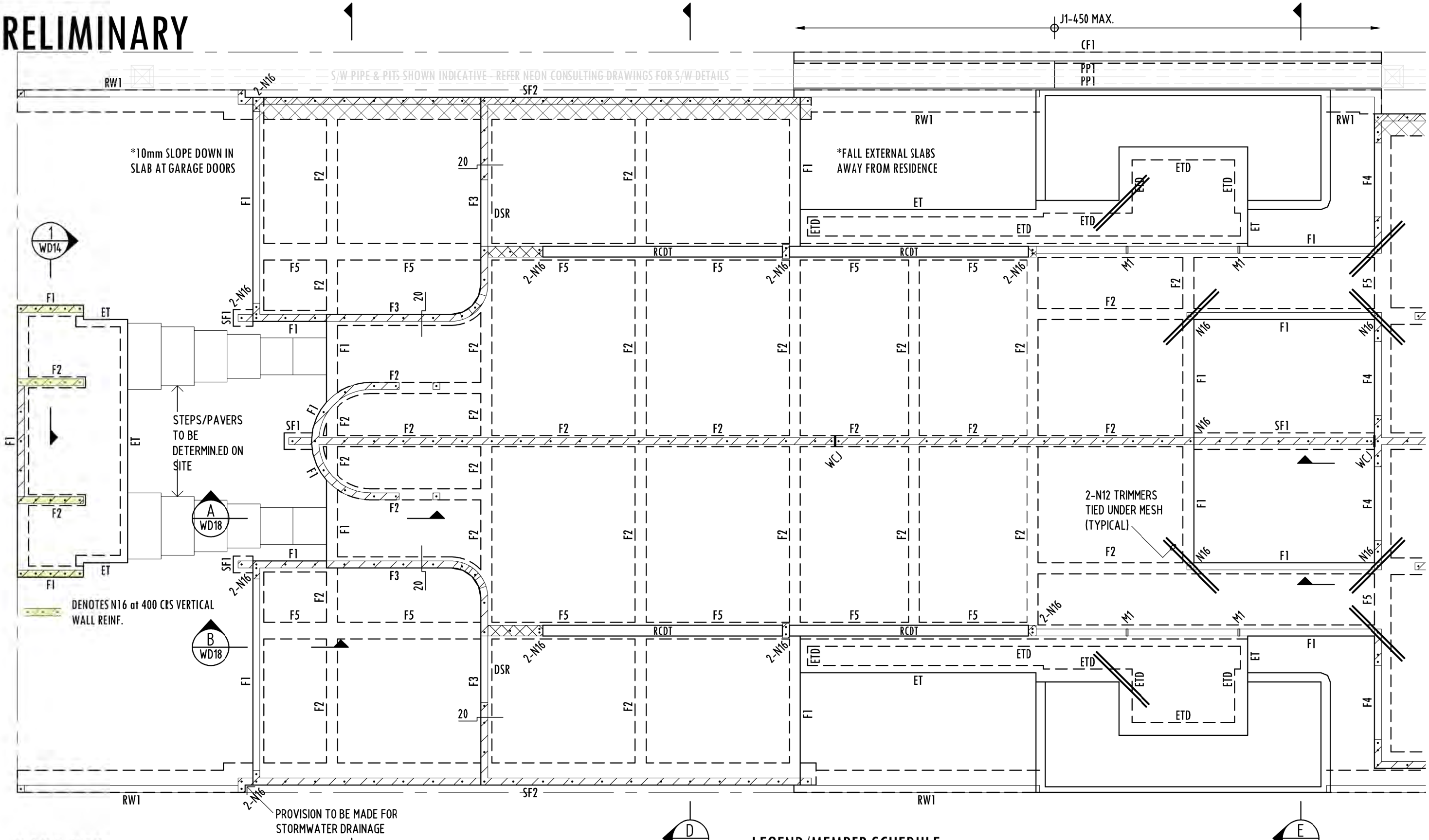
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: WD11

PRELIMINARY




## PART FOOTING PLAN - LIVING QUARTERS

SCALE 1:100

100mm THICK SLAB U.N.O ON COMPACTED FILL OR SUBGRADE
SL82 TOP MESH U.N.O, 30mm COVER TO INTERNAL SLABS
SL82 TOP MESH U.N.O, 40mm COVER TO EXTERNAL SLABS

SITE CLASSIFICATION:
**CLASS 'P'**
AS PER SOIL CLASSIFICATION REPORT BY DIRT PROFESSIONALS, JOB NO. 25704

## LEGEND/MEMBER SCHEDULE

| | |
|---|---|
| DSR | 1:10 DOOR JAMB STEP RAMP |
| RCDT | RECESSED DOOR TRACK, ALLOW FOR DRAINAGE |
| M1 | 150x50x6 RHS MULLION |
| J1 | 100x50 HWD JOIST |
| PP1 | 100x50 HWD POLE PLATE |

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

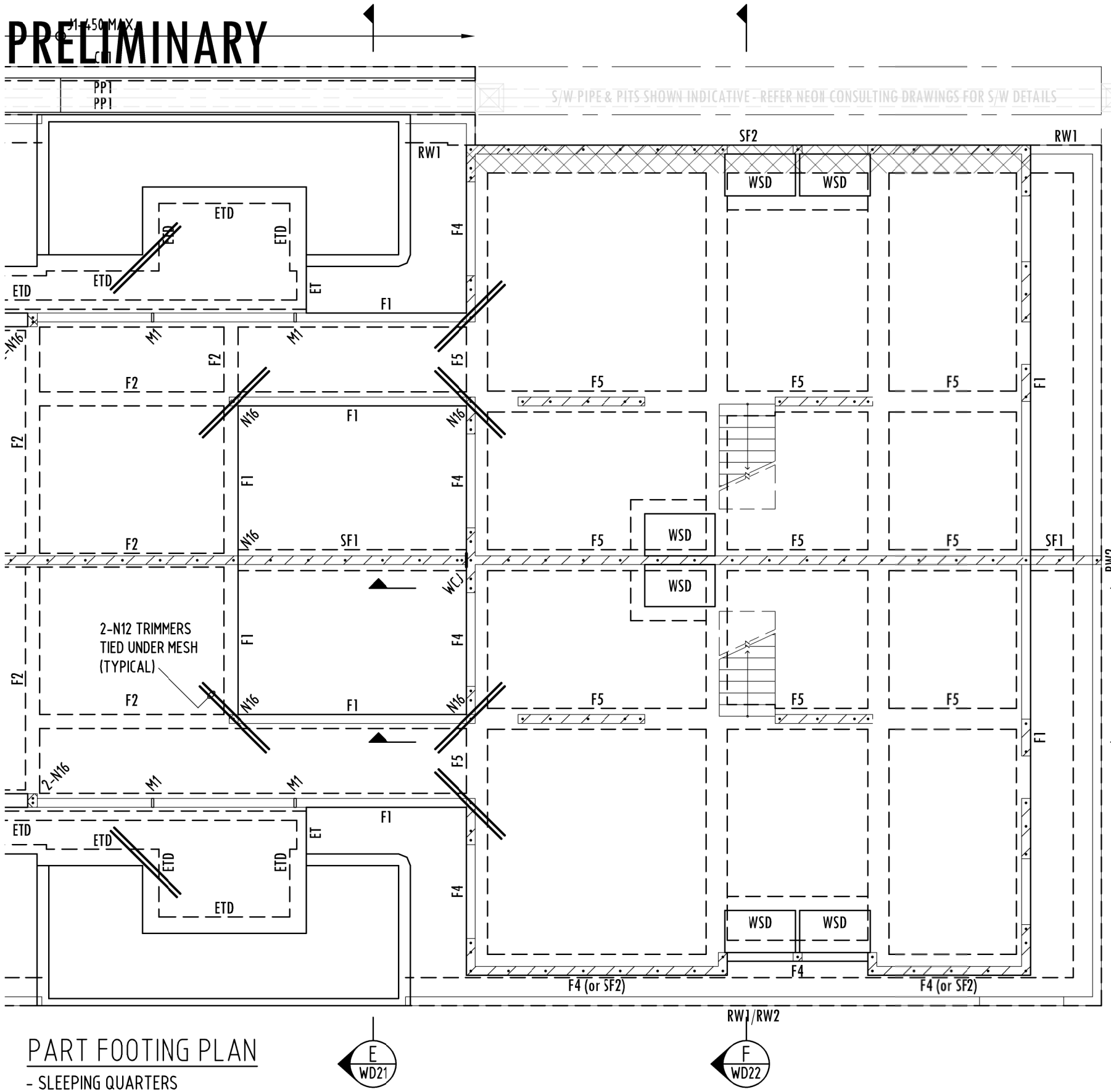
CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**PART FOOTING PLAN - LIVING QUARTERS**

DATE: TENDER ISSUE P26 - 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: **WD12**

# PRELIMINARY




## PART FOOTING PLAN

- SLEEPING QUARTERS

SCALE 1:100

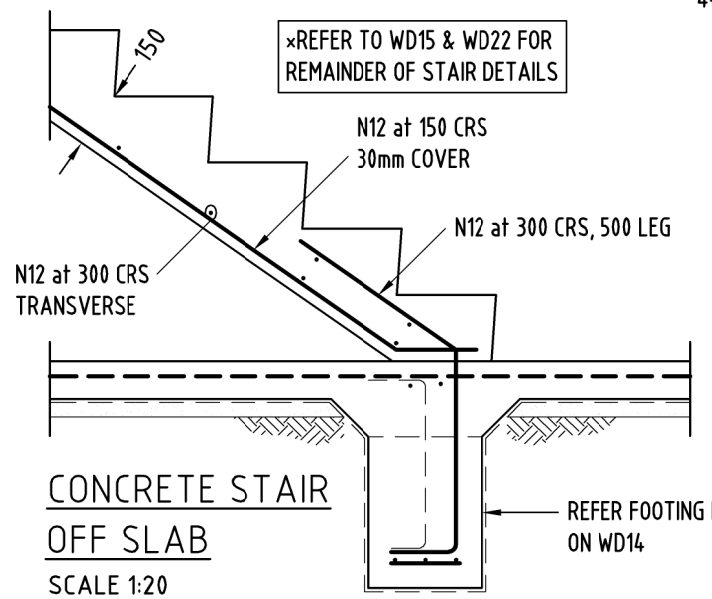
E WD21

F WD22

G WD23

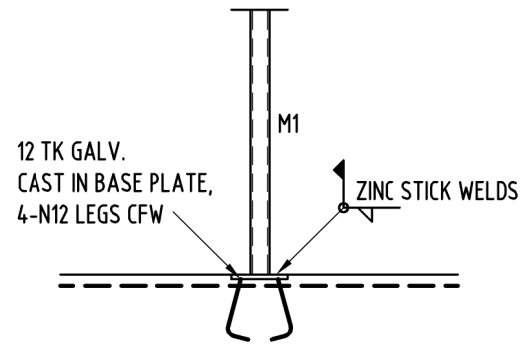
H WD24

100mm THICK SLAB U.N.O ON COMPACTED FILL OR SUBGRADE
SL82 TOP MESH U.N.O, 30mm COVER TO INTERNAL SLABS
SL82 TOP MESH U.N.O, 40mm COVER TO EXTERNAL SLABS



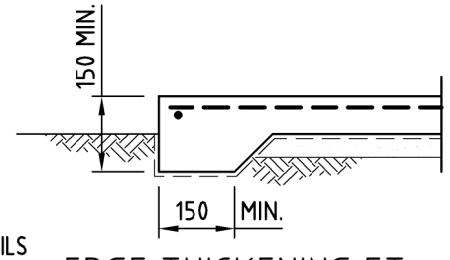

## CONCRETE STAIR OFF SLAB

SCALE 1:20



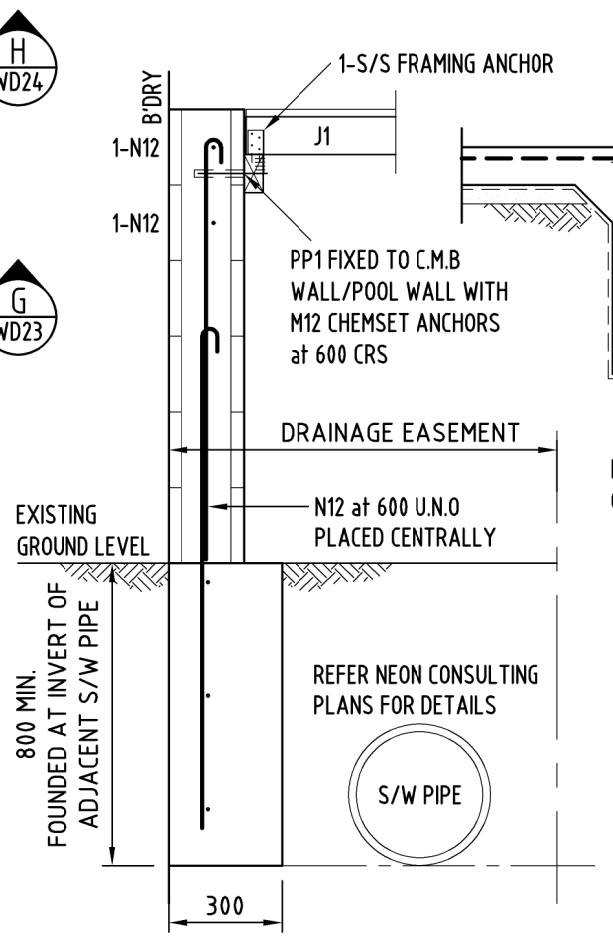

## MULLION TO SLAB

SCALE 1:20



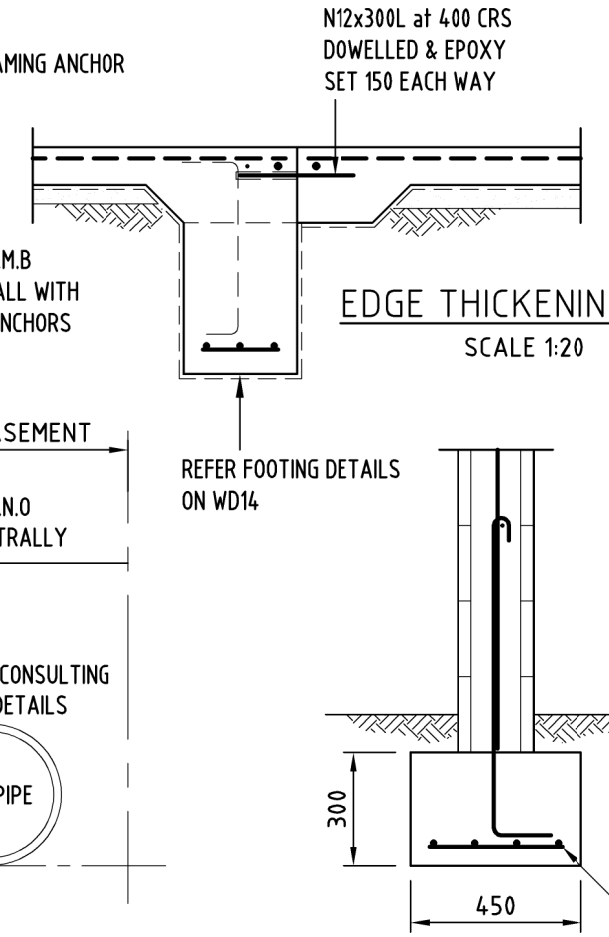

## EDGE THICKENING ET

SCALE 1:20




## FOOTING CF1

SCALE 1:20




## FOOTING SF1

SCALE 1:20

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**PART FOOTING PLAN - SLEEPING QUARTERS**

DATE: TENDER ISSUE P26 - 29/10/25

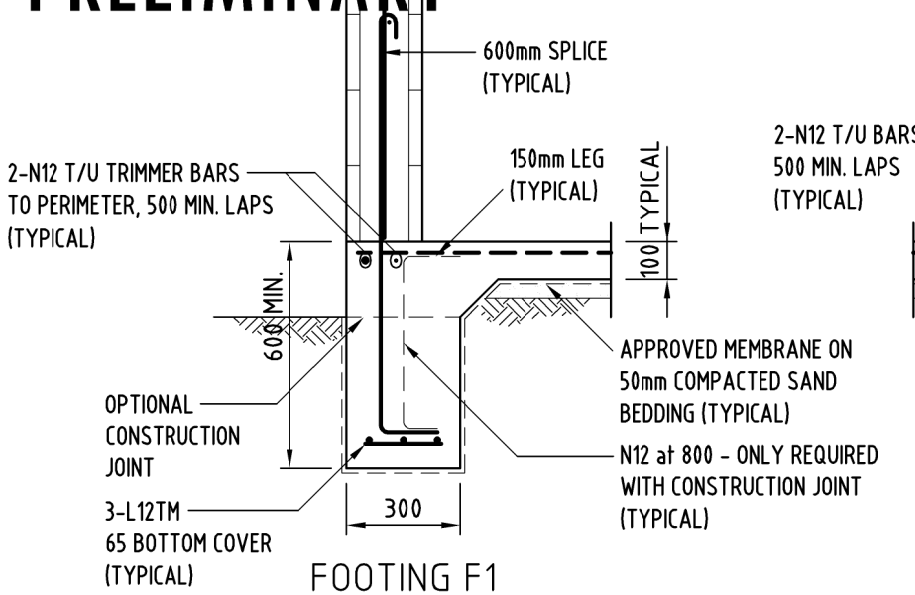
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

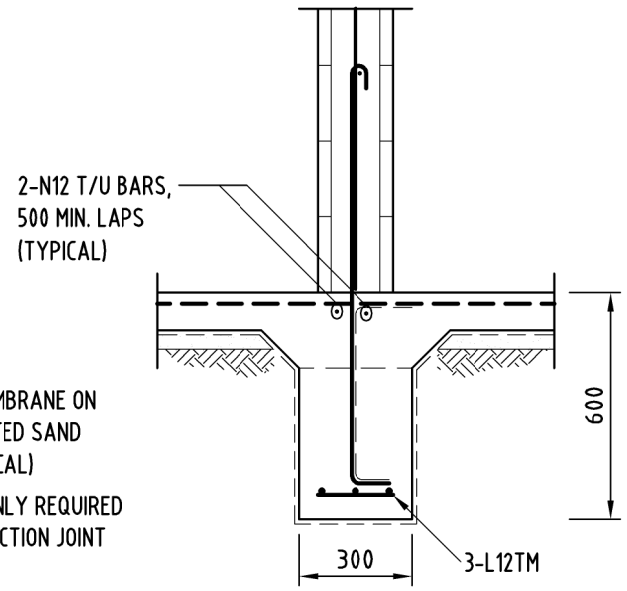
SHEET No: **WD13**

PRELIMINARY



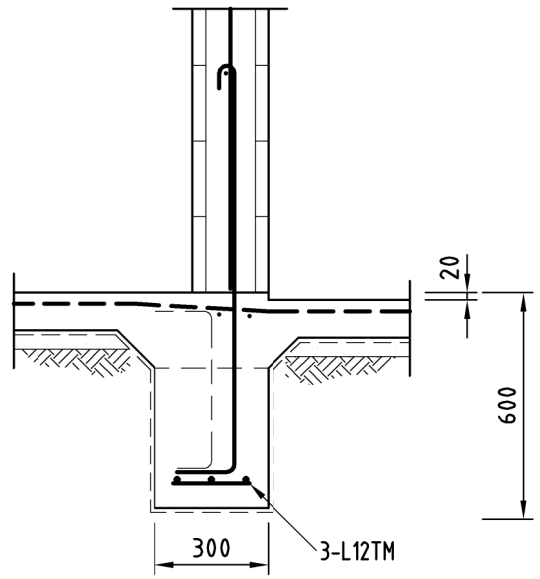

FOOTING F1

SCALE 1:20



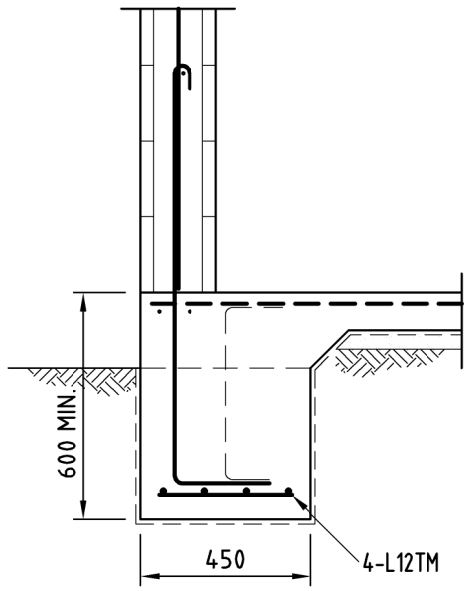

FOOTING F2

SCALE 1:20



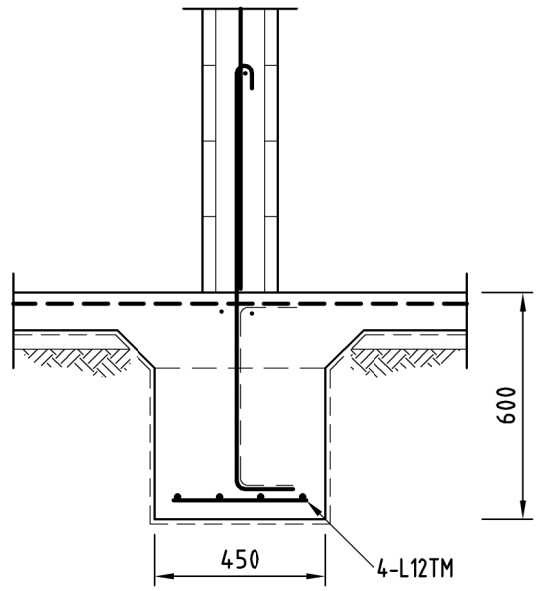

FOOTING F3

SCALE 1:20



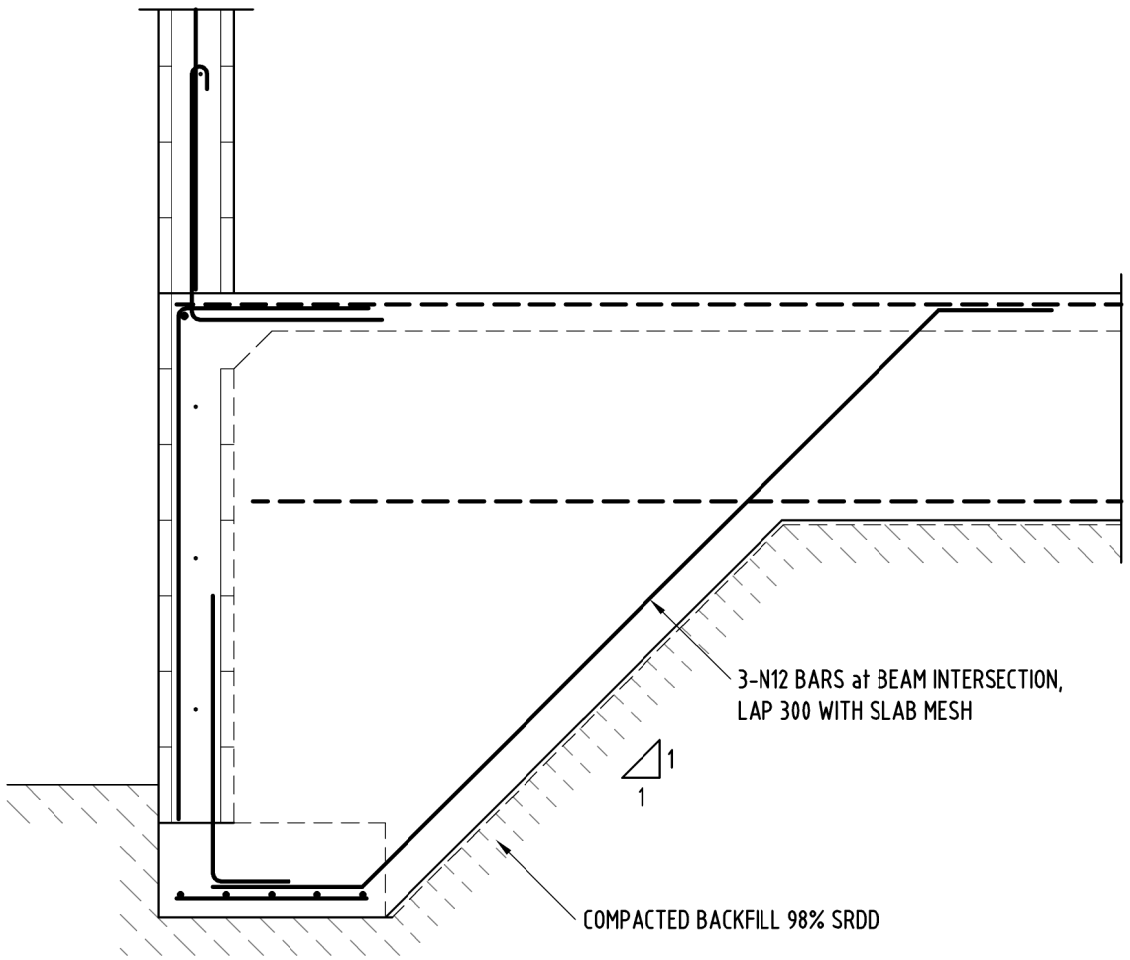

FOOTING F4

SCALE 1:20



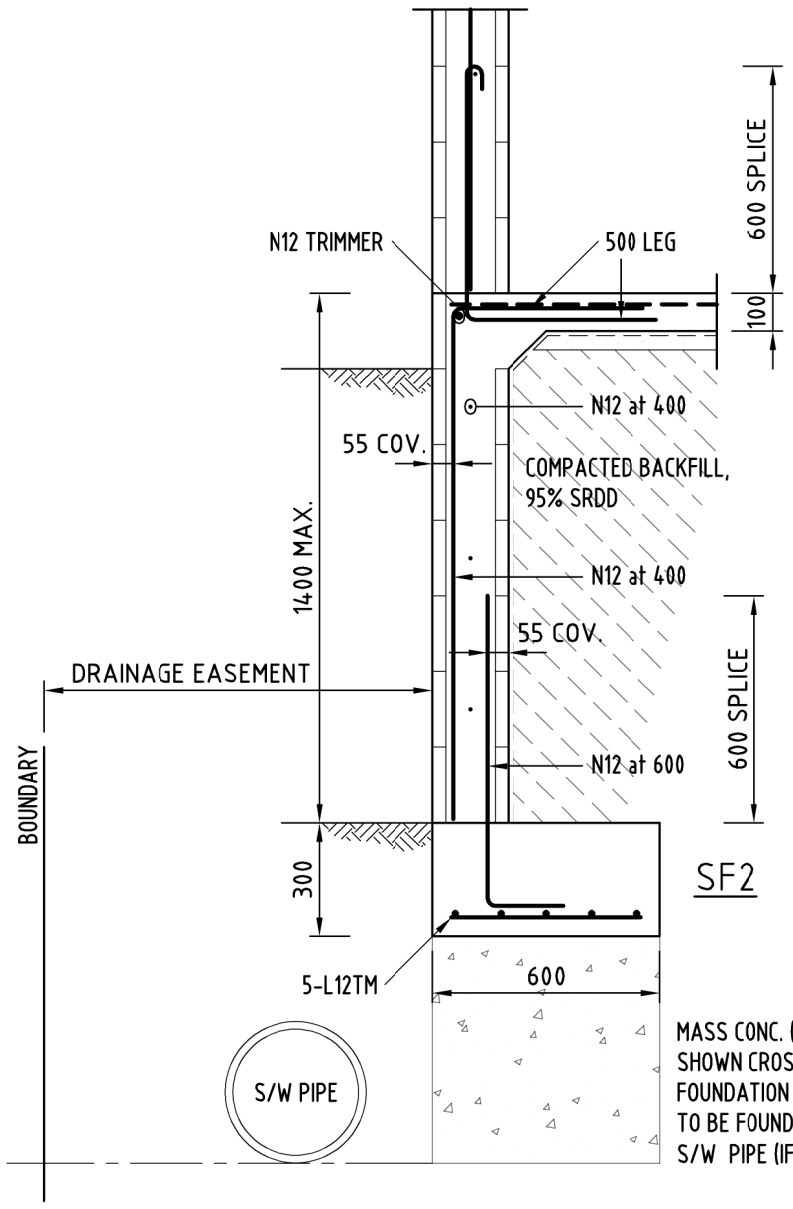

F5

SCALE 1:20

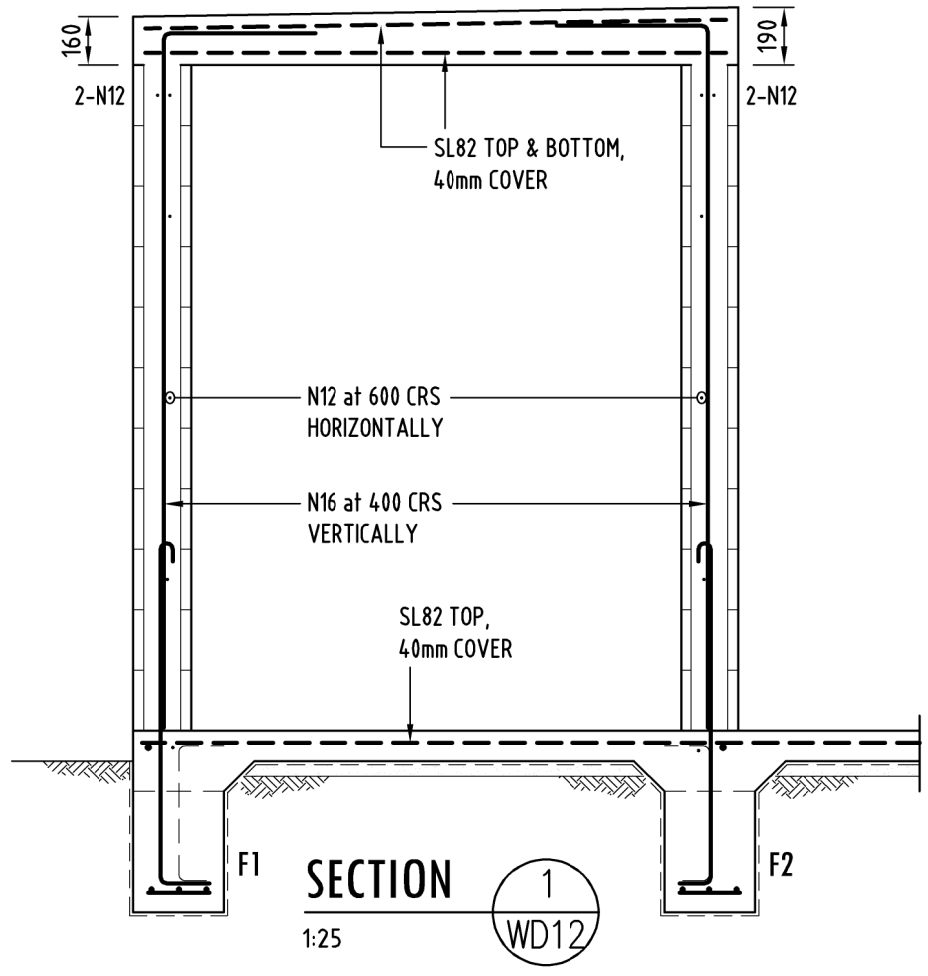



INTERNAL THICKENING TO SF2 INTERSECTION

SCALE 1:20




MASS CONC. (N20) UNDERPINNING
SHOWN CROSS-HATCHED ON
FOUNDATION PLAN,
TO BE FOUNDED AT DEPTH OF
S/W PIPE (IF REQUIRED)




SECTION 1 / WD12

1:25

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
FOOTING & SLAB DETAILS

DATE: TENDER ISSUE P26 - 29/10/25

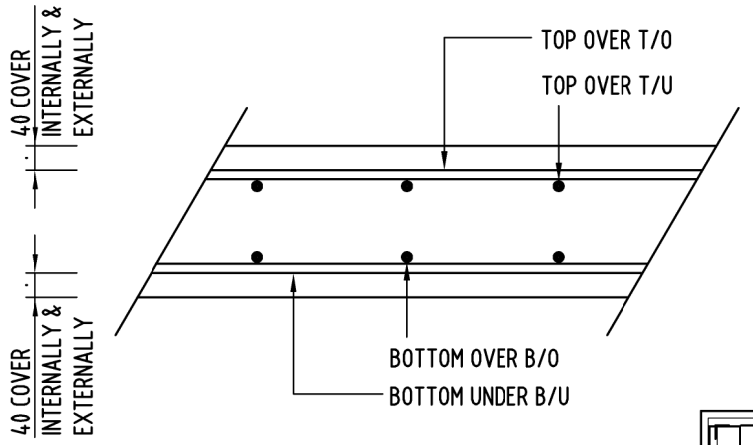
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: WD14

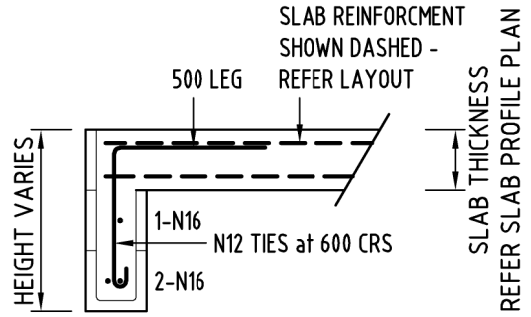
# PRELIMINARY




GENERAL PLACEMENT DIAGRAM NOTES:
REINFORCEMENT SHOWN INDICATIVE, REFER REINFORCEMENT PLANS FOR PLACEMENT.
ALL 12mm REINFORCEMENT BARS TO BE LAPPED A MIN. OF 600mm.
ALL 16mm REINFORCEMENT BARS TO BE LAPPED A MIN. OF 750mm.

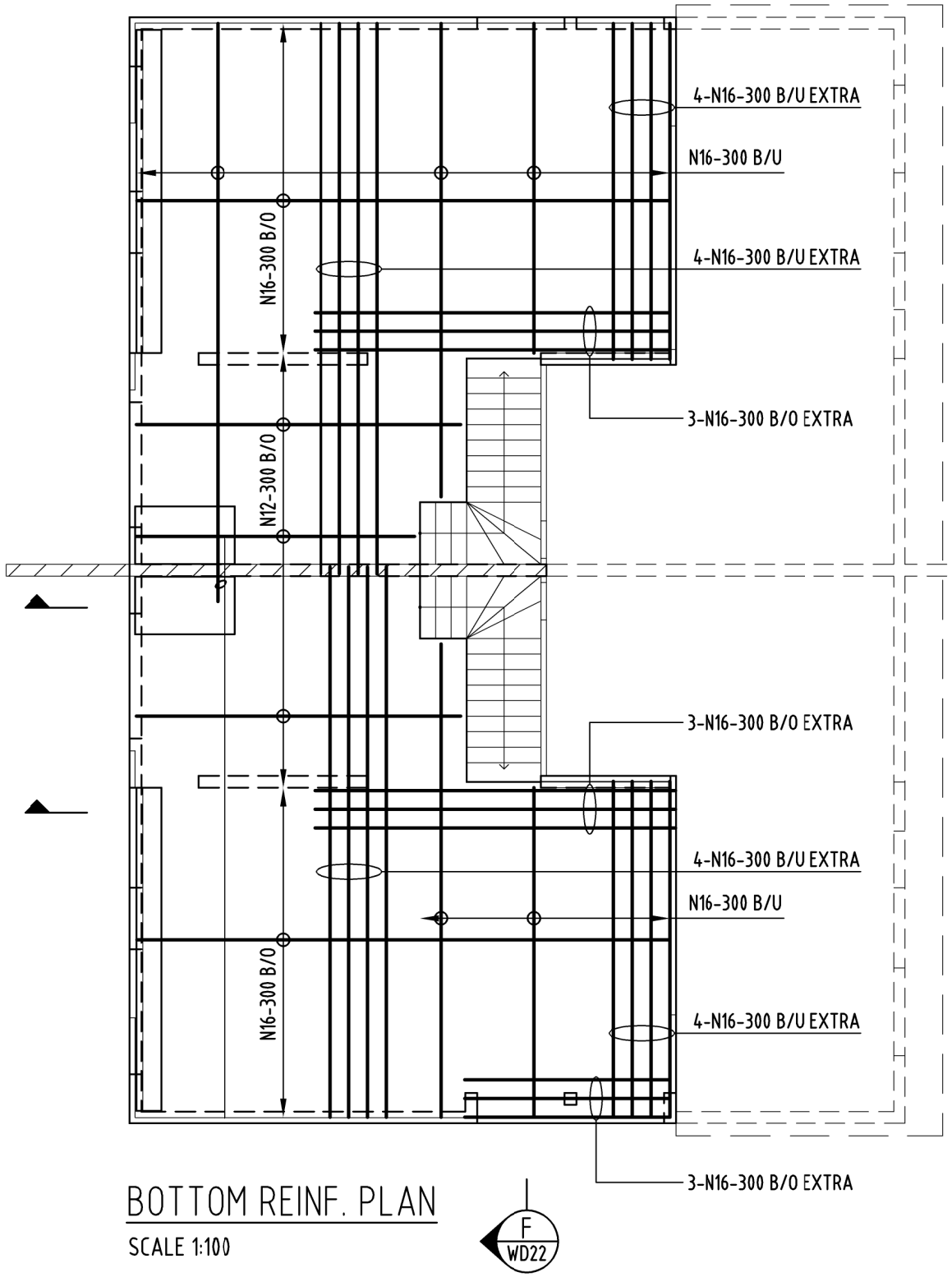
## GENERAL PLACEMENT DIAGRAM

N.T.S




## LINTEL DETAIL AT SUSPENDED SLAB

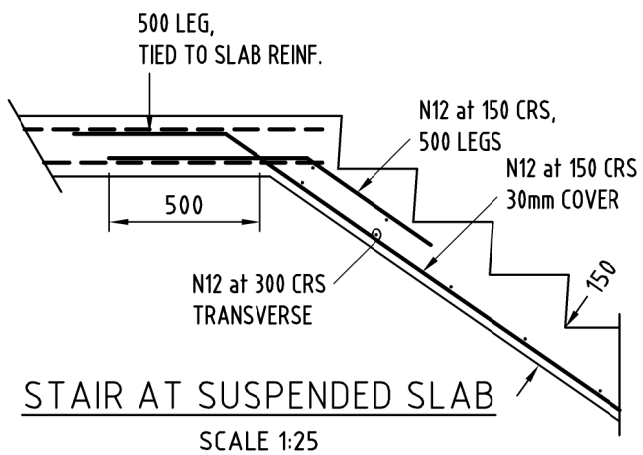
SCALE 1:25




## BOTTOM REINF. PLAN

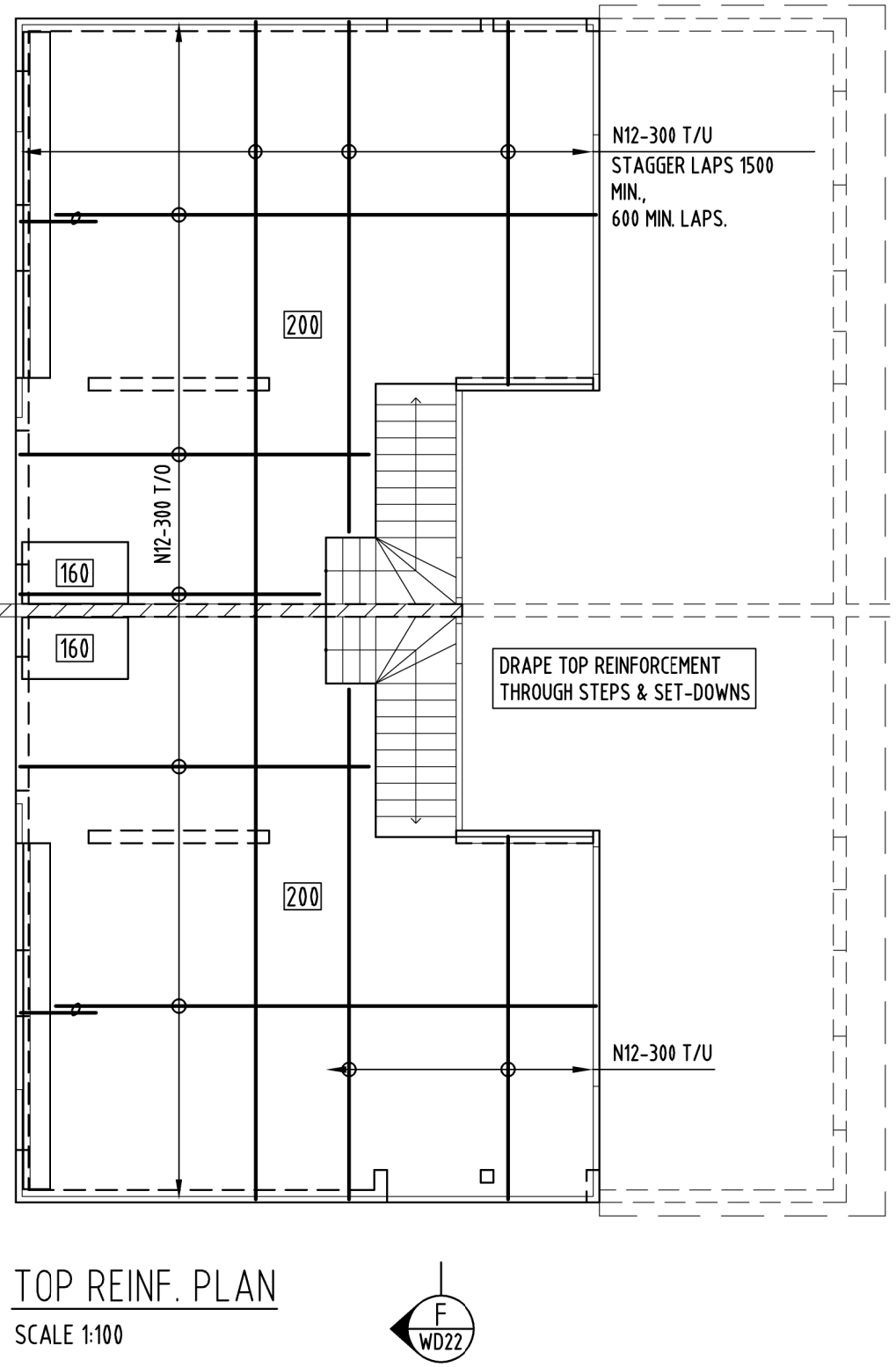
SCALE 1:100

NOTE:
SUSPENDED FLOOR CONCRETE GRADE = N32




## STAIR AT SUSPENDED SLAB

SCALE 1:25




## TOP REINF. PLAN

SCALE 1:100

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**UPPER FLOOR SLAB PLANS**

DATE: TENDER ISSUE P26 - 29/10/25

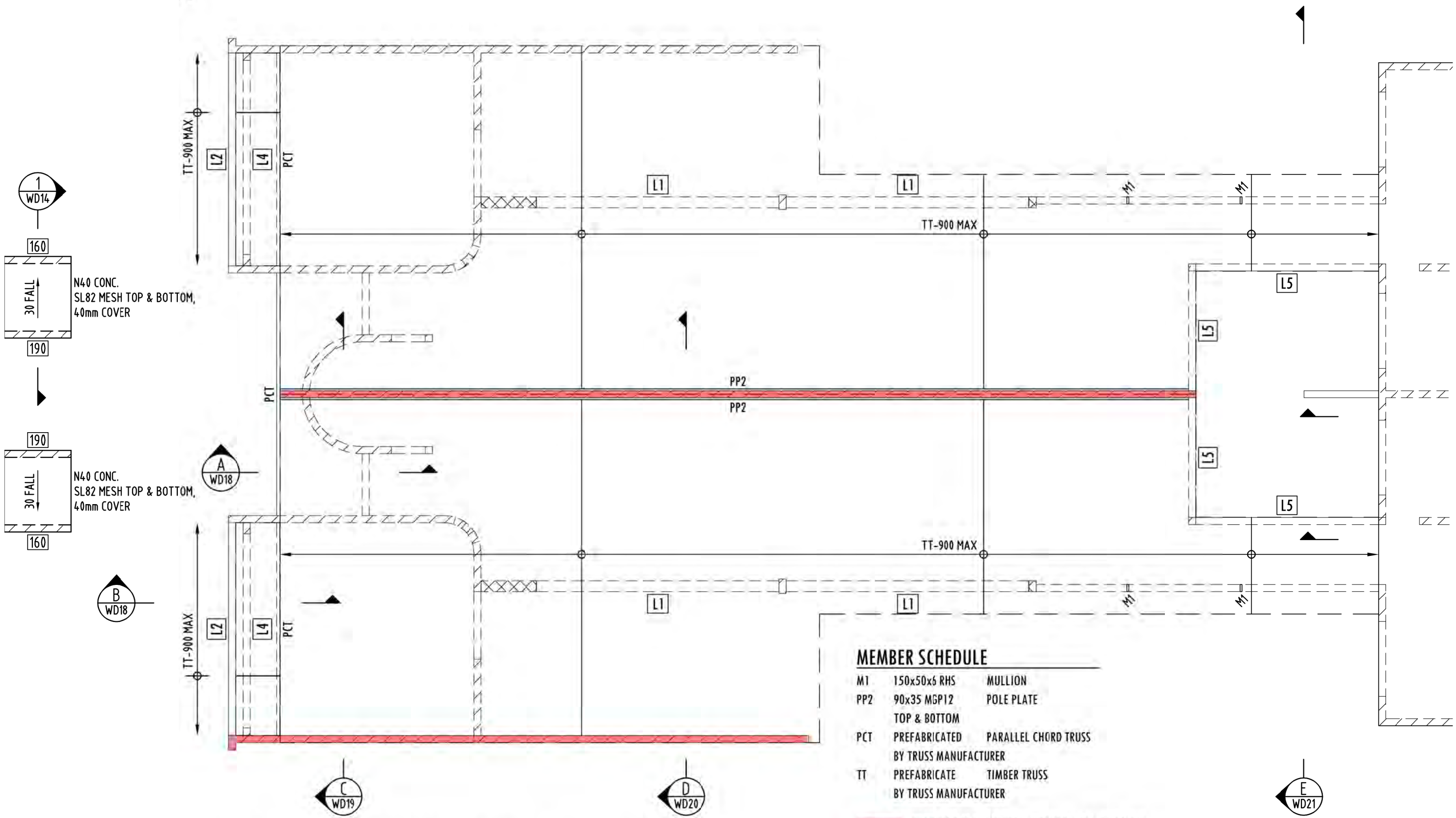
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: **WD15**

PRELIMINARY




## MEMBER SCHEDULE

| | | |
|---|---|---|
| M1 | 150x50x6 RHS | MULLION |
| PP2 | 90x35 MGP12 TOP & BOTTOM | POLE PLATE |
| PCT | PREFABRICATED BY TRUSS MANUFACTURER | PARALLEL CHORD TRUSS |
| TT | PREFABRICATE BY TRUSS MANUFACTURER | TIMBER TRUSS |

DENOTES C.M.B. FIRE WALL (TO HAVE F.R.L. 60/60/60) TO U/SIDE OF NON-COMBUSTIBLE ROOF SHEETING OR EAVES LINING. NON-COMBUSTIBLE FLASHING, FASCIAS AND GUTTERS TO BE PROVIDED

## PART LOWER ROOF FRAMING PLAN - LIVING QUARTERS

SCALE 1:100

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
PART LOWER ROOF FRAMING PLAN - LIVING QUARTERS

DATE: TENDER ISSUE P26 - 29/10/25

SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

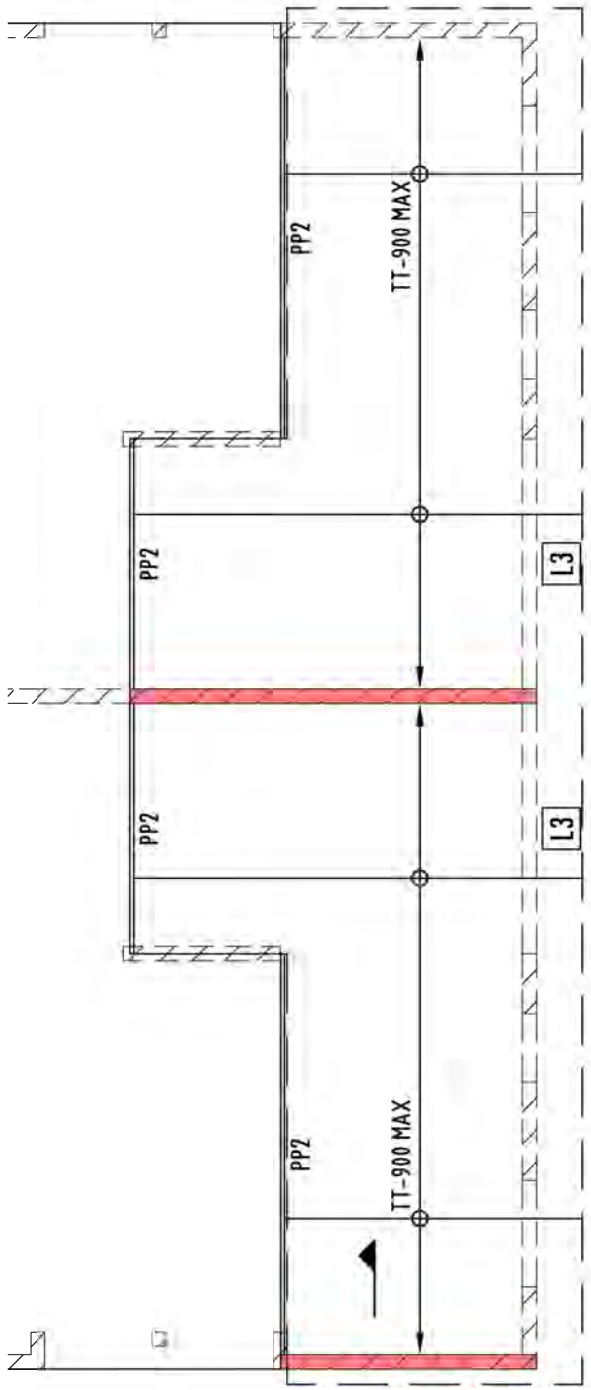
SHEET No: WD16

# PRELIMINARY

DENOTES C.M.B. FIRE WALL (TO HAVE F.R.L. 60/60/60) TO U/SIDE OF NON-COMBUSTIBLE ROOF SHEETING OR EAVES LINING. NON-COMBUSTIBLE FLASHING, FASCIAS AND GUTTERS TO BE PROVIDED

## MEMBER SCHEDULE

| | | |
|---|---|---|
| M1 | 150x50x6 RHS | MULLION |
| LB1 | 125x75x5 RHS | LINTEL BEAM |
| LB2 | 125x75x4 RHS | LINTEL BEAM |
| PP2 | 90x35 MGP12 TOP & BOTTOM | POLE PLATE |
| PCT | PREFABRICATED BY TRUSS MANUFACTURER | PARALLEL CHORD TRUSS |
| TT | PREFABRICATE BY TRUSS MANUFACTURER | TIMBER TRUSS |
| FT | PREFABRICATED BY TRUSS MANUFACTURER | FASCIA TRUSS |




H WD24

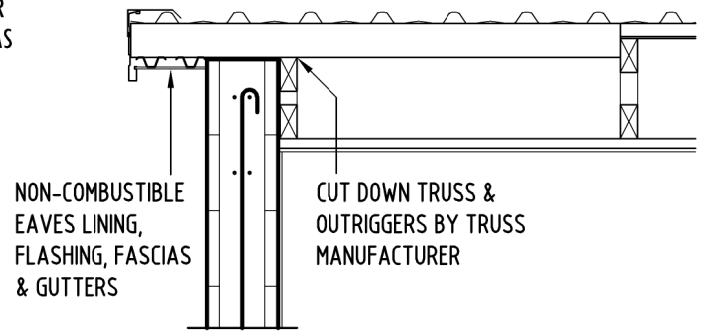
G WD23

F WD22

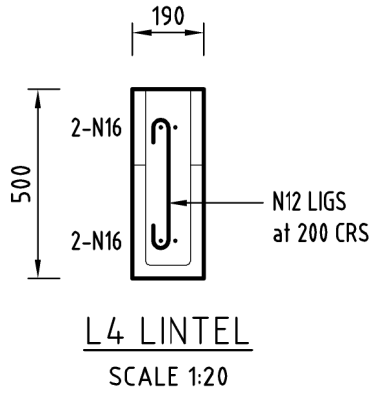
1 –

## PART LOWER ROOF FRAMING PLAN
- SLEEPING QUARTERS

SCALE 1:100

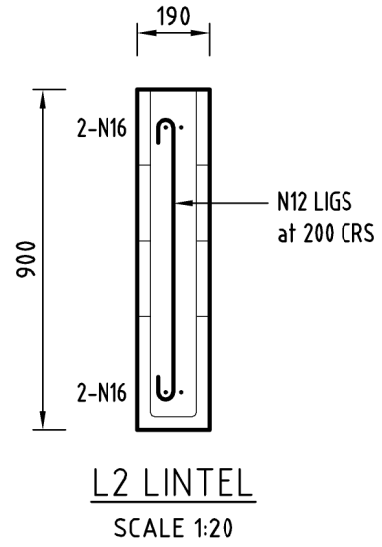



## SECTION 1 – –



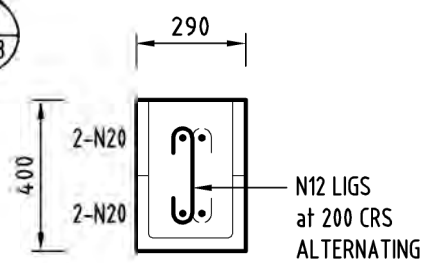

L4 LINTEL

SCALE 1:20



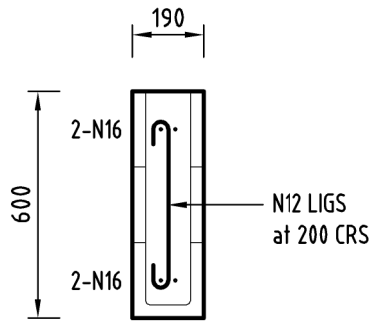

L2 LINTEL

SCALE 1:20



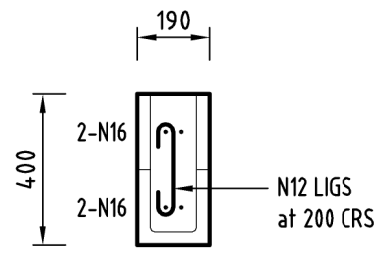

L1 LINTEL

SCALE 1:20



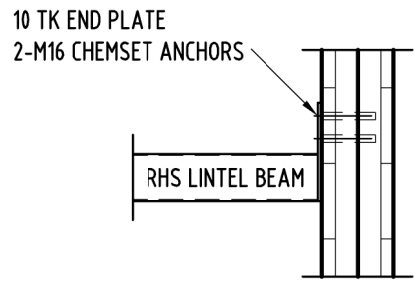

L5 LINTEL

SCALE 1:20



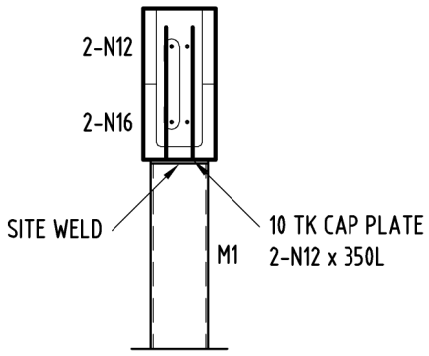

L3 LINTEL

SCALE 1:20



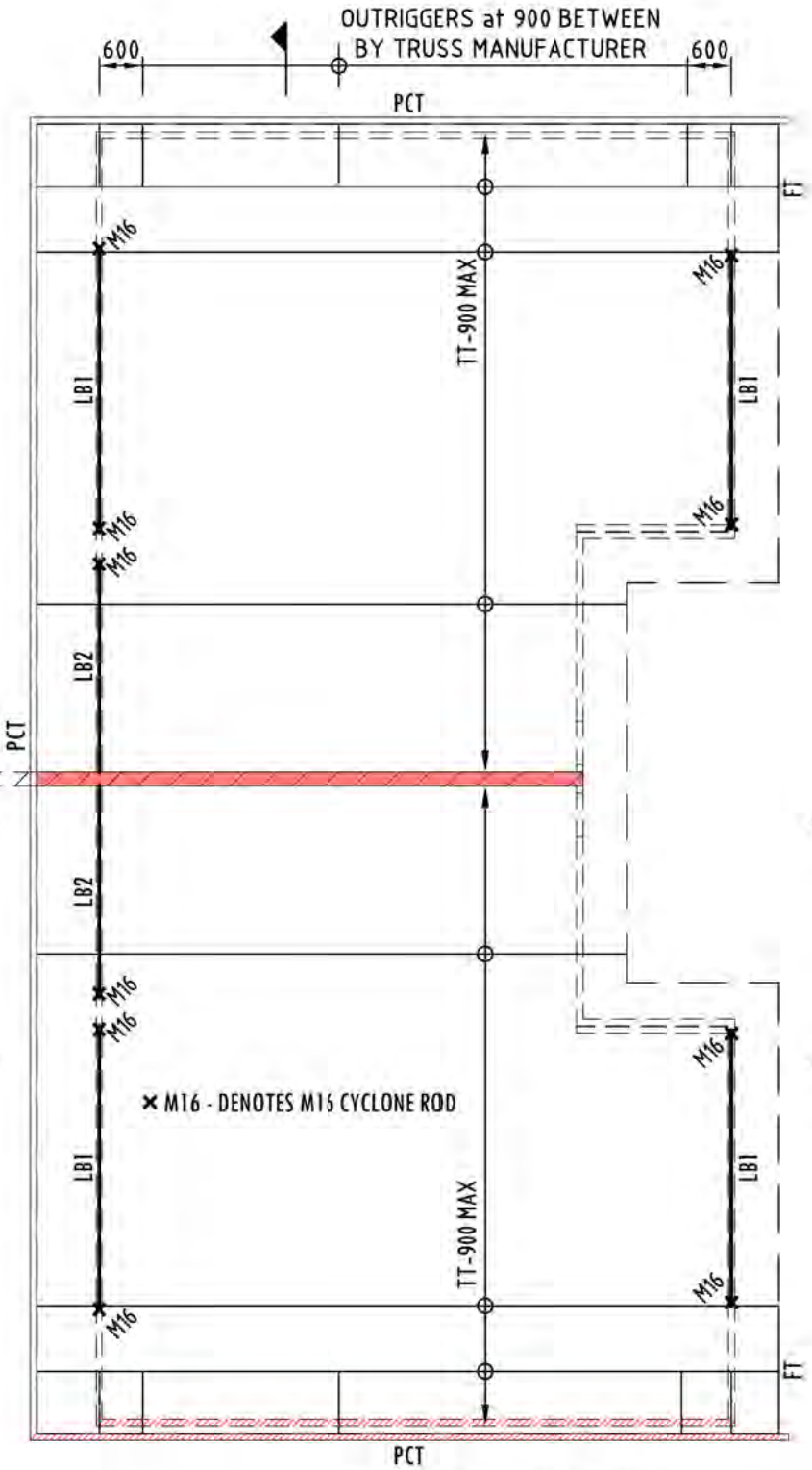

RHS LINTEL BEAM TO C.M.B WALL

SCALE 1:20




M1 TO C.M.B LINTEL

SCALE 1:20




H WD24

G WD23

F WD22

## UPPER ROOF FRAMING PLAN

SCALE 1:100

DENOTES LIGHT WEIGHT FIRE WALL/PARAPET (TO HAVE F.R.L. 60/60/60) TO BE LINED WITH NON-COMBUSTIBLE (LADDING EXTERNALLY, INCLUDING EAVES LINING. NON-COMBUSTIBLE FLASHING, FASCIAS & GUTTERS TO BE PROVIDED

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**PART LOWER ROOF FRAMING PLAN & UPPER ROOF FRAMING PLAN**

DATE: TENDER ISSUE P26 – 29/10/25

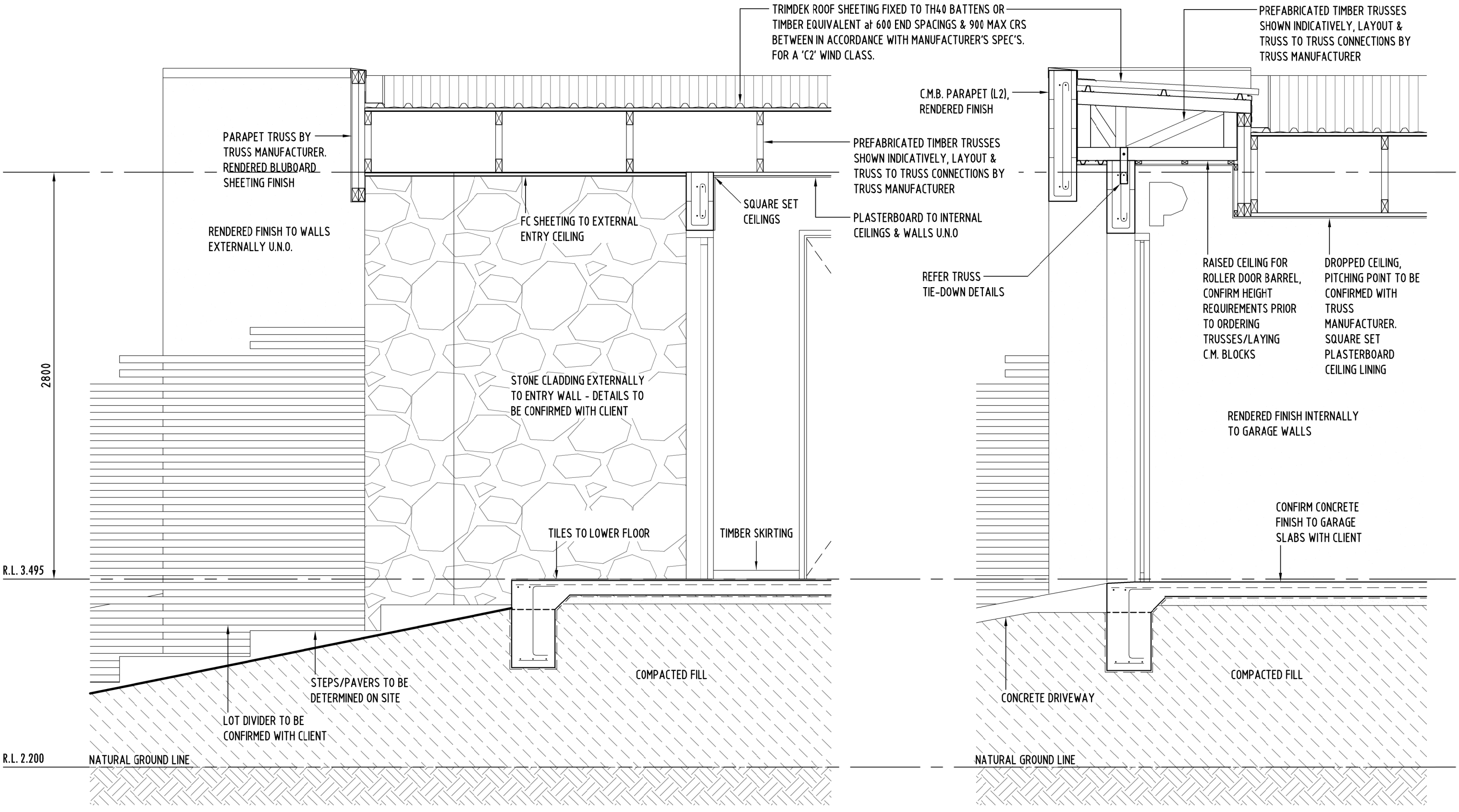
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: **WD17**

# PRELIMINARY




SECTION A
1:25

SECTION B
1:25

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**SECTIONS**

DATE: TENDER ISSUE P26 - 29/10/25

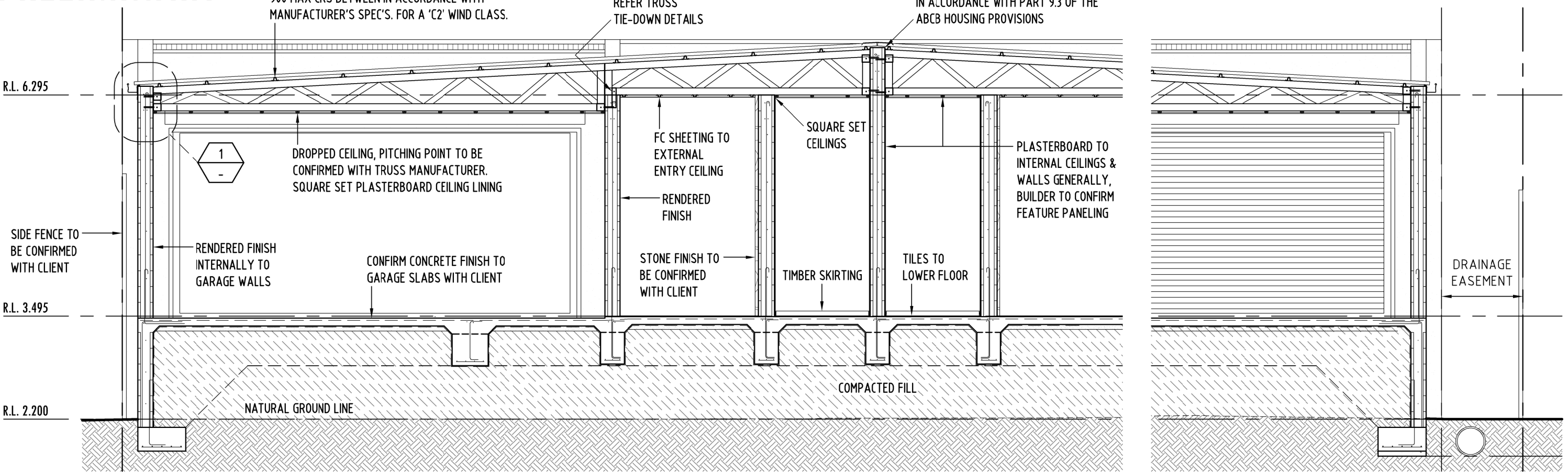
SCALE: AS SHOWN @ A3

JOB No: 2444

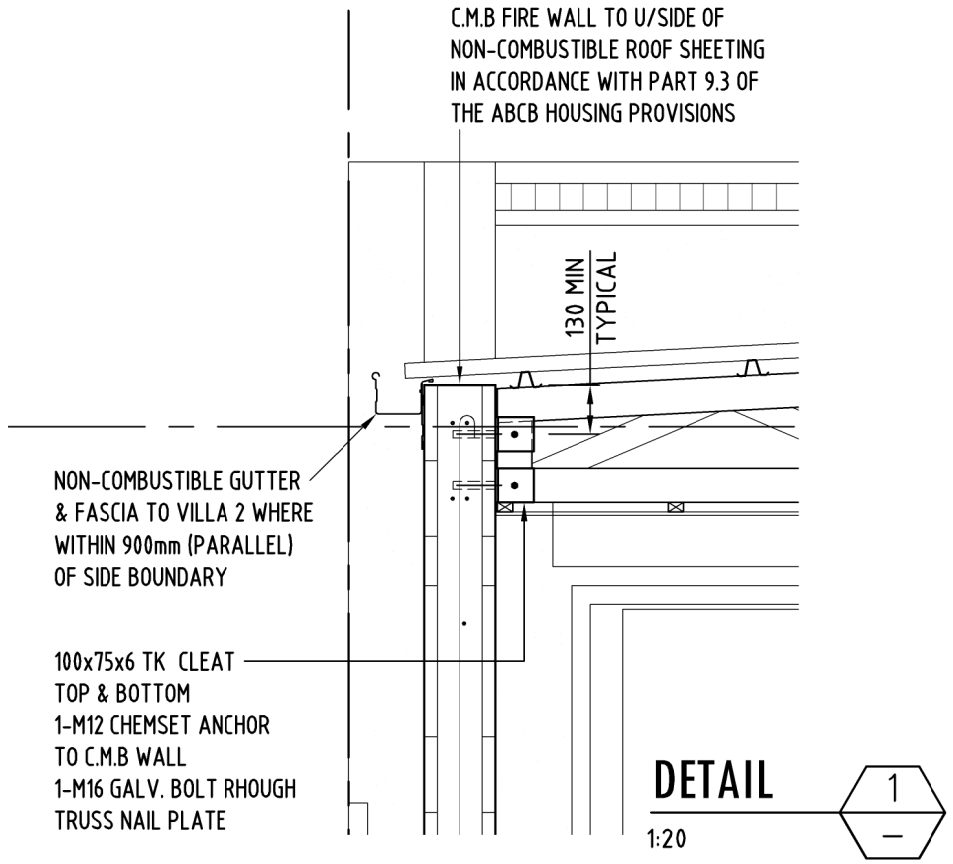
WIND CLASS: C2

SHEET No: **WD18**

# PRELIMINARY



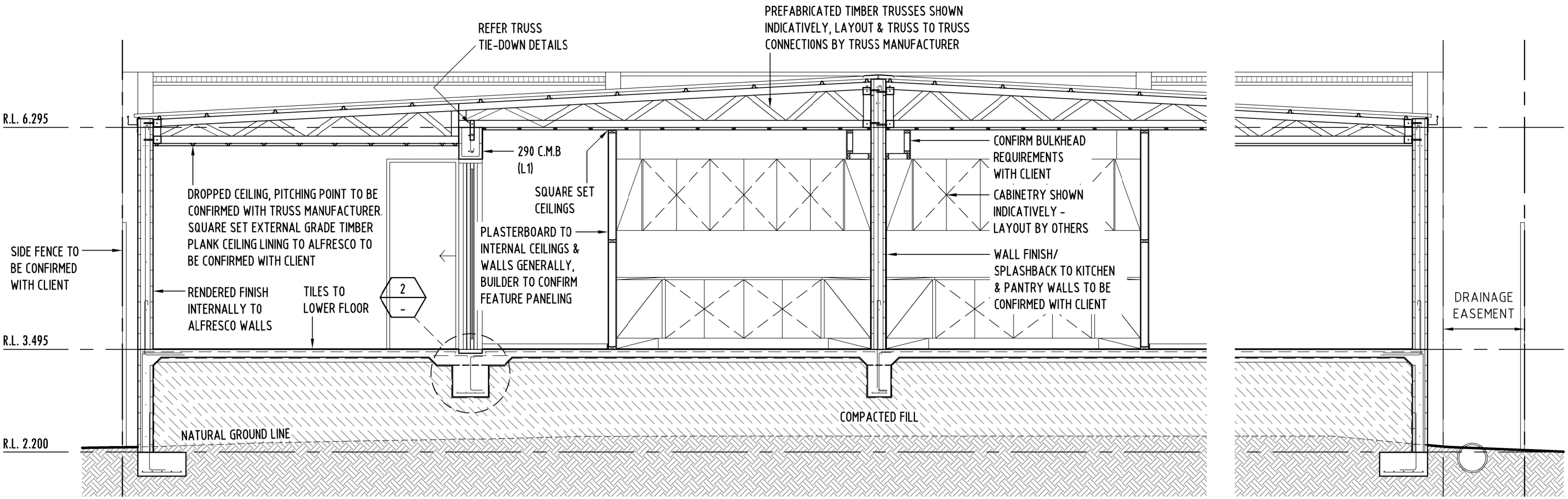

## SECTION C
1:50



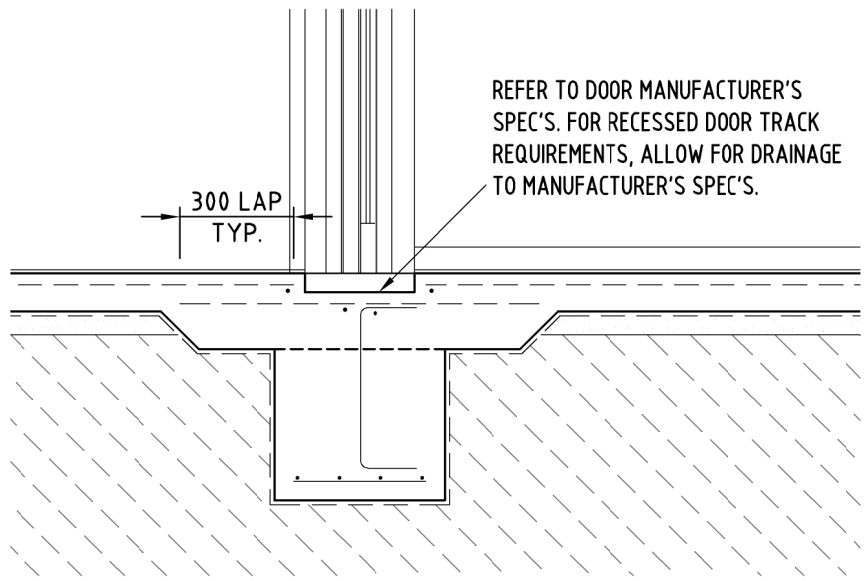

## DETAIL 1
1:20

| | | | | | |
|---|---|---|---|---|---|
| PROPOSED VILLAS at: 36 WARNER ST, PORT DOUGLAS | CLIENT: ANDREW MACKAY | MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS. | TITLE: SECTIONS | DATE: TENDER ISSUE P26 - 29/10/25<br>SCALE: AS SHOWN @ A3 | JOB No: 2444<br>WIND CLASS: C2<br>SHEET No: WD19 |

# PRELIMINARY




SECTION D
1:50




DETAIL 2
1:20

PROPOSED VILLAS at:
36 WARNER ST, PORT DOUGLAS

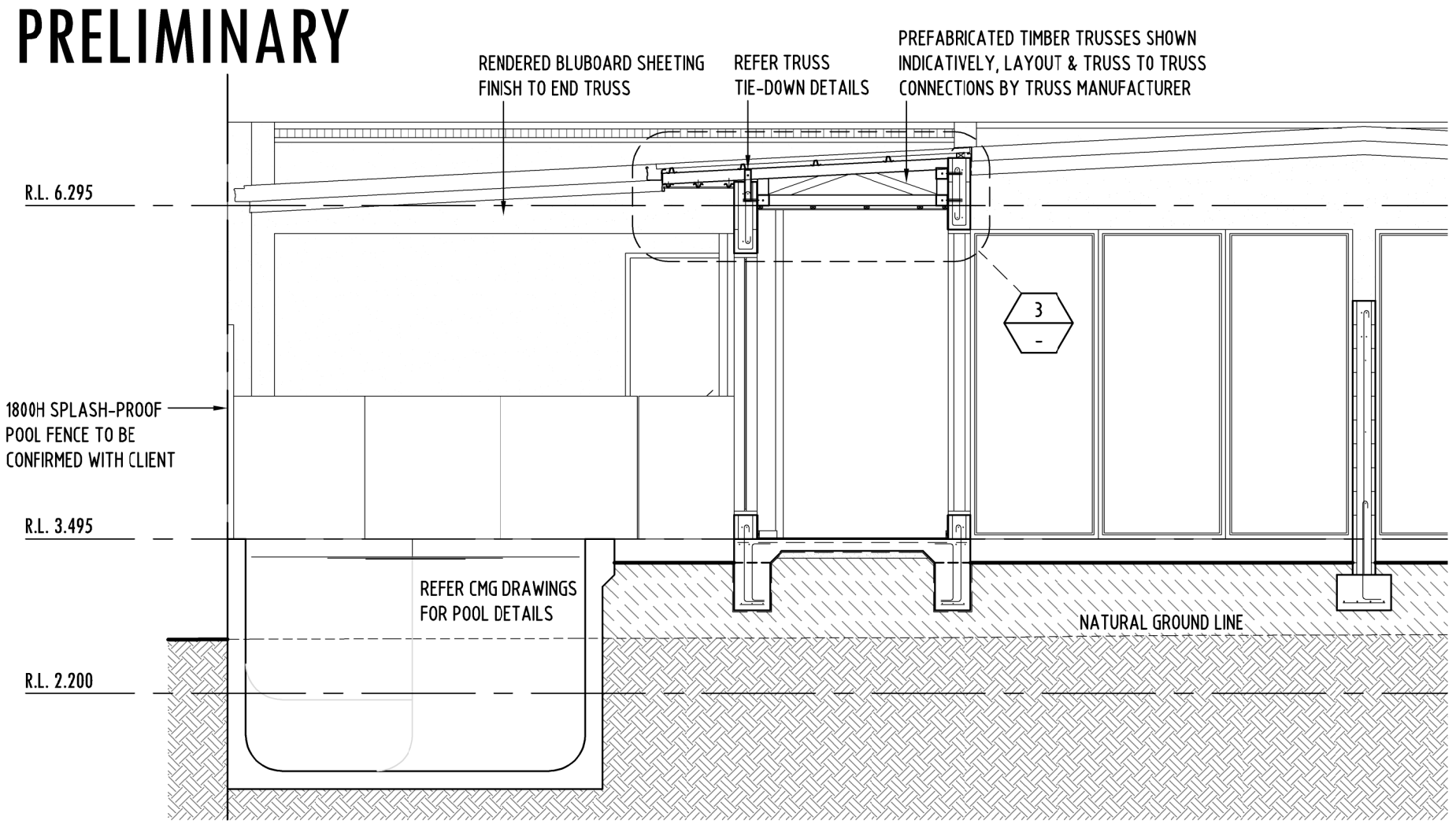
CLIENT:
ANDREW MACKAY

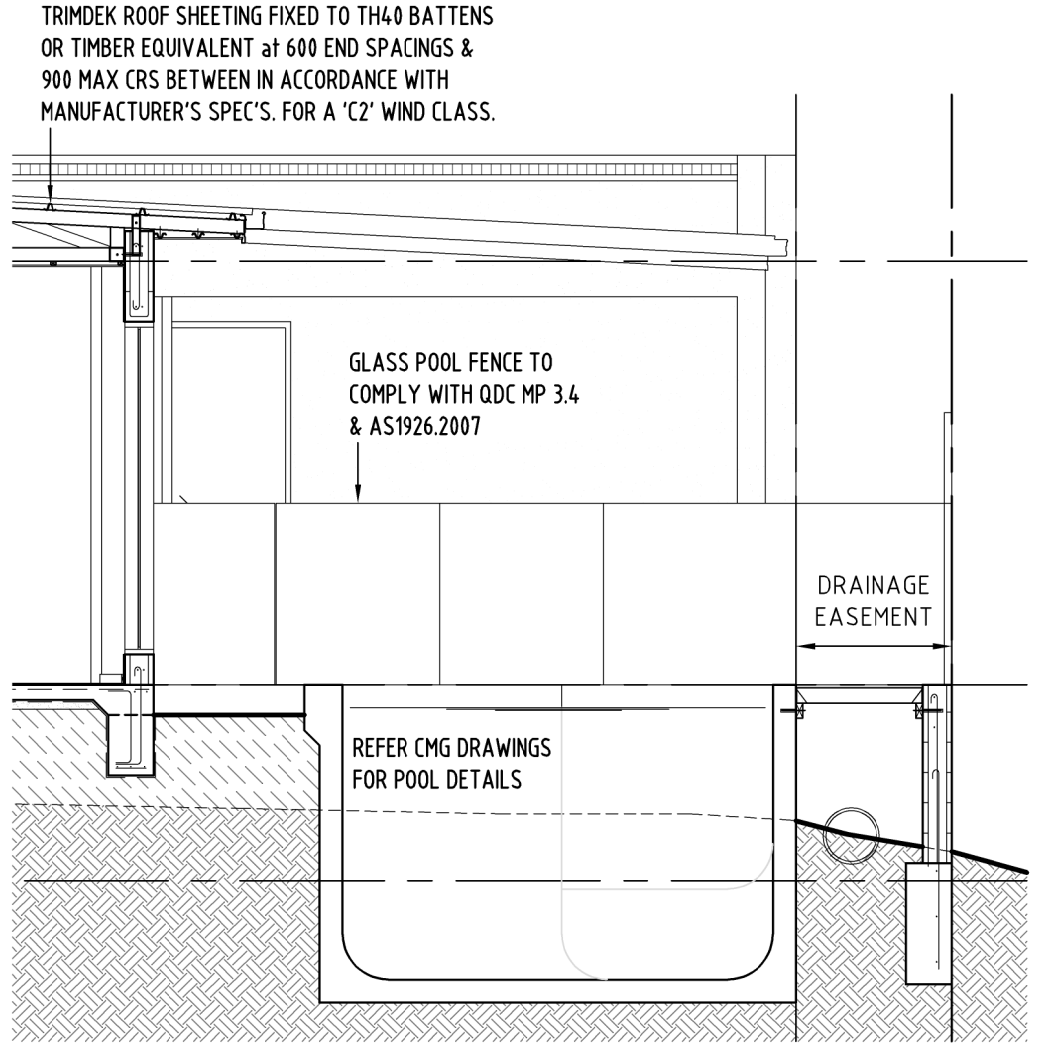
MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

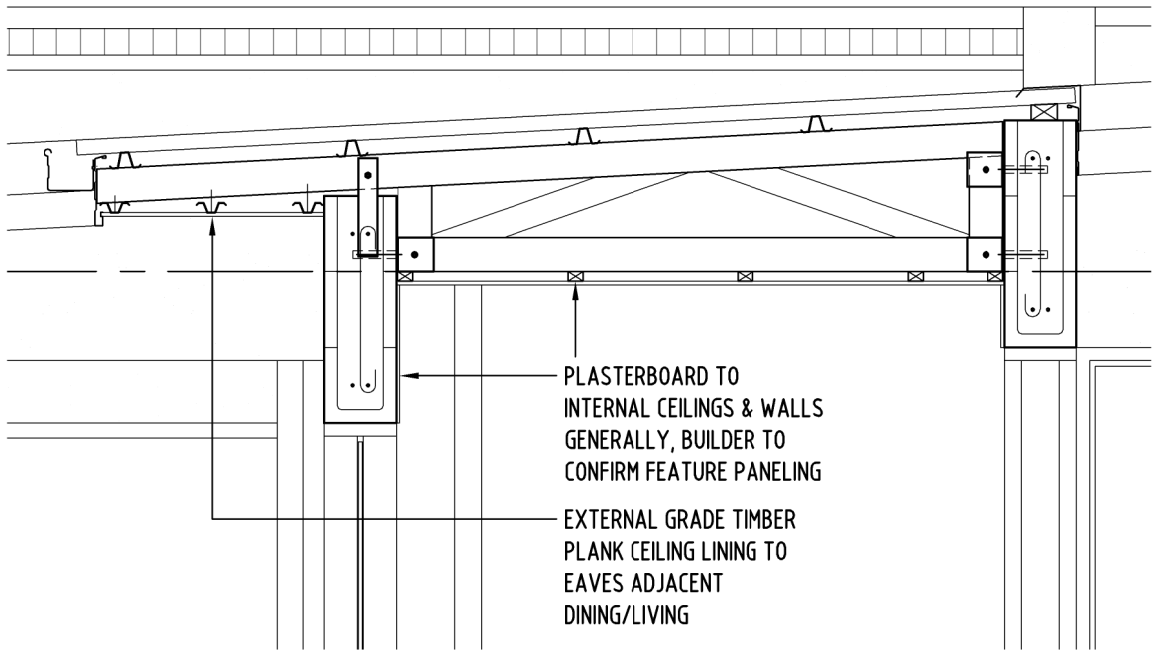
TITLE:
SECTIONS

DATE: TENDER ISSUE P26 - 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: WD19

PRELIMINARY

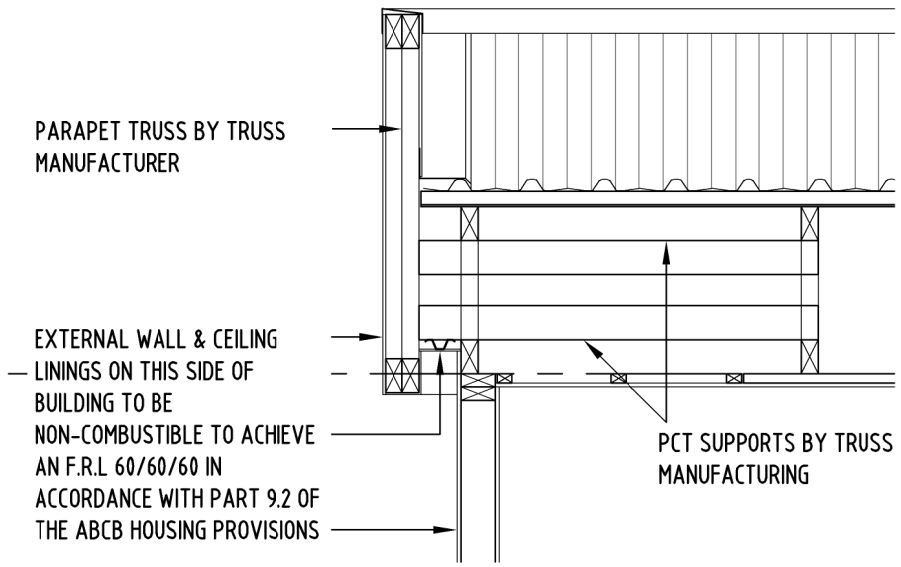


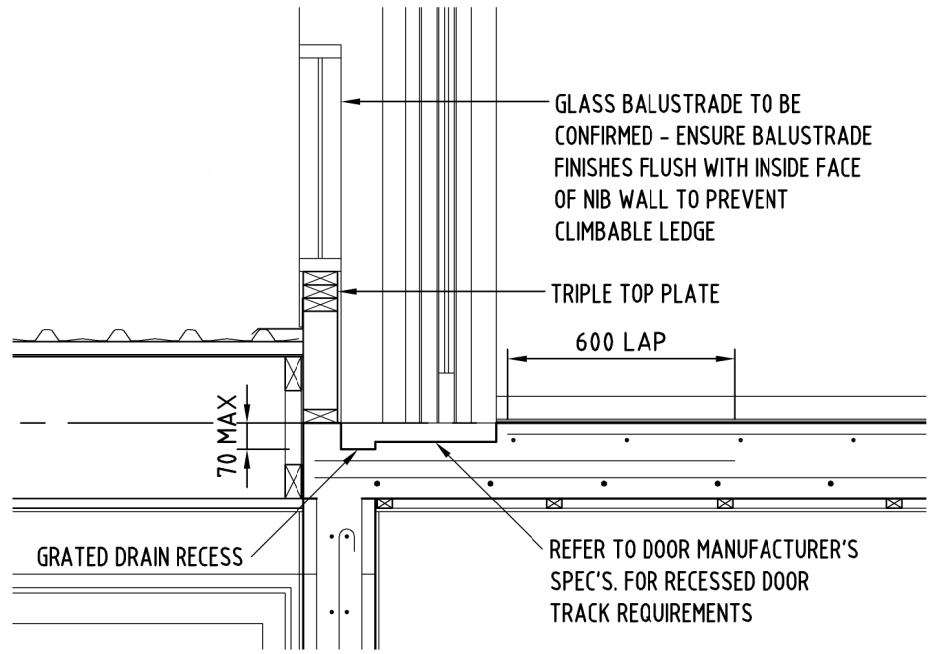




DETAIL 3 / 1:20

SECTION E / 1:50




DETAIL 6 / WD22 / 1:20




DETAIL 7 / WD23 / 1:20

PROPOSED VILLAS at:
36 WARNER ST, PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
SECTIONS

DATE: TENDER ISSUE P26 - 29/10/25

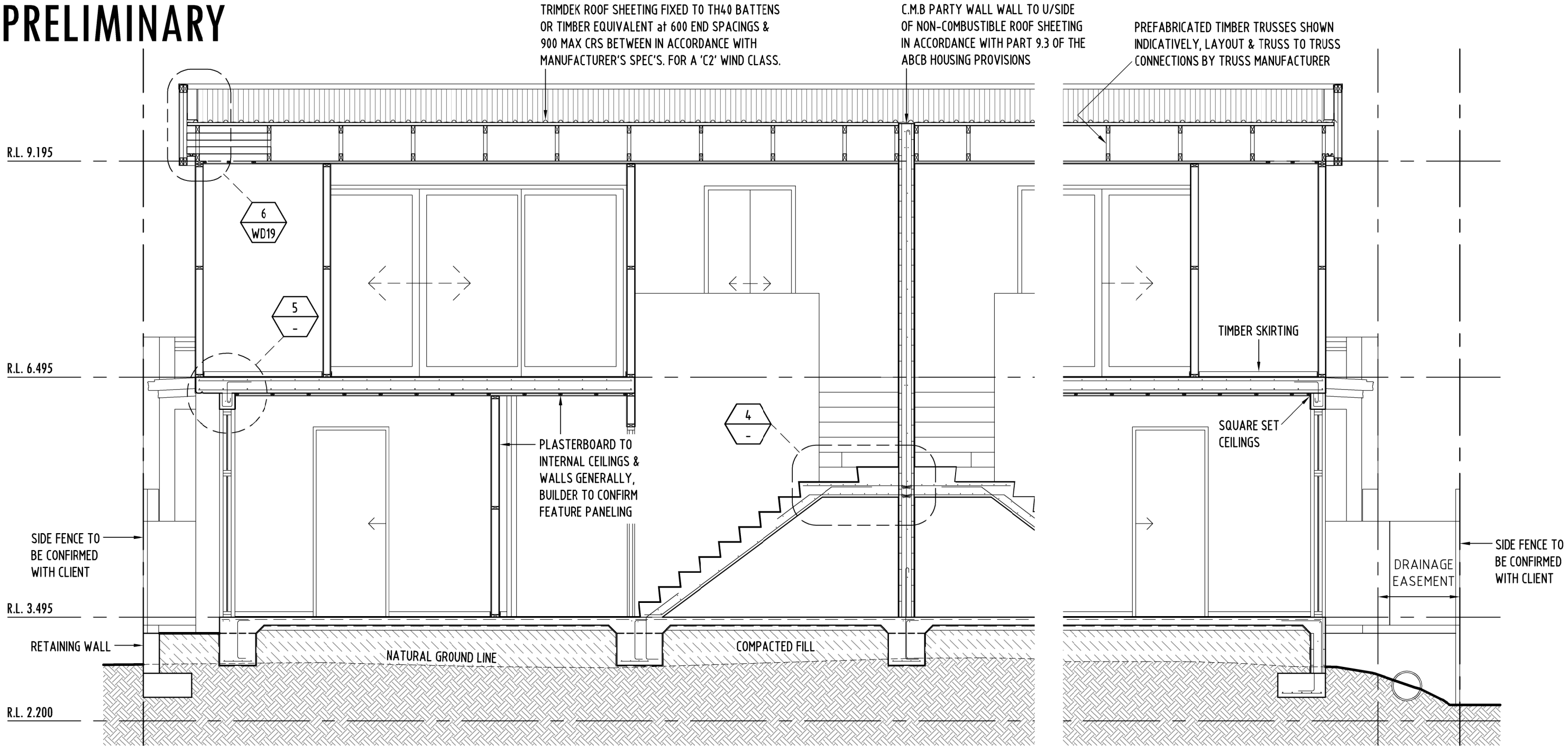
SCALE: AS SHOWN @ A3

JOB No: 2444

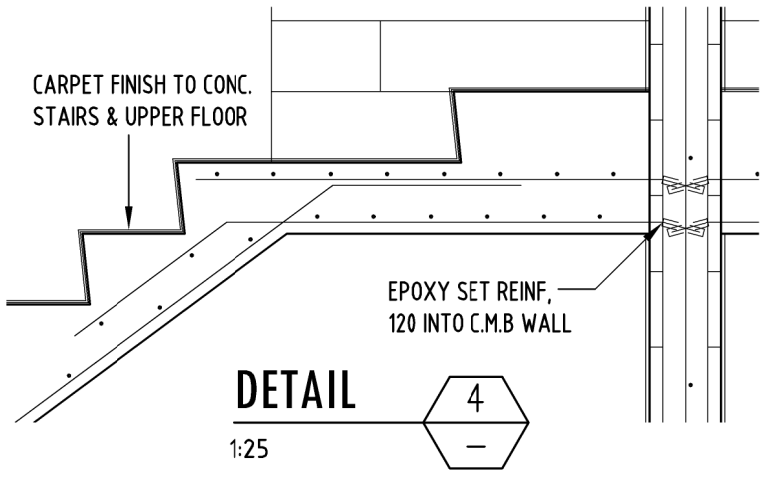
WIND CLASS: C2

SHEET No: WD21

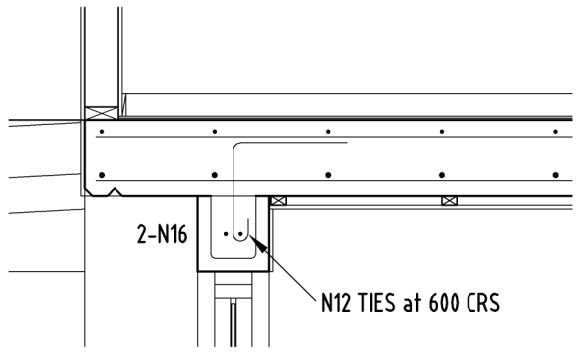
# PRELIMINARY




## SECTION F
1:50




## DETAIL 4
1:25




## DETAIL 5
1:25

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**SECTIONS**

DATE: TENDER ISSUE P26 - 29/10/25

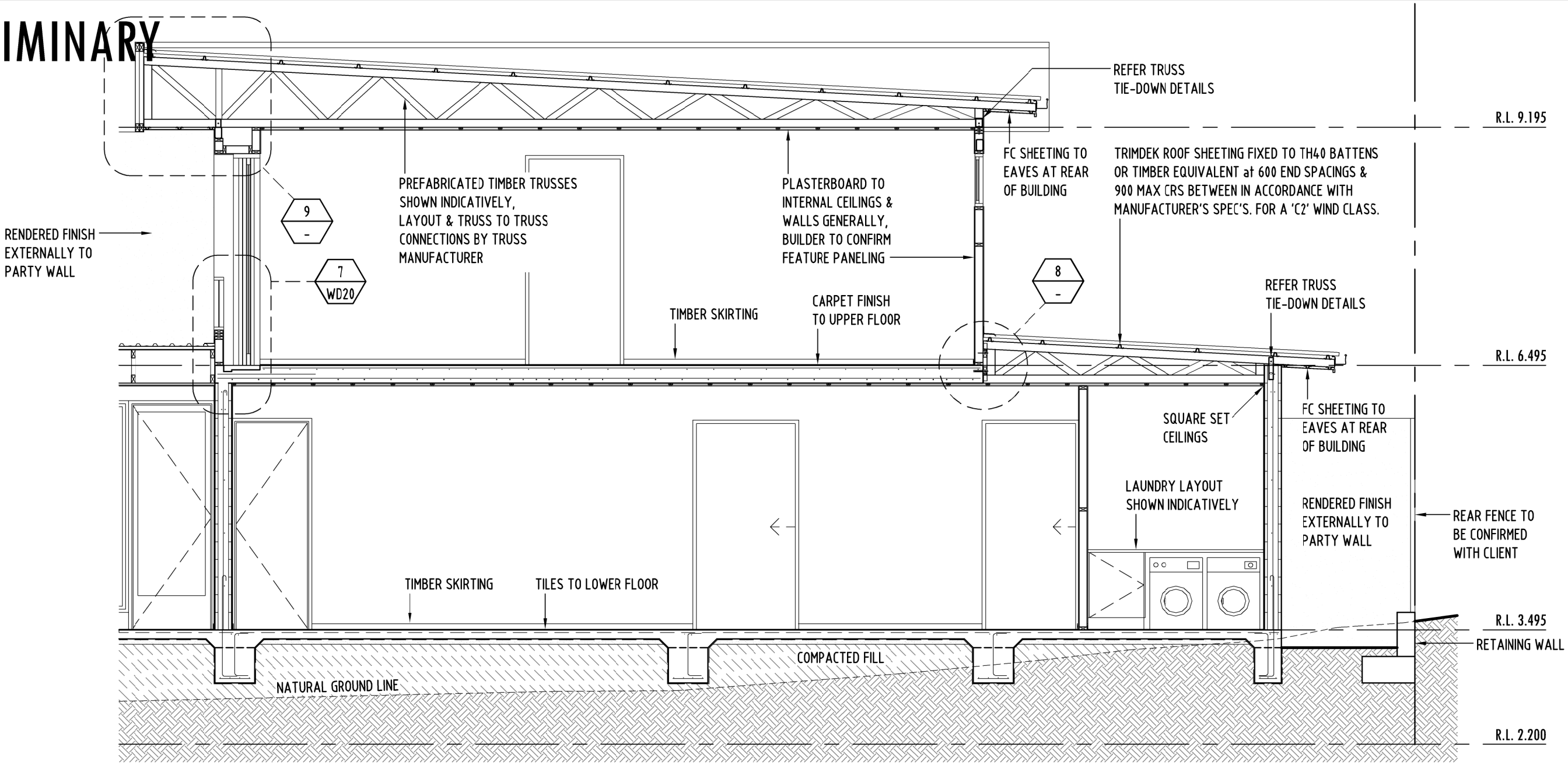
SCALE: AS SHOWN @ A3

JOB No: 2444

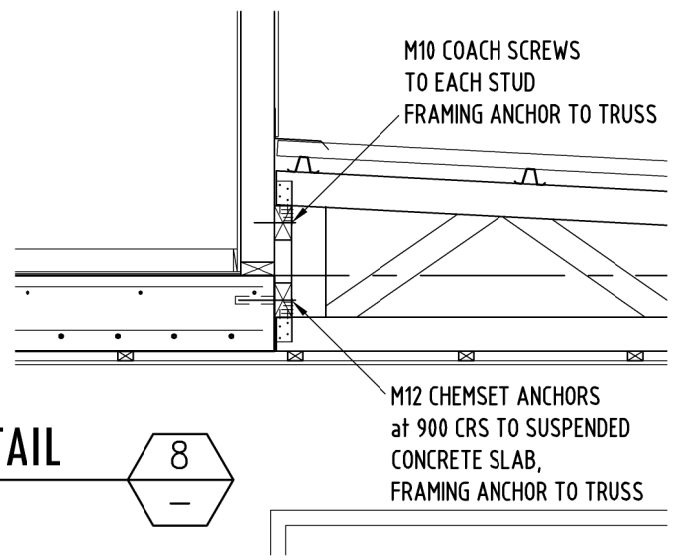
WIND CLASS: C2

SHEET No: **WD22**

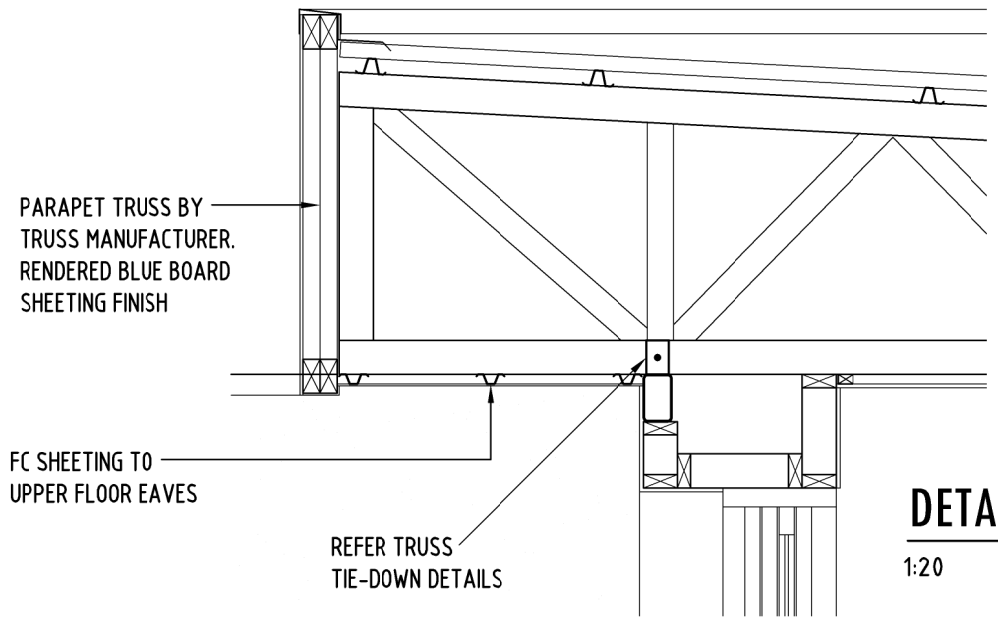
PRELIMINARY




## SECTION G
1:50 — –




## DETAIL 8
1:20 — –




## DETAIL 9
1:20 — –

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

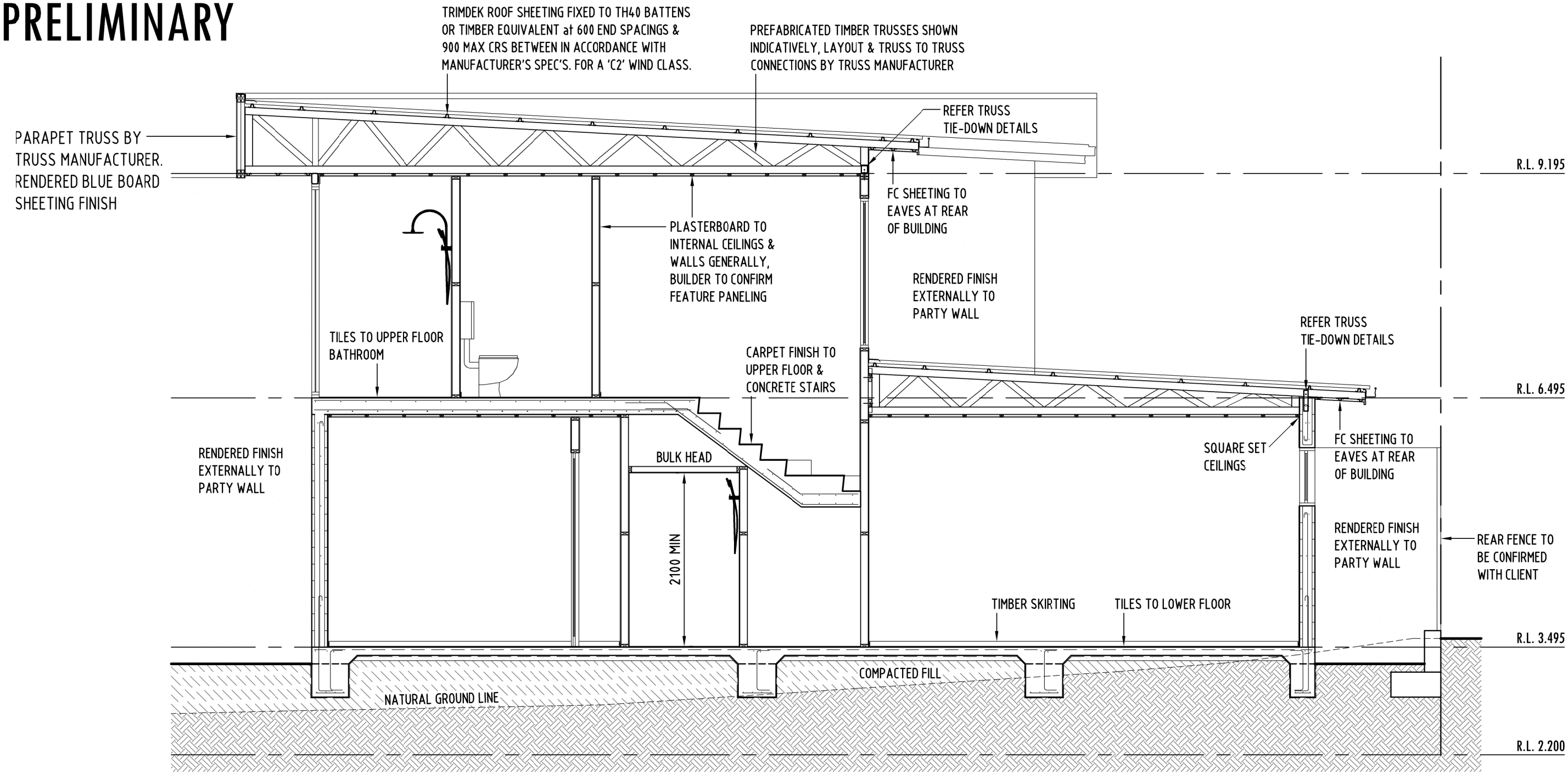
CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**SECTIONS**

DATE: TENDER ISSUE P26 – 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: **WD23**

# PRELIMINARY




## SECTION H

1:50

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**SECTIONS**

DATE: TENDER ISSUE P26 - 29/10/25

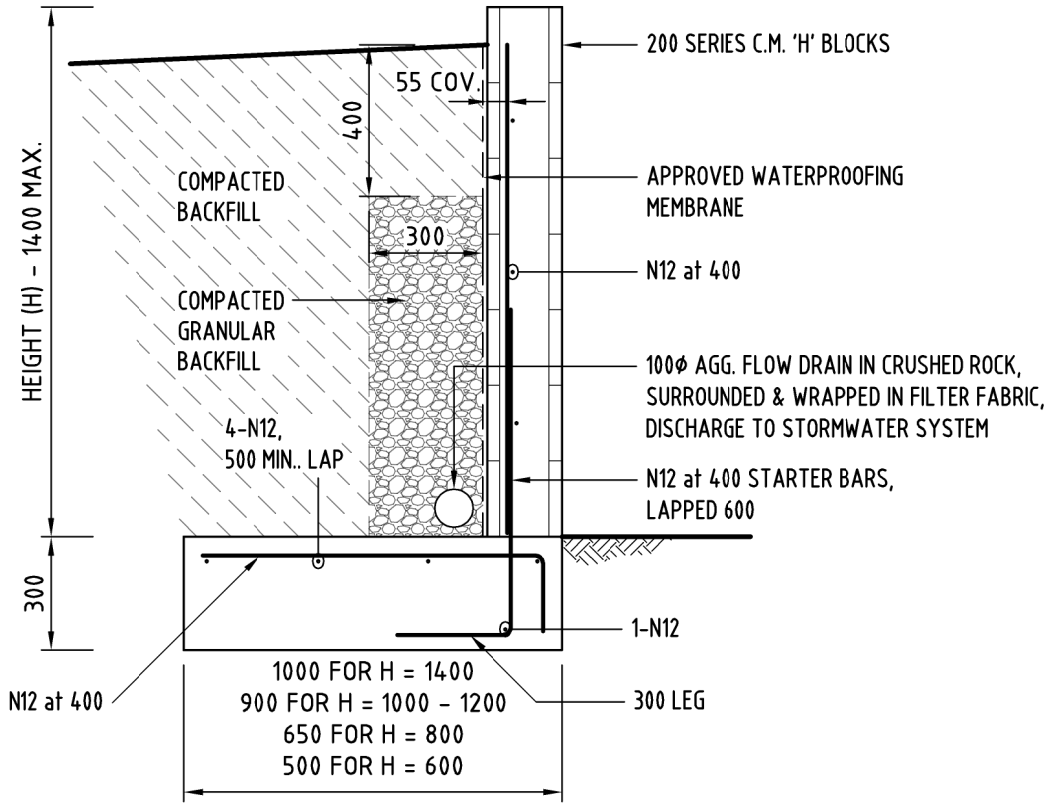
SCALE: AS SHOWN @ A3

JOB No: 2444

WIND CLASS: C2

SHEET No: **WD24**

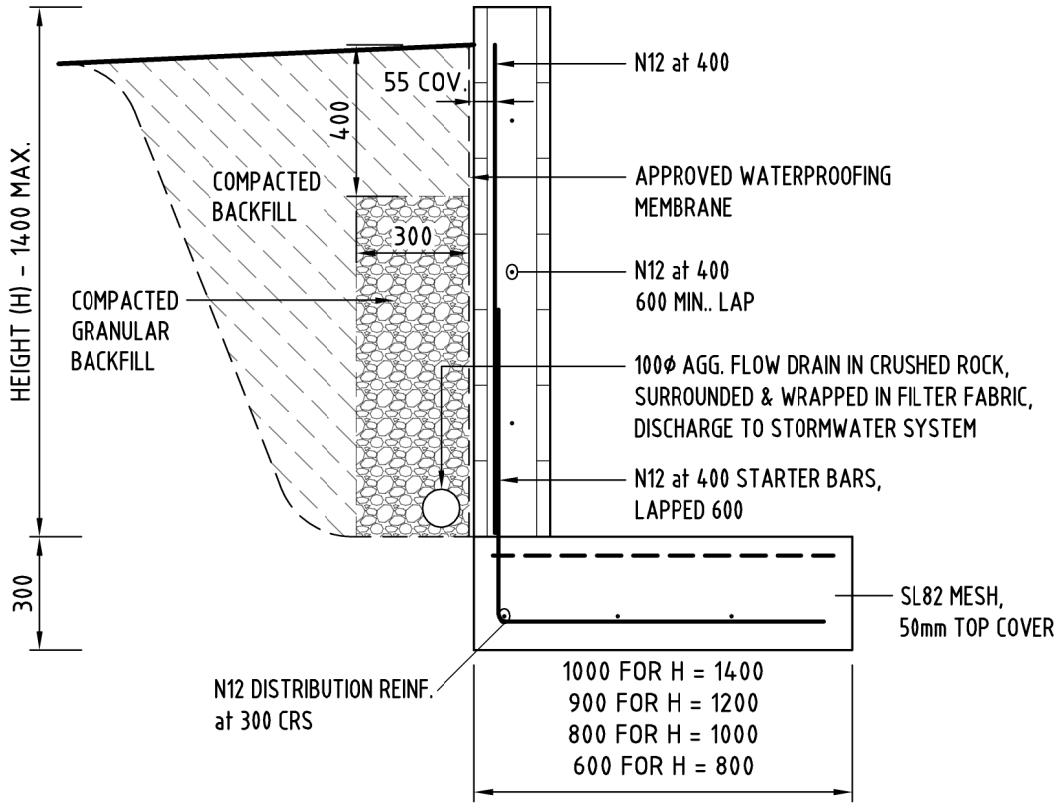
# PRELIMINARY




RW1 - 600⩽HEIGHT⩽1400mm

SCALE 1:20

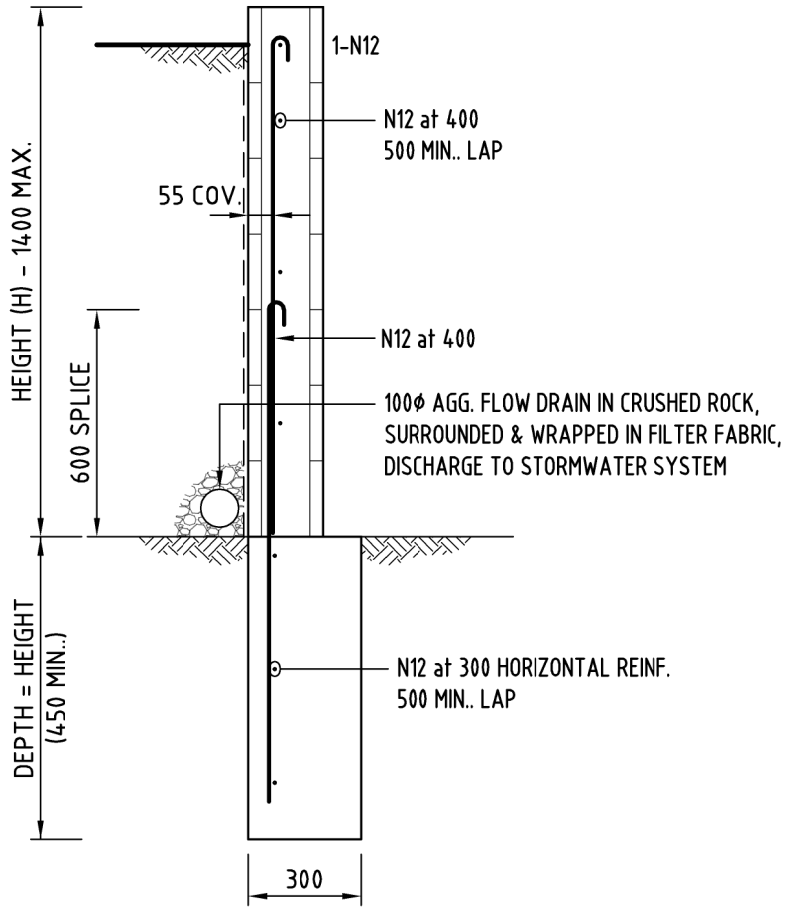
PROVIDE WALL CONTROL JOINTS AT 8m MAX..




RW2 - 600⩽HEIGHT⩽1400mm

SCALE 1:20

PROVIDE WALL CONTROL JOINTS AT 8m MAX..




ALTERNATIVE RW1/RW2 DETAIL

SCALE 1:20

PROPOSED VILLAS at:
**36 WARNER ST, PORT DOUGLAS**

CLIENT:
**ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**RETAINING WALL DETAILS**

DATE: TENDER ISSUE P26 - 29/10/25

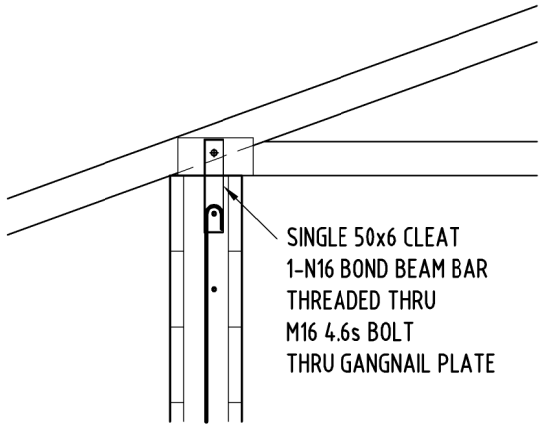
SCALE: AS SHOWN @ A3

JOB No: 2444

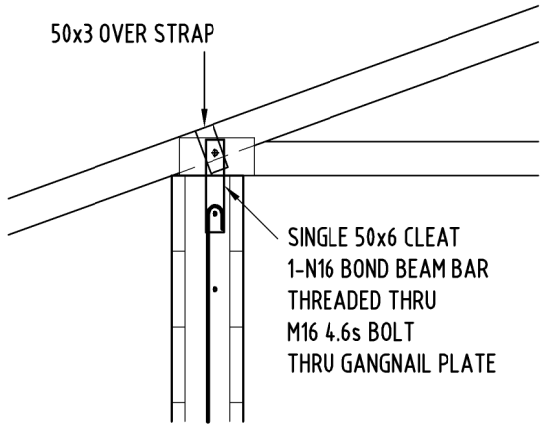
WIND CLASS: C2

SHEET No: **WD25**

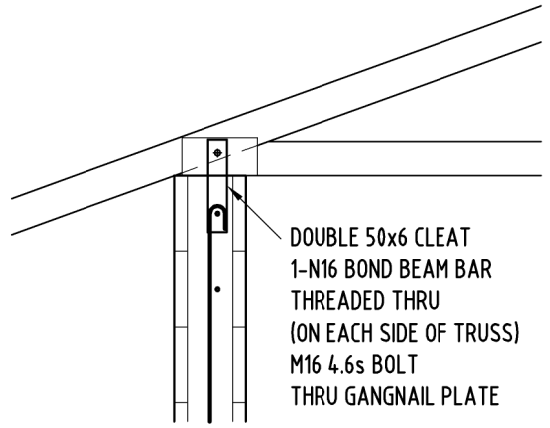
# PRELIMINARY



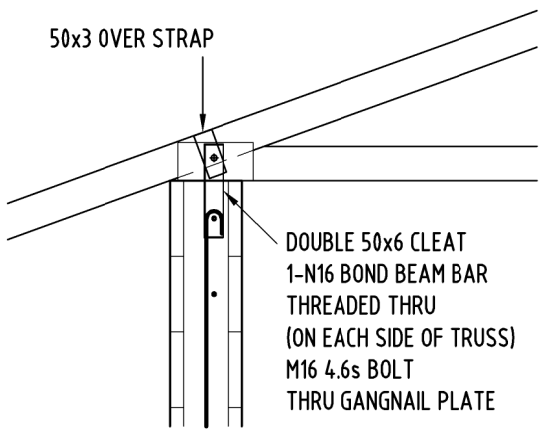

TD1 1:20




TD2 1:20



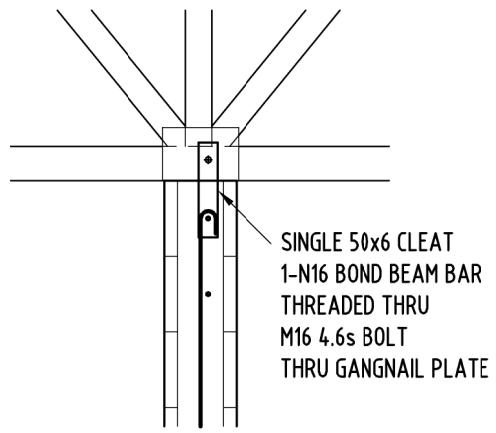

TD3 1:20



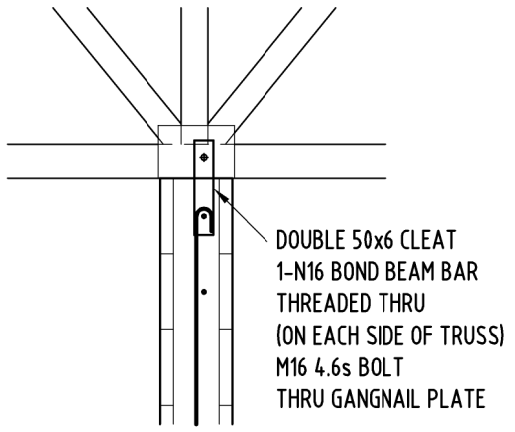

TD4 1:20

| TRUSS JOINT GROUP | | | | | | |
|---|---|---|---|---|---|---|
| TYPE | J2 | J3 | J4 | JD4 | JD5 | JD6 |
| TD1 | 20 | 15 | 10 | 16 | 11 | 8 |
| TD2 | 35 | 25 | 16 | 23 | 18 | 15 |
| TD3 | 49 | 44 | 28 | 44 | 36 | 28 |
| TD4 | 76 | 54 | 34 | 54 | 43 | 34 |
| TD5 | 20 | 15 | 10 | 16 | 11 | 8 |
| TD6 | 49 | 44 | 28 | 44 | 36 | 28 |
| TD7 | 93 | 84 | 53 | 84 | 68 | 53 |
| TD8 | 128 | 115 | 73 | 115 | 94 | 73 |

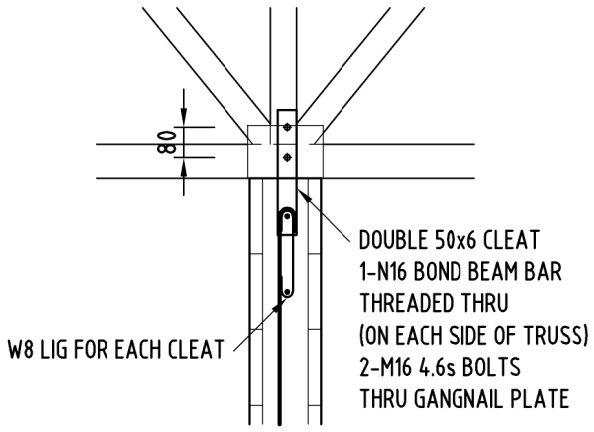
NOTES: PROVIDE 2-N12 (MIN.) VERTICAL REINF. BARS ADJACENT TO CLEATS WITH TIE-DOWN LOADS GREATER THATN 80kN.



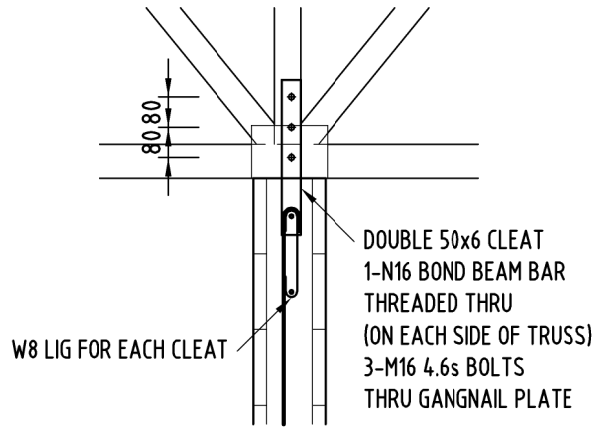

TD5 1:20




TD6 1:20




TD7 1:20




TD8 1:20

## TRUSS TIE DOWN - DETAILS

REFER TRUSS MANUFACTURERS LAYOUT AND UPLIFT LOADING
REFER C.M.B. WALL NOTES FOR REINFORCEMENT

NOTES: CLEAT SIZES AND CONNECTIONS SIMILAR FOR RHS BEAMS

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

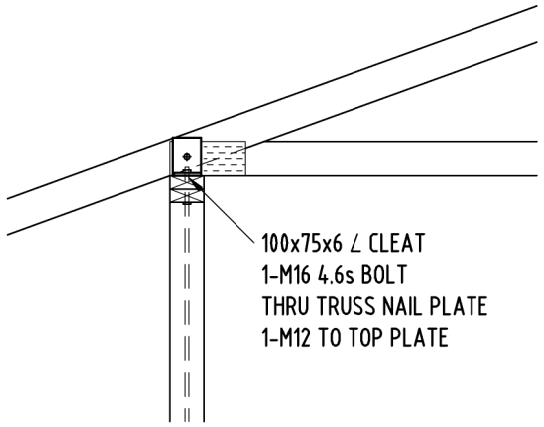
CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

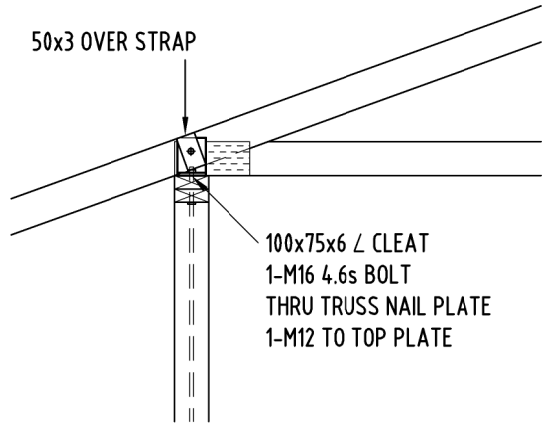
TITLE:
TRUSS TIE-DOWN TO
C.M.B. WALL DETAILS

DATE: TENDER ISSUE P26 - 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: WD26

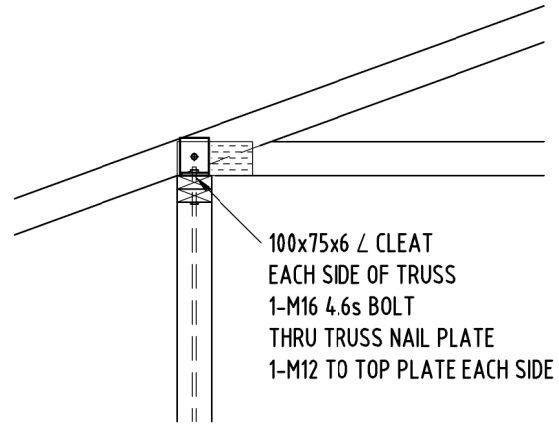
# PRELIMINARY



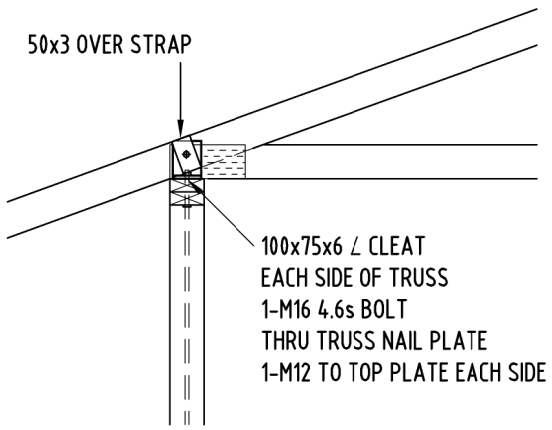

TD1 1:20




TD2 1:20

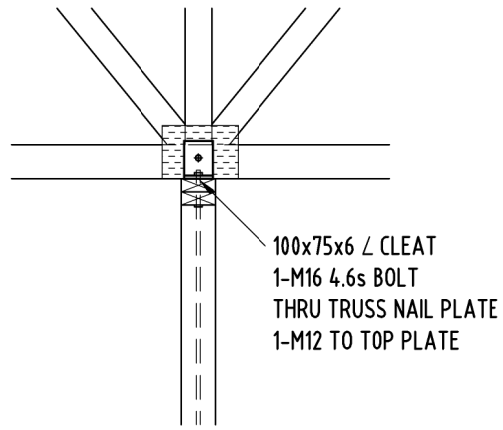



TD3 1:20

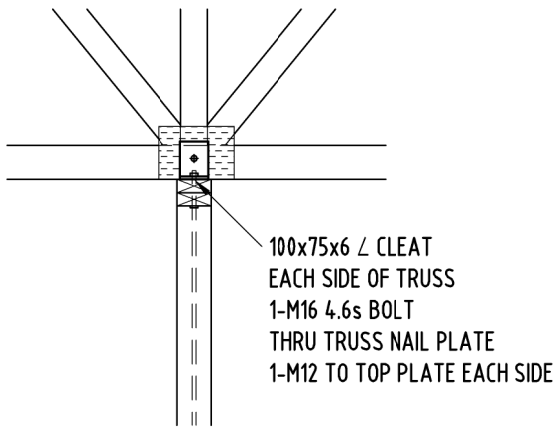



TD4 1:20

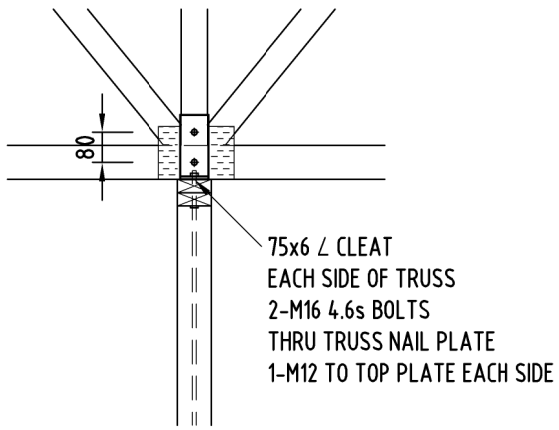
| TRUSS JOINT GROUP | | | | | | |
|---|---|---|---|---|---|---|
| TYPE | J2 | J3 | J4 | JD4 | JD5 | JD6 |
| TD1 | 20 | 15 | 10 | 16 | 11 | 8 |
| TD2 | 35 | 25 | 16 | 23 | 18 | 15 |
| TD3 | 49 | 44 | 28 | 44 | 36 | 28 |
| TD4 | 76 | 54 | 34 | 54 | 43 | 34 |
| TD5 | 20 | 15 | 10 | 16 | 11 | 8 |
| TD6 | 49 | 44 | 28 | 44 | 36 | 28 |
| TD7 | 93 | 84 | 53 | 84 | 68 | 53 |
| TD8 | 128 | 115 | 73 | 115 | 94 | 73 |



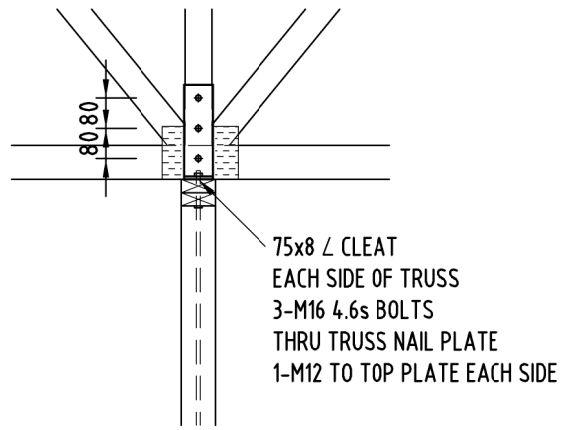

TD5 1:20




TD6 1:20




TD7 1:20




TD8 1:20

## TRUSS TIE DOWN - DETAILS

REFER TRUSS MANUFACTURERS LAYOUT AND UPLIFT LOADING
REFER LOAD BEARING TIMBER WALL FRAMING NOTES FOR REINFORCEMENT

NOTES: CLEAT SIZES AND CONNECTIONS SIMILAR FOR RHS BEAMS

PROPOSED VILLAS at:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
TRUSS TIE-DOWN TO
TIMBER FRAMED WALL DETAILS

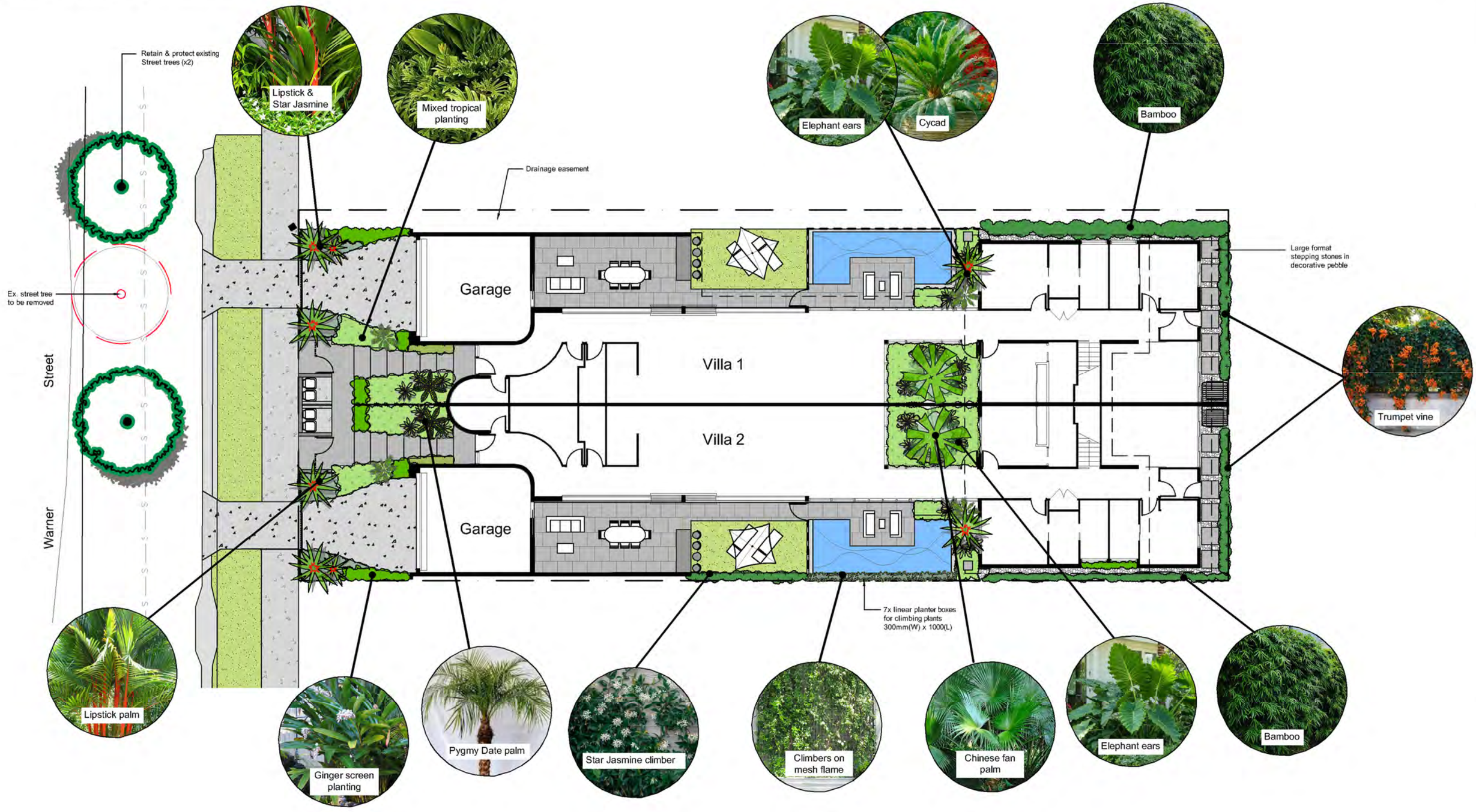
DATE: TENDER ISSUE P26 - 29/10/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: WD27

# ATTACHMENT 3

## Landscape Plan

*Prepared by Kate Hewitt Landscape Design*

Landscape concept plan - Ground floor 1:100 @ A1




| | |
|---|---|
| Name: Landscape concept plan | |
| Job: 36 Warner St, Port Douglas | |
| Date: 17.11.25 | Issue no: B |
| Scale: 1:100@A1 | Page: 1 of 2 |

N

Legend

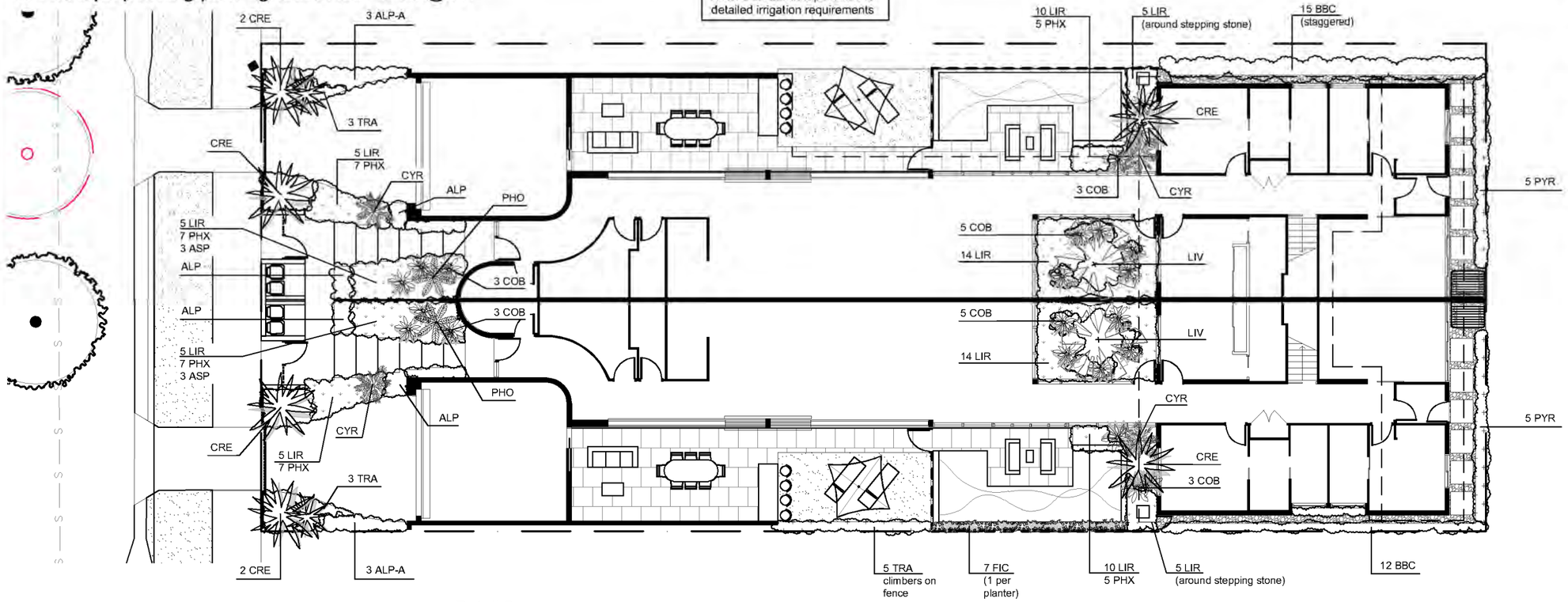
Proposed palms
Dense climbers
Lawn areas - nature strip
Mixed tropical low planting
Groundcovers
Paving
Pebble access areas
Concrete
Water

1 2 3 4 5 10

kate hewitt
LANDSCAPE DESIGN

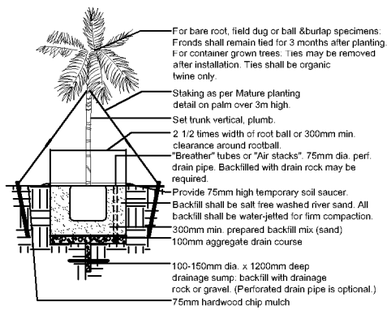
# Landscape planting plan - ground floor 1:100 @ A1

Note: See 'Landscape notes' for detailed irrigation requirements



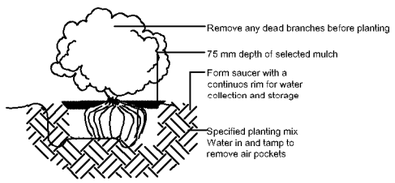

## Detail 1.

Palm planting detail n.t.s



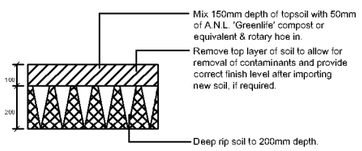

## Detail 2.

Shrub planting detail n.t.s



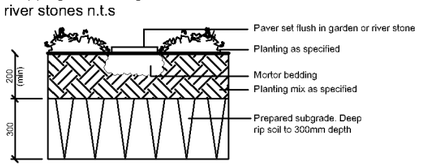

## Detail 3.

Soil preparation detail n.t.s.



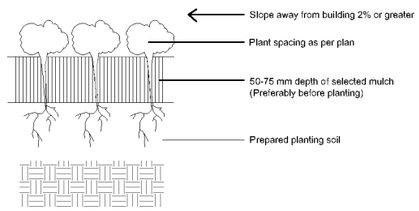

## Detail 4.

Stepping stones in garden & river stones n.t.s




## Detail 5.

Groundcover planting detail n.t.s




## Planting schedule

| Symbol | Botanical name | Common name | Cont. size | Mature height | Spacing |
|---|---|---|---|---|---|
| **Ferns / Palms / Accent Plants / Bamboo** | | | | | |
| ALP | Alpinia zerumbet | Green shell Ginger | Med. | 2-2.5M | 1000mm |
| ALP-A | Alpinia purpurata | Giant white ginger | Med. | 2-2.5M | 1000mm |
| BBC | Bambusa compacta | Dwarf Bamboo | Lge. | 1.5-2.5M | 1000mm |
| COB | Colocasia esculenta | Elephants ears | Lge. | 1-1.5M | As shown |
| CRE | Cyrtostachys renda | Lipstick Palm | Lge. | 6-9M | As shown |
| CYR | Cycas revolutum | Sago Palm | Med. | 1-1.2M | As shown |
| LIV | Livistona chinensis | Chinese Fan Palm (tall fan palm) | Lge. | 7-9.0M | As shown |
| PHO | Phoenix-roebelenii | Pygmy Date Palm | Lge. | 1.5-3M | As shown |
| **Groundcovers / Climbers** | | | | | |
| FIC | Ficus pumila | Climbing Fig | Med. | 4-5.0M | 1 per planter |
| TRA | Trachelospermum jasminoides | Chinese Star Jasmine | Med. | 1-2M | As shown |
| PYR | Pyrostegia spp | Orange trumpet vine | Med. | climber | As shown |
| **Ornamental grasses/strappy leaved plants** | | | | | |
| ASP | Asparagus densiflorus | Foxtail Fern | Sml. | 0.8M | As shown |
| LIR | Liriope muscari | Lily turf | Sml. | 0.6M | 800mm |
| PHX | Philodendron 'Xanadu' | Xanadu (shade tolerant understory / border plant) | Sml. | 0.5M | 700mm |

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible.
Numbers are exact. If unsure please contact Landscape Designer.
Container sizes may vary due to availability, in most cases please ensure a size that will work for this site.

## Landscape notes

**1. Soil preparation**
All proposed plant beds to be stripped of 150mm of soil and topped with at least 200mm of soil (preferably local)

**2. New plantings**
Newly planted trees and large shrubs should be secured to stakes to prevent any damage.
Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix.

Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions.
These heights may vary and are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

**3. Turf / lawn**
Lay turf on prepared leveled soil. Ensure drainage is correct.
Use locally available suitable turf mix.
Curved steel edging (or similar) to be confirmed and chosen by owner.

**4. Stepping stones**
Stepping stones in (10-20mm river gravel) pebble. Laid to a depth of 150mm over a thin layer of geo-textile.
Refer to Architects details for stepping stones specifications and details

**5. Mulching**
All planting areas to be mulched with a minimum 75mm thick cover of recycled hardwood mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of all weed species

**6. Fertliser**
All planting areas to be fertilised with slow release fertiliser.

**7. Engineering**
All structural and hydraulic details whatsoever to Architects details.

**8. Maintenance**
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use.
Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

**9. Irrigation**
Automatic drip line watering system to be selected. To extend to ALL garden areas nominated garden areas.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans.

Ensure rain sensor is installed for common area garden zones connected to timers

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet .... . Battery timers to isolated planter boxes is acceptable and to maintained by the owners corporation as part of the ongoing property maintenance.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

| | |
|---|---|
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1 2 3 4 5 10

kate hewitt
LANDSCAPE DESIGN