

Town Planning Report

Johnston Road, Mossman Gorge

Lot 1 SP150474

HRP15394



Seeking:

- > Development Permit for a Material Change of Use (Retirement Facility)
- > Preliminary Approval (s241) for Material Change of Use (Retirement Facility)
- > Development Permit for Reconfiguring a Lot (one lot into two lots)

Prepared for
The Salvation Army / Douglas Shire Council

December 2015

Document Information

Prepared for The Salvation Army / Douglas Shire Council
Project Name Johnston Road, Mossman Gorge
File Reference Town Planning Report (MCU - Stage 1).docx
Job Reference HRP15394
Date December 2015

Document Control

Version	Date	Author	Author Initials	Reviewer	Reviewer Initials
1	16.12.15	Urbi Musso	UM	Dominic Hammersley	DH

Prepared for:
The Salvation Army / Douglas Shire Council
C/- PO Box 1619, Cairns, Qld, 4870

Prepared by:
Cardno HRP

The client may use this document only for the purpose for which it was prepared. No third party is entitled to use or rely on this document.

This report is based on our opinion of the town planning issues that arise from the statutory provisions relating to this site. Comments and conclusions in or construed from this report relating to matters of law are not to be relied upon. You should only rely upon the advice of your professional legal advisors with respect to matters of law. This report is provided on the basis that our standard Terms and Conditions apply. For a copy, please contact us or visit <http://www.hrppc.com.au/TermsConditions>. Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno HRP is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

Table of Contents

1	Executive Summary	6
1.1	Site Details	6
1.2	Application Details	6
2	Introduction	7
3	Site Details and Characteristics	8
3.1	Site Details	8
3.1.1	Location	8
3.2	Site Characteristics	8
3.2.1	Current Use of the Site	8
3.2.2	Road Frontages	8
3.2.3	Ownership	8
3.2.4	Easements	8
3.2.5	Existing Significant Vegetation and Waterway Values	8
3.2.6	Surrounding Land Uses and Zoning	8
3.2.7	Access	8
3.2.8	Existing Infrastructure and Services	8
	An Electrical Services Report (prepared by Sequal Consulting Group) and advice regarding sewer and water infrastructure (prepared by H2O Consultants) are provided at Appendices D and E.	9
3.2.9	Site Contamination	9
3.2.10	Topography	9
4	Proposed Development	10
4.1	Application Particulars	10
4.2	Proposal Description	10
4.3	Retirement facility (Stage 1)	10
4.3.1	Access and Car Parking	10
4.3.2	Flooding and Development Levels	11
4.3.3	Traffic	11
4.3.4	Landscaping	11
4.3.5	Infrastructure Services	11
4.3.6	Adopted Infrastructure Charges	11
4.4	Retirement facility (Preliminary Approval)	11
4.5	Reconfiguring a Lot	12
5	Statutory Town Planning Framework	13
5.1	Introduction	13
5.2	Sustainable Planning Act 2009	13
5.2.1	Material Change of Use	13
5.2.2	Reconfiguring a Lot	13
5.2.3	Code Assessment	13
5.2.4	Referral	15
5.2.5	State Planning Regulatory Provisions	15
5.3	State Planning Policy	16
5.3.1	Interim Development Assessment Requirements	17
5.4	SARA Referral Review	17
5.4.2	Summary of Necessary Referrals to SARA	19
5.5	Far North Queensland Regional Plan	19

5.6	Douglas Shire Council Planning Scheme 2006	20
5.6.1	Planning Area	20
5.6.2	Applicable Development Codes	20
5.6.3	Compliance with Key Provisions:	21
6	Compliance Summary	22
6.1	Introduction	22
6.2	State Planning Regulatory Provisions	22
6.3	State Planning Policies	22
6.4	Douglas Shire Council Planning Scheme	23
6.4.1	Mossman & Environs Locality Code	23
6.4.2	Community and Recreational Facilities Planning Area Code	23
6.4.3	Acid Sulfate Soils Code	23
6.4.4	Natural Hazards Code	23
6.4.5	Multi-unit Housing / Holiday Accommodation / Retirement Facility Code	24
6.4.6	Natural Areas and Scenic Amenity Code	24
6.4.7	Reconfiguring a Lot Code	24
7	Conclusions and Recommendations	25

Figures

Figure 1	Location Map	27
Figure 2	Zoning Map	27

Appendices

Appendix A	Current Title Search
Appendix B	Registered Survey Plan and Smart Map
Appendix C	State Mapping Searches
Appendix D	Electrical Services Report
Appendix E	Sewer and Water Infrastructure Advice
Appendix F	Searches: CLR and EMR
Appendix G	Architectural Plans
Appendix H	Flood Study
Appendix I	Statement of Code Compliance
Appendix J	IDAS Forms
Appendix K	Owner's Consent

1 Executive Summary

1.1 Site Details

Site Details	
Address	Johnston Road, Mossman Gorge
RPD	Lot 1 SP150474
Owner	Douglas Shire Council (Refer to Appendix A - Current Title Search)
Locality	Mossman & Environs
Zoning	Community and Recreational Facilities
Overlays	Acid Sulfate Soils Natural Hazards (Bushfire Risk: Low and medium risk)
Site Area	4.378ha

1.2 Application Details

Application Details	
Development Type	> Material Change of Use (Development permit and s241 preliminary approval) > Reconfiguring a Lot (Development permit)
Level of Assessment	Code assessment (all)
Proposal Summary	Material Change of Use to facilitate the establishment of Stage 1 of the Mossman and District Aged Care Precinct, being a 42-bed Retirement facility; Preliminary approval (in accordance with s.241 of the SPA) for a Material Change of Use (Retirement facility) for the balance portion; Reconfiguring a Lot (one lot into two lots)
Defined Land Use	Material Change of Use: Retirement Facility
Referral – Concurrence	Nil
Referral – Advice	Nil
Applicant	The Salvation Army / Douglas Shire Council C/- Cardno HRP
Applicant's Representative	Dominic Hammersley
Reference	HRP15394

2 Introduction

This Town Planning report accompanies a Development Application with respect to land located at Johnston Road, Mossman Gorge (refer to **Figure 1 – Location Plan**).

The Salvation Army / Douglas Shire Council is seeking development permits and preliminary approval for the following:

- > Material Change of Use to facilitate the establishment of Stage 1 of the Mossman and District Aged Care Precinct, being a 42-bed Retirement facility;
- > s241 preliminary approval for a Material Change of Use (Retirement facility) for the balance portion identified as 'Future Retirement Facility Development';
- > Reconfiguring a Lot (one lot into two lots) to facilitate the Retirement facility of Stage 1 of the Mossman and District Aged Care Precinct being wholly within its own lot.

The proposal is assessable development under the *Douglas Shire Planning Scheme 2006* ('the Planning Scheme') (including all amendments current to 11 January 2013). The planning scheme requires Code Assessable development applications for the above aspects of development.

Section 313 of the *Sustainable Planning Act 2009* ("the SPA") prescribes the requirements for Code Assessment.

Section 6 – Summary of Compliance of this report provides a summary of the proposed development's compliance with the applicable provisions of the Douglas Shire Council Planning Scheme (2006).

3 Site Details and Characteristics

3.1 Site Details

3.1.1 Location

The subject site is situated at Johnston Road, Mossman Gorge and is located within the Community and Recreational Facilities Planning Area of the Mossman & Environs Locality.

3.2 Site Characteristics

3.2.1 Current Use of the Site

The site is currently vacant.

3.2.2 Road Frontages

The subject site has direct frontage to Johnston Road, to which Douglas Shire Council is Road Manager.

3.2.3 Ownership

The registered owner of the lot is Douglas Shire Council. Refer to **Appendix A – Current Title Search** for details.

3.2.4 Easements

The subject site is not burdened by any easements. Refer **Appendix A– Current Title Search** and **Appendix B – Registered Survey Plan and Smart Map** for details.

3.2.5 Existing Significant Vegetation and Waterway Values

The site includes areas mapped as containing Regulated Vegetation (Category B) refer **Appendix C – State Mapping Searches**.

3.2.6 Surrounding Land Uses and Zoning

Table 3 below outlines the various land uses and zones of the properties surrounding the subject lot.

Table 3 - Surrounding land uses and Zoning

Direction	Zoning	Land use
North	Community and Recreational Facilities	Sporting oval
East	Community and Recreational Facilities	Mossman hospital
South	Residential 1	Residential development (large homesites)
West	Conservation	Riparian corridor

3.2.7 Access

The site currently gains access informally from Johnston Road (Council controlled).

3.2.8 Existing Infrastructure and Services

Table 4 provides a description of the location of existing services on-site.

Table 4 – Existing Service Location

Water	The subject site is not connected to Council reticulated water. It is understood that a 150mm water main is located adjacent the site on the opposite side of Johnston Road.
Sewerage	The subject site is not connected to Council's sewer system. It is understood that a 150mm sewer main is located adjacent the site on the opposite side of Johnston Road.
Stormwater	Existing stormwater drainage infrastructure is located within the locality.
Electricity	Existing overhead electricity is provided along Johnston Road.
Access	Current access to the site is provided via Johnston Road.
Roads	The subject site has direct frontage to Johnston Road.

An Electrical Services Report (prepared by Sequal Consulting Group) and advice regarding sewer and water infrastructure (prepared by H2O Consultants) are provided at **Appendices D and E**.

3.2.9 Site Contamination

On 16 December 2016 a search of the Environmental Register and Contaminated Land Register was executed, which confirmed that the subject site is not included in either register.

Refer to **Appendix F – Searches CLR & EMR** for details.

3.2.10 Topography

The site is predominantly flat.

4 Proposed Development

4.1 Application Particulars

Application Particulars	
Development Type	> Material Change of Use (Development permit and s241 preliminary approval) > Reconfiguring a Lot (Development permit)
Level of Assessment	Code Assessment (all)
Proposal Summary	Material Change of Use to facilitate the establishment of Stage 1 of the Mossman and District Aged Care Precinct, being a 42-bed Retirement facility; S241 preliminary approval for a Material Change of Use (Retirement facility) for the balance of the Mossman and District Aged Care Precinct Master Plan; Reconfiguring a Lot (one lot into two lots)
Referral – Concurrence	N/A
Referral – Advice	N/A

4.2 Proposal Description

The development permit(s) and preliminary approval sought within this combined development application seek to realise the Mossman and District Aged Care Precinct ('the Aged Care Precinct'); a joint project between the Salvation Army and Douglas Shire Council.

The development includes Stage 1 of the Aged Care Precinct, which is a 42-bed Retirement facility that forms the subject of the Material Change of Use (Retirement facility) aspect of this development application. This stage of the development is also to be known as the 'Mossman Aged Care Plus Centre'.

The future stages of the Retirement facility are the subject of the preliminary approval aspect of this development application, and will be undertaken in the area identified as 'Future Retirement Facility Development' and on land located to the north of Stage 1, as identified on the Site Plan provided at **Appendix G – Architectural Plans**. Refer to section 4.4 of this report for further detail on future stages.

It is proposed within this combined development application that Stage 1 of the Retirement facility be located wholly within its own lot. Accordingly, this development application also seeks a development permit for Reconfiguring a Lot (one lot into two lots).

Detailed plans for Stage 1 of the Mossman Aged Care Plus Centre are provided at **Appendix G**.

4.3 Retirement facility (Stage 1)

The Retirement facility proposed as Stage 1 of the Precinct comprises the following:

- A total Gross Floor Area (GFA) of 3,066m²
- 42-beds, across two (2) wings; each wing incorporating a terrace, living areas, dining room, kitchen and staff area;
- 5,976m² of Private Open Space (POS)
- An operational hub including staff rooms, meeting rooms, laundry, kitchen and the like, located between the two residential wings; and
- Ancillary facilities for residents including coffee servery fronting a terrace, hair salon and chapel.

Refer to the Architectural plans provided at **Appendix G**, for further detail on Stage 1 - Retirement facility.

4.3.1 Access and Car Parking

Dual access from Johnston Road is proposed to the Mossman Aged Care Plus Centre t, to facilitate a utility/staff access and a separate general public / resident access. Access roads to service Stage 1 will be designed and constructed as part of the Operational Works / Building Works stage for the development.

We note that for Stage 1 it is not proposed to construct a public access road to the east of Stage 1 (within the proposed easement); this is instead intended to be opened as a public road as part of the development of the balance portion the subject of the preliminary approval. However, the Salvation Army intend to undertake construction of what is essentially a driveway to partial road standard (including intersection

treatment) in accordance with FNQROC to limit any construction impact(s) associated with the ultimate future development of the balance portion.

Parking spaces are provided to the Stage 1 Retirement facility, located east of the core buildings as follows:

- 14 car parking spaces located in the main park; and
- Four (4) staff car parks located in the staff car park.

Refer to the Architectural plans provided at **Appendix G**, for further detail on proposed access and car parking for Stage 1 - Retirement facility.

4.3.2 Flooding and Development Levels

A Flood Study of Marrs Creek was undertaken by Cardno 17 March 2008 ('the Flood Study') with regard to an Aged Care Facility previously proposed over the same site (of similar size and scope). The aim of the Flood Study was to:

- Calculate the 100 year flood levels in the creek adjacent to the site; and
- Determine the impact of the proposed filling of the subject site on flood levels in adjacent properties.

The results of the analysis show that the proposed filling results in an increase in the 100 year flood level in Marrs Creek adjacent to the subject site of 100-200 mm. The increase in the rural land further to the west is generally 50-100 mm. The proposed filling also results in a decrease in the 100 year flood level in Marrs Creek downstream of the Mossman showgrounds of up to 100 mm.

Accordingly, operational works in association with Stage 1 of the Precinct will ensure that the Retirement facility has immunity from flooding associated with an ARI 100 year event. It is proposed that Council apply reasonable and relevant conditions for the undertaking of further flood analysis prior to or as part of a future Operational Works development application. However, for the purposes of this development application the information contained within the Flood Study is considered sufficient in demonstrating that the proposed development does not have unacceptable impact(s) on land for other than natural or rural activities.

Refer to the Flood Study provided at **Appendix H**, for further detail with regard to flooding at the subject site.

4.3.3 Traffic

A Traffic Impact Assessment (TIA) has been undertaken with respect to the Stage 1 Retirement facility, to assess the potential impacts of the proposed development on existing transport infrastructure and will be provided under separate cover to Council.

4.3.4 Landscaping

Landscaping will be provided to contribute to the appearance and amenity of the development in accordance with the Landscaping plans provided at **Appendix G**.

4.3.5 Infrastructure Services

The site is able to be connected to all urban infrastructure services. An Electrical Services Report (prepared by Sequal Consulting Group) and advice regarding existing sewer and water infrastructure (prepared by H2O Consultants) is provided at **Appendices D and E**.

Connections to infrastructure will be provided at Operational Works Stage(s) of the proposed development.

4.3.6 Adopted Infrastructure Charges

It is understood that under Douglas Shire Council's Adopted Infrastructure Charges Resolution (that took effect from 1 July 2015), infrastructure charges are payable for the increase in demand generated by the proposed Retirement facility and for Reconfiguring a Lot.

We note however that the proposed development is to be undertaken in conjunction with a charitable organisation (being the Salvation Army) and accordingly, the Applicant intends to enter into an infrastructure charges agreement with Council.

4.4 Retirement facility (Preliminary Approval)

The preliminary approval aspect of the development is for Retirement facility; and as yet plans have not been prepared. However, it is intended that this aspect of the development comprise a range of dwelling types for

retirement living, including attached and detached housing product. It is also anticipated that the Retirement facility on the balance portion will include supporting recreation and other activities.

4.5 Reconfiguring a Lot

The development includes the Reconfiguring a Lot of one lot into two lots.

Proposed Lot 1 is described as Stage 1 and comprises a total area of 13,935m².

Proposed Lot 2 is described as Stage 2 and comprises a total area of 29,845m² and contains an easement, benefiting Proposed Lot 1 for the purposes of a secondary vehicular access; which is intended to convert to public road as part of the future Retirement facility development on Proposed Lot 2.

Each lot will be provided with access from Johnston Road.

5 Statutory Town Planning Framework

5.1 Introduction

This section of the town planning report explains the applicable components of the statutory town planning framework and their relevance to the proposed development.

5.2 Sustainable Planning Act 2009

The *Sustainable Planning Act 2009* (the SPA) is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

The SPA delivers an Integrated Development Assessment System (IDAS) for integrating State and local government assessment and approval processes for development. Relevant stages in the IDAS process including referral and public notification are addressed below.

5.2.1 Material Change of Use

This development application seeks a development permit and preliminary approval for a Material Change of Use (Retirement facility). Section 10 of the SPA describes material change of use (emphasis added) as:

- (a) the start of a new use of the premises; or***
- (b) the re-establishment on the premises of a use that has been abandoned; or*
- (c) a material increase in the intensity or scale of the use of the premises.*

As per the *Inner Suburbs – District Assessment Tables for Initial Level of Assessment – Material Change of Use*, a Material Change of Use (Multiple dwelling) is code assessable.

5.2.2 Reconfiguring a Lot

This development application seeks a development permit for Reconfiguring a Lot. Section 10 of the SPA describes reconfiguring a lot (emphasis added) as:

- (a) creating lots by subdividing another lot; or***
- (b) amalgamating 2 or more lots; or*
- (c) rearranging the boundaries of a lot by registering a plan of subdivision; or*
- (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—*
 - (i) a lease for a term, including renewal options, not exceeding 10 years; or*
 - (ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or*
- (e) creating an easement giving access to a lot from a constructed road.*

5.2.3 Code Assessment

The planning framework relevant to assessing the development application at the time of lodgement comprises the SPA and the Douglas Shire Council Planning Scheme (2006).

Section 238 of the SPA prescribes that a development permit is necessary for assessable development, as declared under the relevant planning scheme.

In this instance, a Code Assessable development application is required (for all types of development) to be made to the assessment manager to acquire the necessary development permit (refer to section 5.6 of this report).

Section 313 of SPA set out the provisions for assessment managers to assess code assessable applications as follows:

- (2) The assessment manager must assess the part of the application against each of the following matters or things to the extent the matter or thing is relevant to the development—***
 - (a) the State planning regulatory provisions;***

- (b) *the regional plan for a designated region, to the extent it is not identified in the planning scheme as being appropriately reflected in the planning scheme;*
 - (c) *if the assessment manager is not a local government—the laws that are administered by, and the policies that are reasonably identifiable as policies applied by, the assessment manager and that are relevant to the application;*
 - (d) *State planning policies, to the extent the policies are not identified in—*
 - (i) *any relevant regional plan as being appropriately reflected in the regional plan; or*
 - (ii) *the planning scheme as being appropriately reflected in the planning scheme;*
 - (e) *any applicable codes in the following instruments—*
 - (i) *a structure plan;*
 - (ii) *a master plan*
 - (iii) *a temporary local planning instrument;*
 - (iv) *a preliminary approval to which section 242 applies;*
 - (v) *a planning scheme;*
 - (f) *if the assessment manager is an infrastructure provider – an adopted infrastructure charges resolution or the priority infrastructure plan.*
- (3) *In addition to the matters or things against which the assessment manager must assess the application under subsection (2), the assessment manager must assess the part of the application having regard to the following—*
- (a) *the common material;*
 - (b) *any development approval for, and any lawful use of, premises the subject of the application or adjacent premises;*
 - (c) *any referral agency’s response for the application.*
 - (d) *the purposes of any instrument containing an applicable code.*
- (4) *If the assessment manager is not a local government, the laws that are administered by, and the policies that are reasonably identifiable as policies applied by, the assessment manager and that are relevant to the application, are taken to be applicable codes in addition to the applicable codes mentioned in subsection (2)(c) or (e).*
- (5) *The assessment manager must not assess the application against, or having regard to, anything other than a matter or thing mentioned in this section.*
- (6) *Subsection (2)(a), (b) and (d) does not apply for the part of an application involving assessment against the Building Act.’*

According to Section 326 of the SPA:

- (1) *The assessment manager’s decision must not conflict with a relevant instrument unless—*
- (a) *the conflict is necessary to ensure the decision complies with a State planning regulatory provision; or*
 - (b) *there are sufficient grounds to justify the decision, despite the conflict; or*
 - (c) *the conflict arises because of a conflict between—*
 - (i) *2 or more relevant instruments of the same type, and the decision best achieves the purposes of the instruments; or*

- (ii) 2 or more aspects of any 1 relevant instrument, and the decision best achieves the purposes of the instrument.'

At the time of the lodgement of the development application, the common material comprises the application material only. The application material includes an assessment of the proposed development against the relevant planning documents and the assessment criteria of the SPA. However, information arising from the subsequent Information and Referral Stage will also form part of the common material to be assessed by Council.

5.2.4 Referral

Section 254 of the SPA states that:

"A referral agency has, for assessing and responding to the part of an application giving rise to the referral, the jurisdiction or jurisdictions prescribed under a regulation."

Section 13 of the *Sustainable Planning Regulation 2009* ("SPR") explains that:

"For sections 250(a), 251(a) and 254(1) of the Act —

- (a) *schedule 7, column 2 states the referral agency, and whether it is an advice agency or a concurrence agency, for the development application mentioned in column 1; and*
- (b) *schedule 7, column 3 states the jurisdiction of the referral agency mentioned in column 2."*

A review of the proposed development against Schedule 7 of the SPA is provided at section 5.4 of this report.

5.2.5 State Planning Regulatory Provisions

State planning regulatory provisions are planning instruments that the planning Minister can introduce. State Planning Regulatory Provisions affect the operation of a planning scheme. They provide a single overarching planning instrument that can be applied in a range of circumstances, with the ability to regulate and prohibit development.

The table below shows the current State Planning Regulatory Provisions. State Planning Regulatory Provisions developed under the *Integrated Planning Act 1997* remain current under the *Sustainable Planning Act 2009*.

Table 5-1 Table 14: State Planning Regulatory Provisions

Policy Number	Current State Planning Regulatory Policy	Applicable to Proposed Development
Oct 2013	Draft amendment to the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions	No
Sep 2013	Guragunbah State Planning Regulatory Provision	No
June 2011	State planning regulatory provision (adopted charges)	Yes
Nov 2011	Yeerongpilly Transit Oriented Development State Planning Regulatory Provision	No
Oct 2010	Off-road motorcycling facility on State-owned land at Wyaralong	No
July 2010	State Planning Regulatory Provisions (Adult stores)	No
May 2010	South East Queensland Koala Conservation State Planning Regulatory Provisions	No

On 1 July 2015, Douglas Shire Council adopted the Adopted Infrastructure Charges Resolution 2015 ('AICR') which applies the SPRPs to infrastructure charges for all development. Accordingly, charges relating to

material change of use of a lot and for reconfiguring a lot are to be calculated in accordance with Council's AICR.

5.3 State Planning Policy

Section 313 of the SPA details that when assessing a Code Assessable application the assessment manager must have regard to:

‘...’

(d) *State planning policies, to the extent the policies are not identified in—*

- (i) *any relevant regional plan as being appropriately reflected in the regional plan; or*
- (ii) *the planning scheme as being appropriately reflected in the planning scheme;*

...’

The State Planning Policy (the SPP) commenced on 1 July 2014 and replaced the SPP which was released on 2 December 2013. The SPP is a broad and comprehensive statutory planning instrument, which enables development, protects our natural environment and allows communities to grow and prosper.

The State Interests identified in the SPP are the following:



Figure 1: Matters of State interest

The SPP applies to the:

- (1) *making or amending of a planning scheme, and*
- (2) *designation of land for community infrastructure by a Minister, and*
- (3) *making or amending of a regional plan, and*
- (4) *assessment of a development application mentioned in Part E, to the extent the SPP has not been identified in the planning scheme as being appropriately integrated in the planning scheme, and*
- (5) *carrying out of self-assessable development mentioned in Part F.*

Although the *Douglas Shire Council Planning Scheme, Amended 11 January 2013* identifies that various State Planning Policies have been reflected in the planning scheme, the introduction of the State Planning Policy in 2014 has repealed these State Planning Policies. Therefore, for the purposes of development assessment, the *Douglas Shire Council Planning Scheme, Amended 11 January 2013* is viewed as a local government planning scheme that has not yet appropriately integrated the state interests in the SPP.

As a result, *Part E – Interim Development Assessment Requirements* of the SPP applies in the assessment of this development application. It is important to note that not all state interests have development assessment requirements.

5.3.1 Interim Development Assessment Requirements

In accordance with the SPP Interactive Mapping System (Development Assessment), interim development assessment requirements that are relevant to the assessment of this development application are detailed in the **Table 5-2** below.

Table 5-2 State Planning Policy

Interim Development Assessment Requirements		Applicable	Comments
Economic growth	Mining and extractive resources	No	The development application is not within a Key Resource Area (KRA).
Environment and heritage	Biodiversity	YES	<p>The site is identified as containing the following Matters of State Environmental Significance (MSES):</p> <ul style="list-style-type: none"> - Wildlife habitat; - Regulated vegetation (and intersecting a watercourse). <p>Accordingly, assessment against the relevant provisions of the SPP has been undertaken (refer section 6.3 of this report).</p>
	Coastal environment	No	The site is not located in the Coastal Management District and the developable area is not affected by storm tide inundation or erosion prone areas.
	Water quality	No	The proposed development is proposed on 4.378ha (that is, greater than 2500 square metres), however the Material Change of Use will not result in an impervious area greater than 25 percent of the net developable area. Accordingly, this aspect of the SPP is not triggered by the proposed development.
Hazards and safety	Emissions and hazardous activities	No	The site is not identified on the EMR or CLR registers.
	Natural hazards	No	The site is identified as being within a Flood hazard area, however the site is not identified within Local Government flood mapping. Accordingly, this aspect of the SPP is not triggered by the proposed development.
Infrastructure	State Transport Infrastructure	No	The site is not located in proximity to any state controlled road infrastructure
	Strategic airports and aviation facilities	No	The site is not located in proximity to Cairns Airport.

5.4 SARA Referral Review

In accordance with Schedule 7 of the *Sustainable Planning Regulation 2009* (current as at 28 May 2014) (SPR), the following referral review has been prepared:

Table 5-3 Referrals identified under Schedule 7, Table 2 of the *Sustainable Planning Regulation 2009*

Application Involving	Applicable	Comment
Environmentally relevant activities	No	This application does not involve the carrying out of a new, and/or continuation of an existing, environmentally relevant activity.
State-controlled road	No	This site is not located in proximity of a state controlled road.

Application Involving	Applicable	Comment
Clearing vegetation	No	The site is mapped as containing remnant vegetation, however is less than 5 hectares.
Strategic port land	No	This application does not involve identified strategic port land.
Major hazard facilities	No	This application is not for a major hazard facility or possible major hazard facility.
Taking or interfering with water	No	This application does not involve the taking of and/or interference with water.
Interfering with water in drainage and embankment areas or wild river floodplain management areas	No	This application does not involve any operational works that interferes with a water resource in a drainage and embankment areas or wild river floodplain management areas.
Particular dams	No	This application does not involve any operational works for the construction of a dam.
Removal of quarry material	No	This application does not involve the removal of quarry material, made assessable under Schedule 3, Part 1, Table 5, Item 1 of the SPR.
Tidal works, or development in a coastal management district	No	This application does not involve tidal works or development in a coastal management district.
Queensland heritage place	No	This application is not for a development on an identified Queensland heritage place.
Electricity infrastructure	No	Although the site is burdened by an easement for electricity, this application is for a Material Change of Use.
Contaminated land	No	This application does not relate to land identified on the Contaminated Land Register or Environmental Management Register.
Works or other development in or adjoining a fish habitat area	No	<p>These triggers relate to:</p> <ul style="list-style-type: none"> > Building work in a declared fish habitat area; > Operational work, completely or partly within a declared fish habitat area; or > Development that adjoins a declared fish habitat area. <p>This application does not involve any of these development types.</p>
Certain aquaculture	No	This application does not involve the establishment of aquaculture.
Constructing or raising waterway barrier works	No	This application does not involve the constructing or raising waterway barrier works.
Removal, destruction or damage of marine plants	No	This application does not involve development that will result in the removal, destruction or damage of marine plants.
Public passenger transport	No	The site is not located within 25m of a public passenger transport corridor.
Railways	No	The site is not located within 25m of a railway or future railway.
State-controlled transport tunnels	No	The site is not located within 25m of transport tunnel.
Oil and gas infrastructure	No	The site is not subject to an easement for a gas pipeline.
Regional plans	No	The site is not located within the SEQ region.
Certain agricultural or animal husbandry activities in a wild river area	No	This application does not involve any agricultural or animal husbandry activities in a wild river area.
Land in or near a wetland	No	The site is not located in or near a wetland.
Land in distributor-retailer's geographic area	No	The Douglas Shire area is not a participating local government for the purposes of this trigger.

5.4.2 Summary of Necessary Referrals to SARA

On the basis of the above analysis of Schedule 7 of the *Sustainable Planning Regulation 2009*, the development does not require further assessment in this respect.

5.5 Far North Queensland Regional Plan

The site is located wholly within the Urban Footprint of the Regional Plan.

Therefore, the following regional policies are relevant in the assessment of the proposed development:

- > Strong Communities;
- > Urban Development.

An assessment of the proposal against the relevant Desired Regional Outcomes (DROs) in respect of these policies is provided in **Table 5-5** below.

Table 5-4 Desired Regional Outcomes – Strong Communities

Desired Regional Outcome Objective	
The region's communities are vibrant, safe and healthy and resilient to climate change, and diversity is welcomed and embraced.	
4.1 Social Infrastructure	
The current and future needs of the community are met through coordinated and sequential provision of appropriate social infrastructure.	
Principle	Comments
<i>Policies</i>	Complies
> 3.2.1 The coordination of community services and facilities is considered and incorporated in land use planning.	> The proposed development is located adjacent the Mossman Hospital, creating a community service 'hub'.
> 3.2.2 Accessible social infrastructure that is resilient to the impacts of climate change is provided that is well located in relation to transport, residential areas and employment, in accordance with the regional activity centres network (see section 4.2).	> The proposed development will be designed to be resilient to the impacts of climate change, particularly with respect to flooding, which the subject site is identified as being prone to.

Table 5-5 Desired Regional Outcomes – Urban Development

Desired Regional Outcome Objective	
The region has an interlinked network of well planned, discrete, sustainable urban centres which reflect best practice urban and tropical design and offer convenient and accessible residential, employment, transport and other service opportunities.	
4.1 Compact Urban Form	
Urban development is consolidated and compact to facilitate land use and infrastructure efficiencies, conserve regional landscape and rural production land, and promote a range of other community benefits.	
Principle	Comments
<i>Policies</i>	Complies
> 4.1.1 Urban development is contained within the urban footprint (maps 1a–1k).	> The site is located within the Urban Footprint and the development is for Urban Purposes.
> 4.1.2 Urban development is sequenced to ensure logical and orderly land use and infrastructure delivery.	> The proposed development provides for orderly land use, located adjacent existing development.
> 4.1.6 An increasing proportion of dwellings are supplied from infill and redevelopment within appropriate areas.	> The proposed development for a Retirement facility is considered to be located in an appropriate area, adjacent existing development and the Mossman Hospital.

4.4 Housing Choice and Affordability

A variety of housing options are provided to facilitate housing choice and affordability to meet diverse community needs.

Sufficient land is made available to meet longer term regional housing needs for a minimum of 15 years.

Principle	Comments
<i>Policies</i>	<i>Complies</i>
> 4.4.1 An appropriate range and mix of dwelling types and sizes are provided in new residential developments.	> The proposed development seeks to provide residence for aged persons, thus adding diversity to existing dwelling types available.
> 4.4.2 Land use planning assessments for state land consider the potential for land allocations to deliver housing options and affordability outcomes that address gaps in community need.	> The development is not proposed on state land.

In view of the above assessment, the proposed development will not compromise the intent of the Far North Queensland Regional Plan. Therefore, the proposed development is viewed as being consistent with the main planning principles contained within this particular document.

5.6 Douglas Shire Council Planning Scheme 2006

The Douglas Shire Council Planning Scheme (as current at 17 December 2015) came into force on the 21 August 2006 and is the relevant planning scheme for the assessment of development proposals within the Douglas Shire Area.

5.6.1 Planning Area

The site is located within the Community and Recreational Facilities planning area of the Mossman and Environs locality. As per the Mossman and Environs Tables of Assessment, a Material Change of Use (Retirement facility) and Reconfiguring a Lot are code assessable.

5.6.2 Applicable Development Codes

As the proposal is Code assessable development, the proposal is assessed against the relevant Codes as required by Mossman and Environs Tables of Assessment. Below is a list of the codes relevant to each aspect of the proposal.

Material Change of Use (Retirement Facility)

Relevant Codes

Mossman & Environs Locality Code

Community and Recreational Facilities Planning Area Code

Acid Sulfate Soils Code

Natural Hazards Code

Multi-unit Housing / Holiday Accommodation / Retirement Facility Code

Reconfiguring a Lot

Relevant Codes

Mossman & Environs Locality Code

Community and Recreational Facilities Planning Area Code

Acid Sulfate Soils Code

Natural Hazards Code

A summary of compliance is set out in **Section 6** of this report. A detailed assessment against the all of the relevant provisions of the abovementioned codes is provided at **Appendix I – Statement of Code Compliance**.

5.6.3 Compliance with Key Provisions:

The Community and Recreational Facilities Planning Area Code states that the purpose of the Code is to facilitate the achievement of the following outcomes for the Community and Recreational Facilities Planning Area:

- accommodate community facilities such as schools, churches, community centres, State and Local Government facilities and major public utility depots or operations which are important to a locality or to the Shire, in locations which are convenient and accessible to the communities which the facilities serve;
- ensure that any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and reflect contemporary community needs;
- ensure that areas are available for active sport and recreational pursuits, including facilities for commercial recreation;
- provide opportunities for sporting clubs using playing fields to establish club facilities;
- ensure that the use of recreational or club facilities does not affect the amenity of adjacent areas, particularly residential or environmental areas, through the sensitive design and siting of facilities and through buffering of facilities from sensitive land uses;
- ensure that areas and facilities are available to the general public and visitors to the Shire for recreational use and enjoyment;
- ensure that a range of functional open spaces, including local and district parks, major areas of parkland with a Shire-wide focus and open space links are provided for the use and enjoyment of residents of, and visitors to, the Shire; and
- ensure that the use of parkland does not affect the amenity of adjacent areas, particularly residential areas.

The proposed development, being for a Retirement facility is considered to be consistent with a 'community facility' and achieve compliance with the intent of the code.

6 Compliance Summary

6.1 Introduction

The following sections comprise a summary of compliance against the relevant provisions of the planning framework as they apply to the proposed development, identified in **Section 5** of this report.

More detailed information and responses to the Douglas Shire Council Planning Scheme (2006) provisions are included in the Appendices to the proposal report. **Appendix I – Statement of Code Compliance** is particularly relevant in this regard, as it contains an assessment of the proposed development against the relevant codes of the Planning Scheme.

6.2 State Planning Regulatory Provisions

The current State Planning Regulatory Provisions are listed in **Section 5.2.4** of this report.

There are no State Planning Regulatory Provisions that are relevant to the proposed development, other than State Planning Regulatory Provision (adopted charges).

6.3 State Planning Policies

The development application must have regard to all relevant and applicable State Planning Policies, which are not incorporated or reflected in the Douglas Shire Council Planning Scheme.

The State Planning Policies in force at the time of lodgement, and those which are identified in the Douglas Shire Council Planning Scheme as being appropriately reflected in the Planning Scheme are listed in **Section 5.3** of this Report.

The State Planning Policy of Biodiversity is relevant to the proposed development. Accordingly, an assessment against the relevant aspect of the State Planning Policy is provided in **Table 6-1** below.

Table 6-1 State Planning Policy Assessment

Requirement	Response
Biodiversity	
(1) enhances matters of state environmental significance where possible, and	Complies It is noted that regulated vegetation (and mapped wildlife habitat) is restricted to narrow fragments along the western boundary of the subject site. The building footprint of the retirement facility has been designed in consideration of existing MSES and is setback accordingly. Moreover, no vegetation clearing is proposed on this boundary; nor does the Reconfiguring a Lot aspect of development create a new boundary, making MSES vegetation clearing exempt. Landscaping complimentary to the existing vegetation located immediately to the west will also be provided in accordance with the landscaping plans provided at Appendix G .
(2) identifies any potential significant adverse environmental impacts on matters of state environmental significance, and	Not Applicable It is noted that regulated vegetation (and mapped wildlife habitat) is restricted to narrow fragments along the western boundary of the subject site. The building footprint of the retirement facility has been designed in consideration of existing MSES and is setback accordingly. Moreover, no vegetation clearing is proposed on this boundary; nor does the Reconfiguring a Lot aspect of development create a new boundary, making MSES vegetation clearing exempt.

Requirement	Response
(3) manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.	<p>Not Applicable</p> <p>It is noted that regulated vegetation (and mapped wildlife habitat) is restricted to narrow fragments along the western boundary of the subject site. The building footprint of the retirement facility has been designed in consideration of existing MSES and is setback accordingly. Moreover, no vegetation clearing is proposed on this boundary; nor does the Reconfiguring a Lot aspect of development create a new boundary, making MSES vegetation clearing exempt.</p> <p>Landscaping complimentary to the existing vegetation located immediately to the west will also be provided in accordance with the landscaping plans provided at Appendix G.</p>

6.4 Douglas Shire Council Planning Scheme

A comprehensive assessment of relevant codes of the Douglas Shire Council Planning Scheme is included as **Appendix I - Statement of Code Compliance** of this Town Planning Report. Compliance with the Codes is summarised below.

6.4.1 Mossman & Environs Locality Code

Development that complies with the Performance Criteria of the Mossman & Environs Locality Code complies with the code.

The proposed development complies with the Performance Criteria of the Code, and therefore complies with the Code.

A detailed assessment demonstrating compliance with each of the relevant Performance Criteria of the Mossman & Environs Locality Code has been provided in **Appendix I**.

6.4.2 Community and Recreational Facilities Planning Area Code

Development that complies with the Performance Criteria of the Community and Recreational Facilities Planning Area Code complies with the code.

The proposed development complies with the Performance Criteria of the Code, and therefore complies with the Code.

A detailed assessment demonstrating compliance with each of the relevant Performance Criteria of the Community and Recreational Facilities Planning Area Code has been provided in **Appendix I**.

6.4.3 Acid Sulfate Soils Code

Development that complies with the Performance Criteria of the Acid Sulfate Soils Code complies with the code.

The proposed development can, and will, comply with the Performance Criteria of the Code, and therefore complies with the Code.

A detailed assessment demonstrating compliance with each of the relevant Performance Criteria of the Acid Sulfate Soils Code has been provided in **Appendix I**.

6.4.4 Natural Hazards Code

Development that complies with the Performance Criteria of the Natural Hazards Code complies with the code.

The proposed development can comply with the Performance Criteria of the Code, and therefore complies with the Code (subject to reasonable and relevant conditions).

A detailed assessment demonstrating compliance with each of the relevant Performance Criteria of the Natural Hazards Code has been provided in **Appendix I**.

6.4.5 Multi-unit Housing / Holiday Accommodation / Retirement Facility Code

Development that complies with the Performance Criteria of the Multi-unit Housing / Holiday Accommodation / Retirement Facility Code complies with the code.

The proposed development complies with the Performance Criteria of the Code, and therefore complies with the Code.

A detailed assessment demonstrating compliance with each of the relevant Performance Criteria of the Multi-unit Housing / Holiday Accommodation / Retirement Facility Code has been provided in **Appendix I**.

6.4.6 Natural Areas and Scenic Amenity Code

Development of the Retirement facility (that is the Designated Development Area (DDA)) is not proposed within an area identified as containing Regulated Vegetation. Accordingly, assessment of the proposed development against the Natural Areas and Scenic Amenity Code has not been undertaken.

6.4.7 Reconfiguring a Lot Code

Development that complies with the Performance Criteria of the Reconfiguring a Lot Code complies with the code.

The proposed development complies with the Performance Criteria of the Code, and therefore complies with the Code.

A detailed assessment demonstrating compliance with each of the relevant Performance Criteria of the Reconfiguring a Lot Code has been provided in **Appendix I**.

7 Conclusions and Recommendations

This Town Planning Report accompanies an application for a Material Change of Use (Development permit and Preliminary approval) for a Retirement facility and Reconfiguring a Lot (Development Permit) for land located Johnston Road, Mossman Gorge, properly described as Lot 1 on SP150474.

According to Section 326 of the SPA:

“(1) The assessment manager’s decision must not conflict with a relevant instrument unless—

- (a) the conflict is necessary to ensure the decision complies with a State planning regulatory provision; or*
- (b) there are sufficient grounds to justify the decision, despite the conflict; or*
- (c) the conflict arises because of a conflict between—*
 - (i) 2 or more relevant instruments of the same type, and the decision best achieves the purposes of the instruments; or*
 - (ii) 2 or more aspects of any 1 relevant instrument, and the decision best achieves the purposes of the instrument.”*

This Town Planning Report (and supporting application material) has demonstrated that the proposed development complies with the relevant parts of the Douglas Shire Council Planning Scheme, and where there is conflict, there are grounds to overcome such conflicts.

In particular, the proposed development:

- (i) Satisfies the relevant Desired Environmental Outcomes of the Douglas Shire Council Planning Scheme;
- (ii) Satisfies the intent for the Mossman & Environs locality as per the Douglas Shire Council Planning Scheme, in ensuring that residential amenity is maintained and enhanced;
- (iii) Satisfies the intent for the Community and Recreational Facilities Planning Area Code, in accommodating a community facility (‘Retirement facility’) in a convenient and accessible location, that is also co-located with other community facilities, namely the hospital;
- (iv) Is consistent with the Far North Queensland Regional Plan 2009;
- (v) Satisfies relevant provisions of each of the codes applicable to the development or provides sufficient grounds why the development should be approved despite any conflict with the codes;
- (vi) Satisfies the rules of the *Sustainable Planning Act 2009* for assessment of code assessable developments; and
- (vii) Provides an opportunity for local residents to ‘age in place’, thus adding diversity to the dwelling types and options available within the local community.

In conclusion, based upon the planning assessment of the proposed development against the provisions of the SPA, Regional Plan, relevant State Planning Policies and the Douglas Shire Council Planning Scheme (2006), it is recommended that the Douglas Shire Council approves the development application, subject to reasonable and relevant conditions.

Yours faithfully



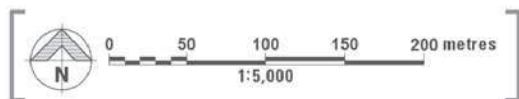
Dominic Hammersley
Business Development Manager/ Senior Planner
For CARDNO HRP

Johnston Road, Mossman Gorge

FIGURES

Figure 1 **Location Map**

Figure 2 **Zoning Map**



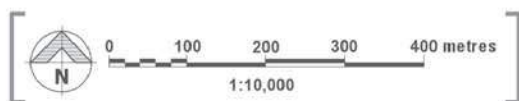
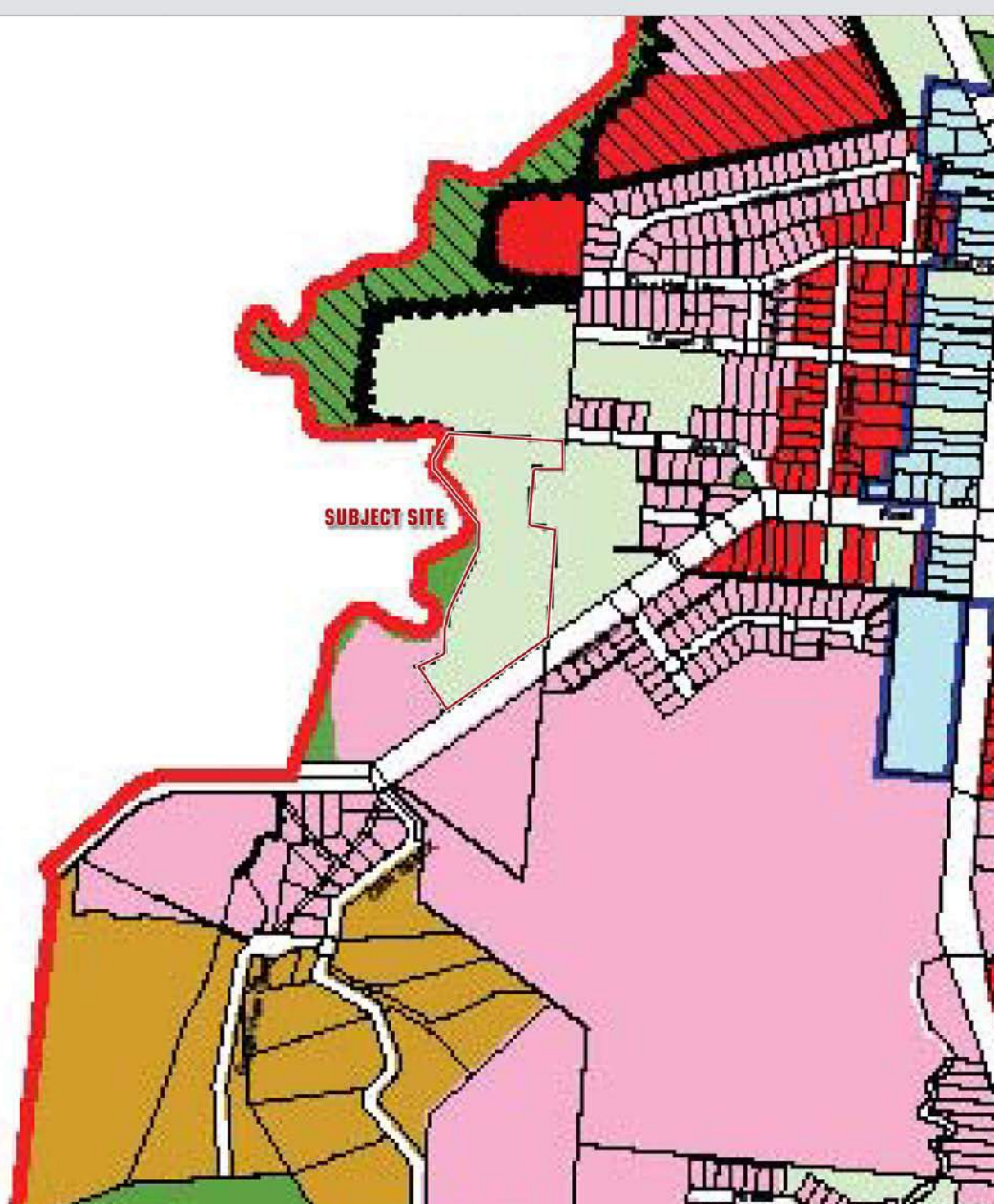
LEGEND

○ SUBJECT SITE

JOHNSTON RD, MOSSMAN GORGE
LOT 1 ON SP150474

Location Map

FILENAME >	LOCATION MAP	DATE >	DECEMBER 2015
JOB NO. >	HRP15394	AMENDED >	N/A
SCALE >	1:5,000	VERSION >	1.0
SOURCE >	GOOGLE MAPS		



JOHNSTON RD, MOSSMAN GORGE
LOT 1 ON SP150474

Zoning Map

LEGEND

- SUBJECT SITE
- LOW DENSITY RESIDENTIAL
- RESIDENTIAL 1
- RESIDENTIAL 2
- TOURIST AND RESIDENTIAL
- INDUSTRY
- COMMUNITY FACILITIES
- SPORT AND RECREATION
- OPEN SPACE
- CONSERVATION

FILENAME >	ZONING MAP	DATE >	DECEMBER 2015
JOB NO. >	HRP15394	AMENDED >	N/A
SCALE >	1:10,000	VERSION >	1.0
SOURCE >	DOUGLAS SHIRE COUNCIL PLANNING SCHEME		

Johnston Road, Mossman Gorge

APPENDIX

A

TITLE SEARCH

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 22460237

Search Date: 16/12/2015 09:38

Title Reference: 50445633

Date Created: 30/06/2003

Previous Title: 20467126

REGISTERED OWNER

Dealing No: 716386009 24/03/2015

DOUGLAS SHIRE COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 150474
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284031 (POR 1)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2015]

Requested By: D-ENQ CITEC CONFIRM

Johnston Road, Mossman Gorge

APPENDIX

B

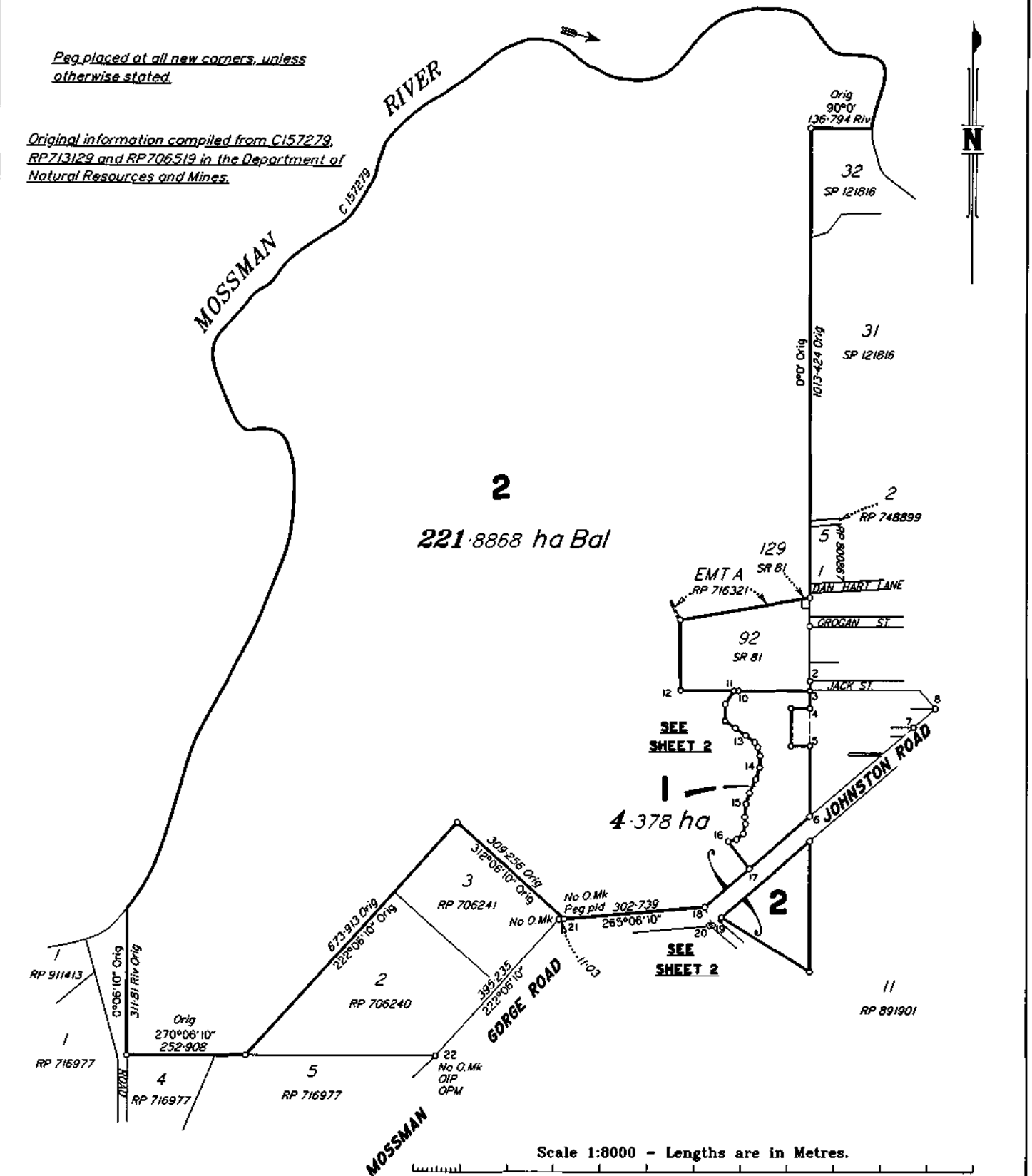
REGISTERED SURVEY PLAN & SMART MAP

SURVEY PLAN

Sheet
1 of
2

Peg placed at all new corners, unless
otherwise stated.

Original information compiled from C157279,
RP713129 and RP706519 in the Department of
Natural Resources and Mines.



C&B Consultants Pty Ltd ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Laurence Rohan GREEN, Licensed Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 12/06/2003.



James REDGWELL
Licensed Surveyor
Director
12.6.03
Date

Plan of
Lots 1 & 2
Cancelling Lot 2 on RP 713129

PARISH: **VICTORY**COUNTY: **Solander**Meridian: **RP 713129 Add 5°17'50" for AMG Zone 55 Vide SR 797**F/N's: **NO**Scale: **1:8000**Format: **STANDARD**

SP150474

Plan Status:

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

26/06/2003 13:25

Registered

5. Lodged by

WGC

CS 717

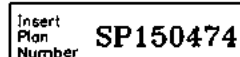
(Include address, phone number, reference, and Lodger Code)

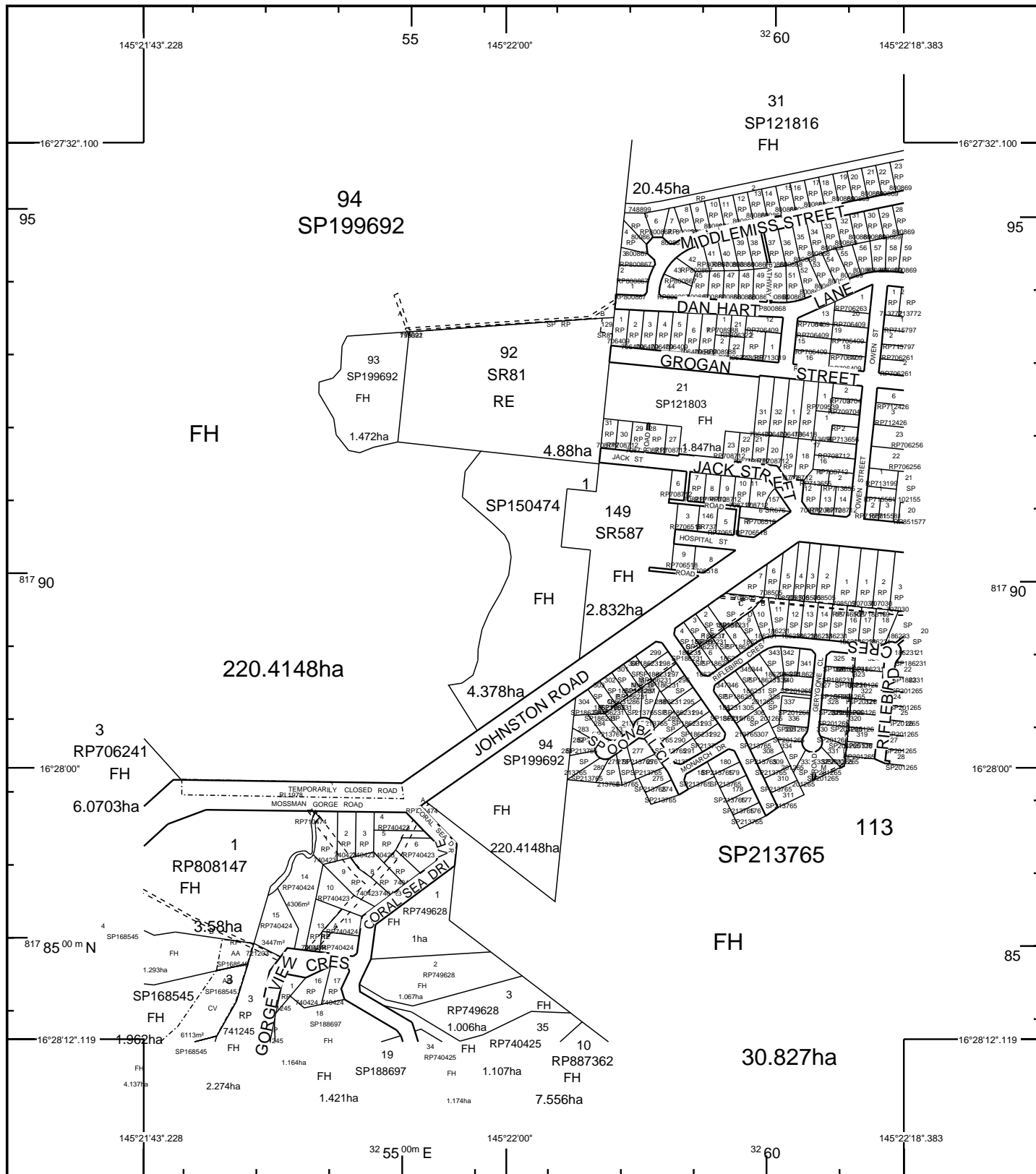
1/we DRUMSARA PTY LIMITED

14. Insert Plan Number	SP150474
------------------------	----------

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Nail in Hdwall	RP 896322	242°31'	4.305
2	OIP	RP 708712	180°0"	0.604
2	O.Nail in Kerb	RP 896322	142°44'	4.935
3	Nail pld in O.Nail hole	IS 133890	7912'	5.13
4	OIP Not Searched	SR 516	270°0"	1.006
4	O.Nail in Bit	RP 896322	180°53'	3.885
4	OIP Not Searched	RP 708712	180°0"	4.414
5	GI Nail in Bit		81°52'	1.908
6	Pin		174°42'	6.204
7	O.Nail in Kerb gone	IS 122025	139°20'45"	4.85
9	OIP (shaft) in Kerb	IS 85134	180°09'35"	7.165
9	O.Bolt under Bit Not Searched	IS 85134	111°03'15"	9.084
10	O.Nail in Conc Wall	IS 133890		at Stn
11	GI Nail in Bit		6°18'	14.059
12	OIP	IS 133890	324°03'	1.204
13	Pin		63°57'	4.973
14	Pin		68°48'	5.322
15	Pin		104°12'	4.199
16	Pin		183°30'	1.166
17	Pin		137°42'	5.499
18	Pin		166°37'	2.435
19	OIP Gone	RP 710474		at Stn
20	Screw fd in Kerb		18°47'30"	12.638
20	Nail in Kerb		340°49'	17.734
21	Nail in Teistro Pit		21°01'	10.181
22	OIP	SR 797	135°06'30"	7.0
22	GI Nail in Bit		208°55'30"	24.516





STANDARD MAP NUMBER
7965-23212

MAP WINDOW POSITION &
NEAREST LOCATION

145°22'00".805
16°27'52".109
MOSSMAN GORGE
0.81 KM

+

SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 1/SP150474
Area/Volume 4.378ha
Tenure FREEHOLD
Local Government DOUGLAS SHIRE
Locality MOSSMAN GORGE
Segment/Parcel 8671/12

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 21/12/2015

DCDB 19/12/2015

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <http://nrm.qld.gov.au/property/mapping/blinmap>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government

(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2015.



Johnston Road, Mossman Gorge

APPENDIX

C

STATE MAPPING SEARCHES

State Assessment and Referral Agency

Date: 16/12/2015



Department of Infrastructure Local Government and Planning

© The State of Queensland 2015.

Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure,
Local Government and Planning for the purposes of the DA Mapping System. It has been prepared
with due care based on the best available information at the time of publication. The State of
Queensland holds no responsibility for any errors, inconsistencies or omissions within this document.
Any decisions made by other parties based on this document are solely the responsibility of those parties.



Matters of Interest for all selected Lot Plans

Qld waterways for waterway barrier works

Coastal zone

Category A and B extract from the regulated vegetation management map

Queensland heritage place

Matters of Interest by Lot Plan

Lot Plan: 1SP150474 (Area: 43780 m²)

Qld waterways for waterway barrier works

Coastal zone

Category A and B extract from the regulated vegetation management map

Queensland heritage place



State Assessment and Referral Agency

Date: 16/12/2015



Department of Infrastructure
Local Government
and Planning

© The State of Queensland 2015.

Legend

Queensland heritage place

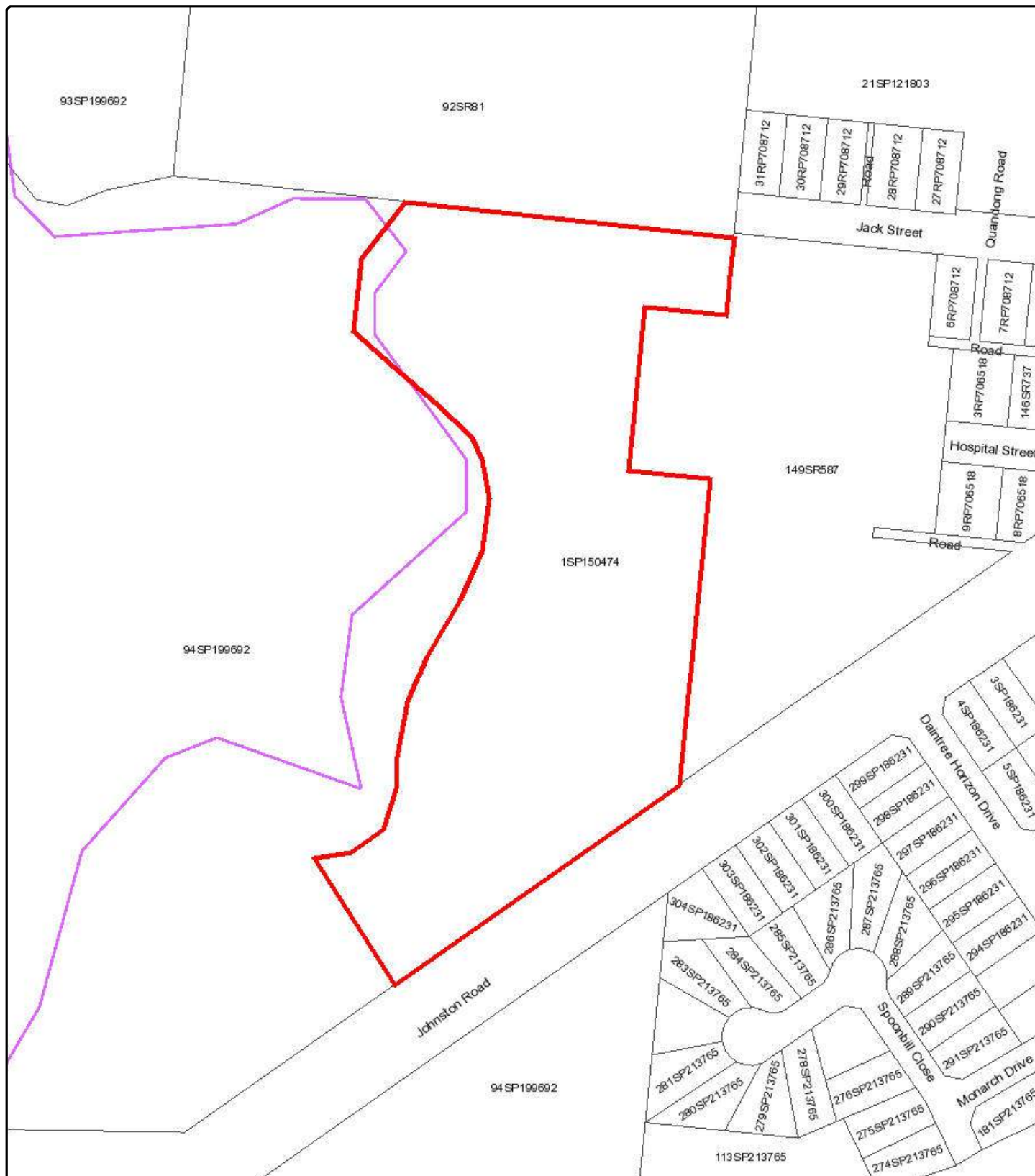


Queensland heritage place

0 40 80 120 160
Metres

Disclaimer:

This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



State Assessment and Referral Agency

Date: 16/12/2015



Department of Infrastructure
Local Government
and Planning

© The State of Queensland 2015.

Legend

Qld waterways for waterway barrier
works

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

0 40 80 120 160
Metres

Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



State Assessment and Referral Agency

Date: 16/12/2015



Department of Infrastructure
Local Government
and Planning

© The State of Queensland 2015.

Legend

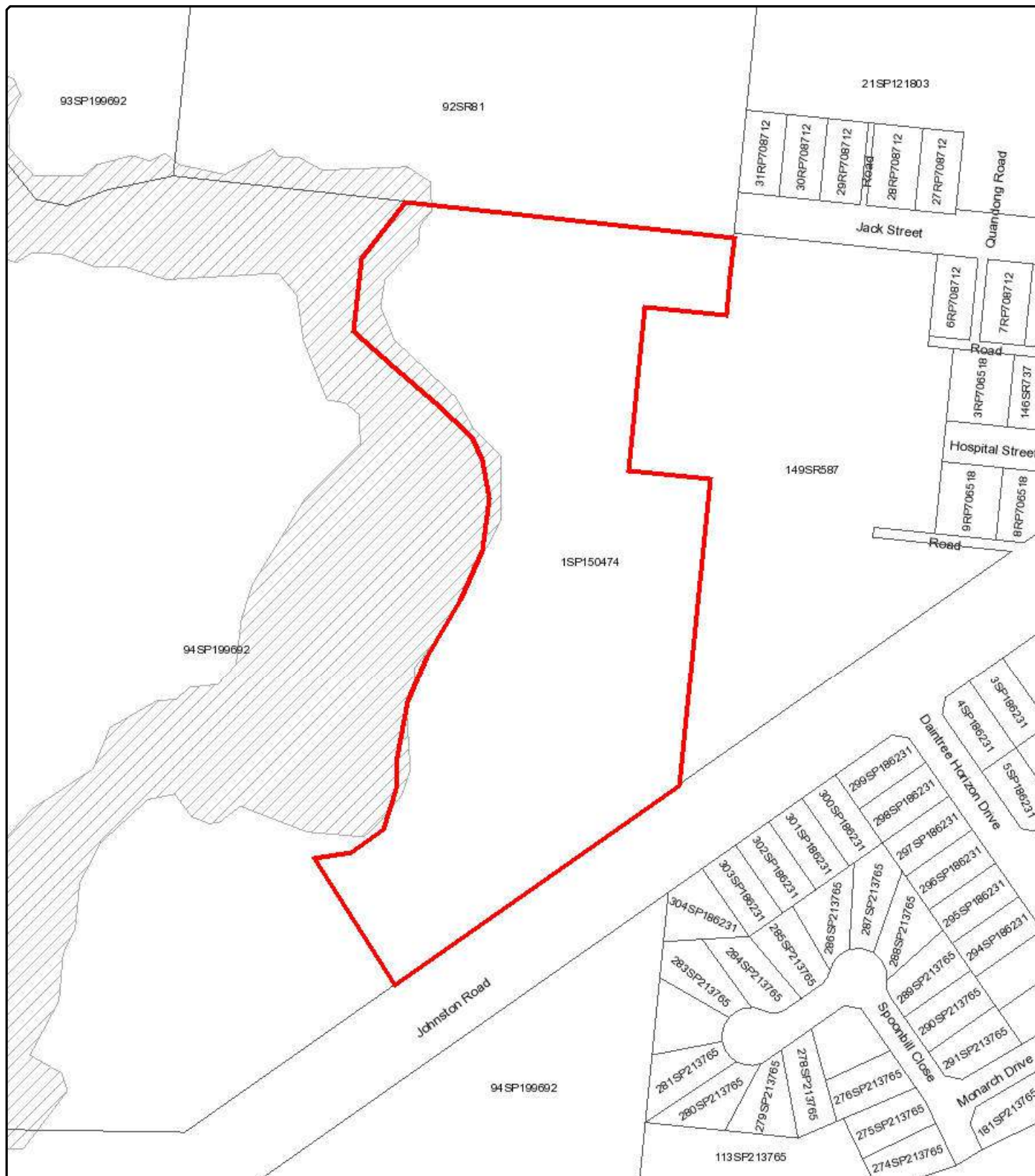
Coastal zone

 Coastal zone

0 40 80 120 160
Metres

Disclaimer:

This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.



State Assessment and Referral Agency

Date: 16/12/2015





Department of Infrastructure
Local Government
and Planning

© The State of Queensland 2015.

Legend

Category A and B extract from the regulated
vegetation management map

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 40 80 120 160
Metres

Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government and Planning for the purposes of the DA Mapping System. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Johnston Road, Mossman Gorge

APPENDIX

D

ELECTRICAL SERVICES REPORT

16 December 2015

Mossman Residential Aged Care Development

Preliminary Report on Electrical Supply Availability

This preliminary report on the provisioning of electrical supply to the Mossman Residential Aged Care Facility (RACF) has been prepared for the purpose of providing relevant advice to support the development application for the project.

Through the investigation & preparation of this report it has been identified that the establishment of electrical supply to the site can be obtained through the provision of a HV extension from existing overhead supply at the street frontage and establishment of a new padmount substation within the RACF site

Maximum Demand

With a total floor area for the facility in the order of 3,600m² and an average anticipated loading of 125 Watts per m² the facility is likely to have an estimated maximum demand of approximately 800 Amps per phase and an estimated 'after diversity' maximum demand of around 70% of this figure or approximately 560 Amps per phase.

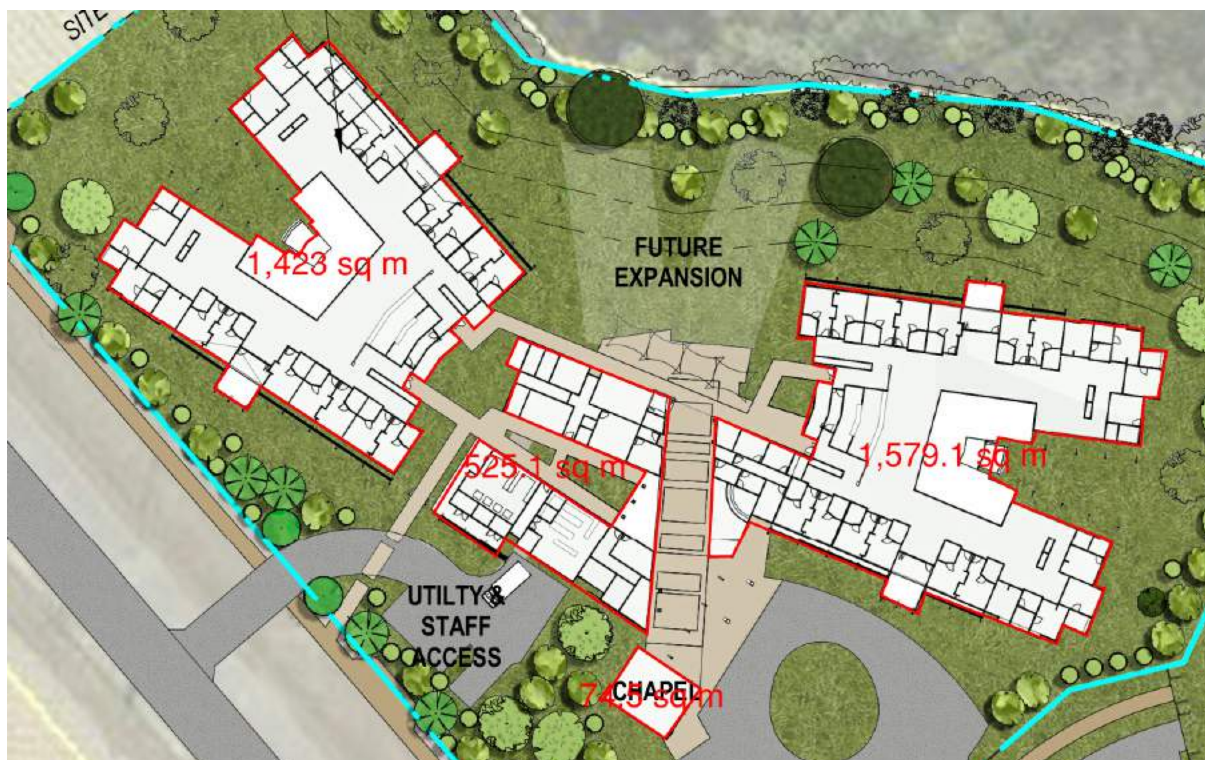


Figure 1.0 : Approximate Gross Floor Areas

Residential Development

On the basis that the balance of the land contained with this parcel is estimated to accommodate up to forty (40) residential properties, the additional prospective demand represented by the residential development would typically represents a further 350 A/ph.

Ergon Infrastructure

Preliminary advice from Ergon Energy indicates Ergon has a 500kVA padmount substation at the hospital (SS8433) and have overhead high voltage extending along the road in front of Lot 1 on SP150474 as below

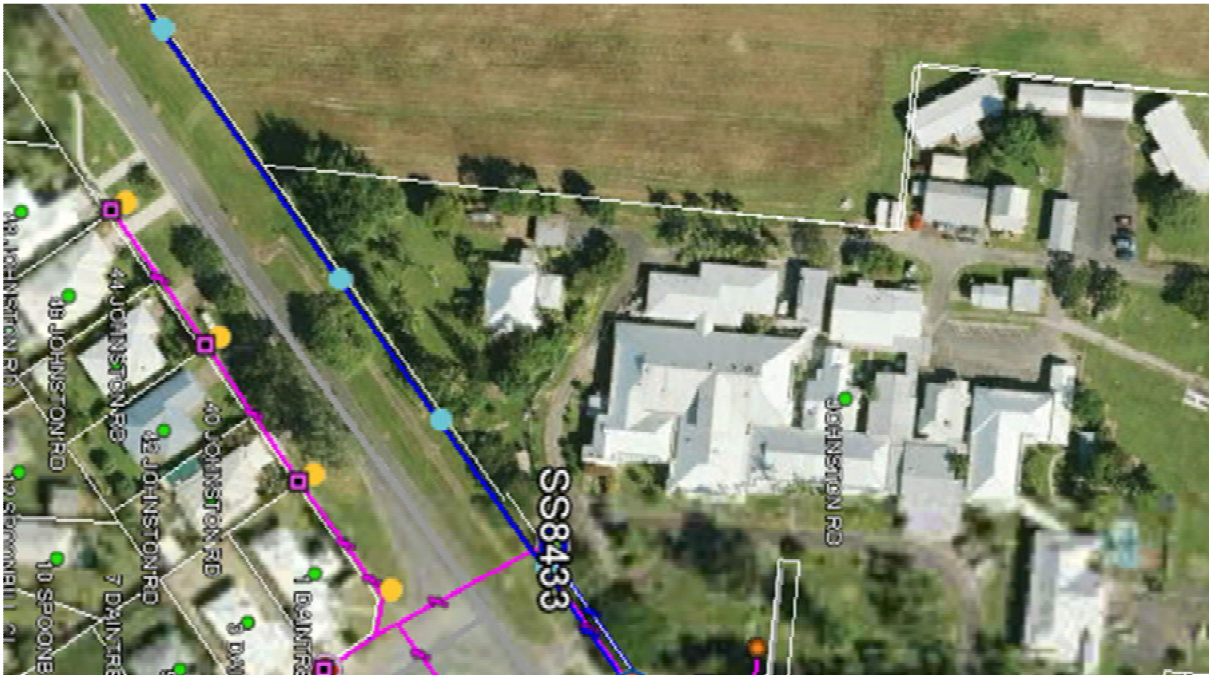


Figure 2.0 : Existing Ergon Infrastructure

Supply to the Residential Aged Care Facility

The electrical demand for the Residential Aged Care Facility precludes supply being made available at low voltage and will necessitate a new substation to be provided at the RACF site. With HV cabling already run along the street frontage, any associated upstream cost will be relatively minor.

Based on the advice that the balance of the development site will be used for residential housing development then no allowance or provisions need to be considered for supply to the subdivision from the RACF as further detailed below.

On this basis, it is likely (pending final demand calculations at the time of application) that Ergon will provision the RACF site with a dedicated 500kVA padmount substation requiring:

- 1.5m wide cable easement from the street to the substation site;
- 6m x 4m easement at the substation site*;
- 3m wide vehicle access maintained from the street to the substation site;
- Civil works for accommodation of the substation constructed by the developer including:
 - Masonry blockwork plinth;
 - Interlocking paving to the 6m x 4m substation easement;
 - Provision of conduits between the street and the substation site.

**We have assumed a combined earthing system can be achieved at the site. In the event that a separated earthing system is required (determined by Ergon engineering study) the size of the substation easement would be increased to 10m x 12m. In this case, paving need only extend to the 6m x 4m area however the exclusive use easement will extend beyond the paved area.*

As Ergon has HV overhead poles & wires in the street, it is likely that any Council DA conditions for the provision of new street lighting to the intersection will need to be carried out by Ergon if required to be accommodated on Ergon poles. If required, Ergon will take this work in to account when determine the cost of the works.

The cost of provisioning the site with a dedicated substation will be determined by Ergon in response to a formal application once more detailed loadings are known. The cost of the application will typically be in the order of \$1000 and will expire after one month if not accepted.

For a development of this nature, being a single customer installation where the developer is also the owner, it is likely Ergon will take the cost of revenue generated by the facility into account when calculating any capital contribution payable by the developer. As such, it is estimated the cost of the Ergon works could be in the order of \$ 200,000+ (including street lighting) with a substantial component of this cost potentially being absorbed by Ergon when the value of revenue generated is offset against the capital works cost.

It should be noted that Ergon have not given advice in regards to costs and this advice has been based on past experience only.

Supply to the Balance of Site

Since the balance of the site which is proposed to accommodate residential housing will be subdivided as a separate Lot, this portion of land will be eligible for a separate point of supply from Ergon and need not be a consideration for the RACF development. When the internal roads and trunk services are determined for the balance of the site, a dedicated 500kVA substation site will be selected by the design consultant in conjunction with Ergon and HV cable access in and out of the subdivision incorporated within the services corridor.

Summary

In summary:

- The new RACF will represent an after diversity maximum demand of approximately 560 Amps per phase;
- Supply will need to be provisioned from a new on-site substation;
- The RACF substation will require easements to the substation itself and over lead-in cable access;
- The cost of making supply available will be subject to Ergon assessment and is likely to be substantially offset by revenue generated by the facility*;
- The balance of the site will be supplied from a separate point of supply and not the RACF infrastructure;

We trust the above provides sufficient information to support the development application in respect of power supply provisioning, however please do not hesitate to contact the undersigned if further information is required in support of this matter.

Yours Faithfully,



Rob Bufi
SEQUAL Consulting Group Pty Ltd

Johnston Road, Mossman Gorge

APPENDIX

E

SEWER AND WATER
INFRASTRUCTURE ADVICE

9th December 2015

Thomson Adsett
Po Box 3053
Cairns Qld 4870

Att: Peter Cowen

Dear Sir,

Re: Mossman Aged Care

This advice has been prepared by H2O Consultants on behalf of the Client in relation to the proposed development of the 42 Bed Aged Care and 40 Residential Accommodation Units, on Lot 1 of SP150474.

In particular this advice addresses the proposed demand of the Water and Sewerage Infrastructure. This advice seeks to assist Douglas Shire Council to determine that the proposed development can adequately be serviced by existing water and sewer infrastructure.

SEWER:

The proposed site does not have a connection to the council sewer system. It is believed there is a 150mm sewer main running adjacent the site on the opposite side of Johnston Road. We are unable to find any records of this sewer main, advice from Council is that this sewer main is approx, 1m deep.

There is also a 65mm Poly Sewer Rising Main running adjacent to the street, this rising main comes from the Mossman Gorge site, no formal records have been found to support this.

An existing gravity sewer system servicing the Mossman Hospital is approx 220m towards the North East. an existing sewer manhole 35/3 is located on Johnstone Road. This sewer manhole is approx, 2.8m deep and has a 150mm future connection branch.

It is proposed to run a 150mm gravity sewer main adjacent to Johnstone Road with concrete sewer manholes spaced at no more than 90m centres in accordance with the FNQROC Development Manual.

A concrete sewer manhole will be placed on the boundary of the proposed development for the connection of all house drainage. All internal drainage will be done in Accordance with AS3500.2.

Expected Demand from the Proposed Development will be 91ED.
42 Beds x 1.2 ED and 40 Single Bed Residential Units x 1 ED.

WATER:

The proposed site does not have a connection to the council water system. There is an existing 150mm water main running adjacent the site on Johnston Road.

Flow Tests conducted on the nearest in ground fire hydrant with a flow rate of 20 litres per second at 500kpa.

The proposed development requires a Fire Hydrant, Fire Sprinkler and Fire Hose Reels service to comply with Sections of the National Construction Codes. A flow rate of 20 litres per second at 350kpa is required for Fire Fighting purposes.

A 100mm service meter is required and shall be located at the boundary. All internal water will be designed in Accordance with AS3500.1 and AS24191.1 and AS2118.4

Expected Demand from the Proposed Development will be 91ED.
42 Beds x 1.2 ED and 40 Single Bed Residential Units x 1 ED and/or a Peak Hour Demand of 3 litres per second.



Attached Sketch H01 shows the location of existing sewer and water mains and the proposed connections to the site.

All internal services will be documented during the Building Approval Process.

For further information or clarification on the above, please do not hesitate to contact the under signed on 40321468.

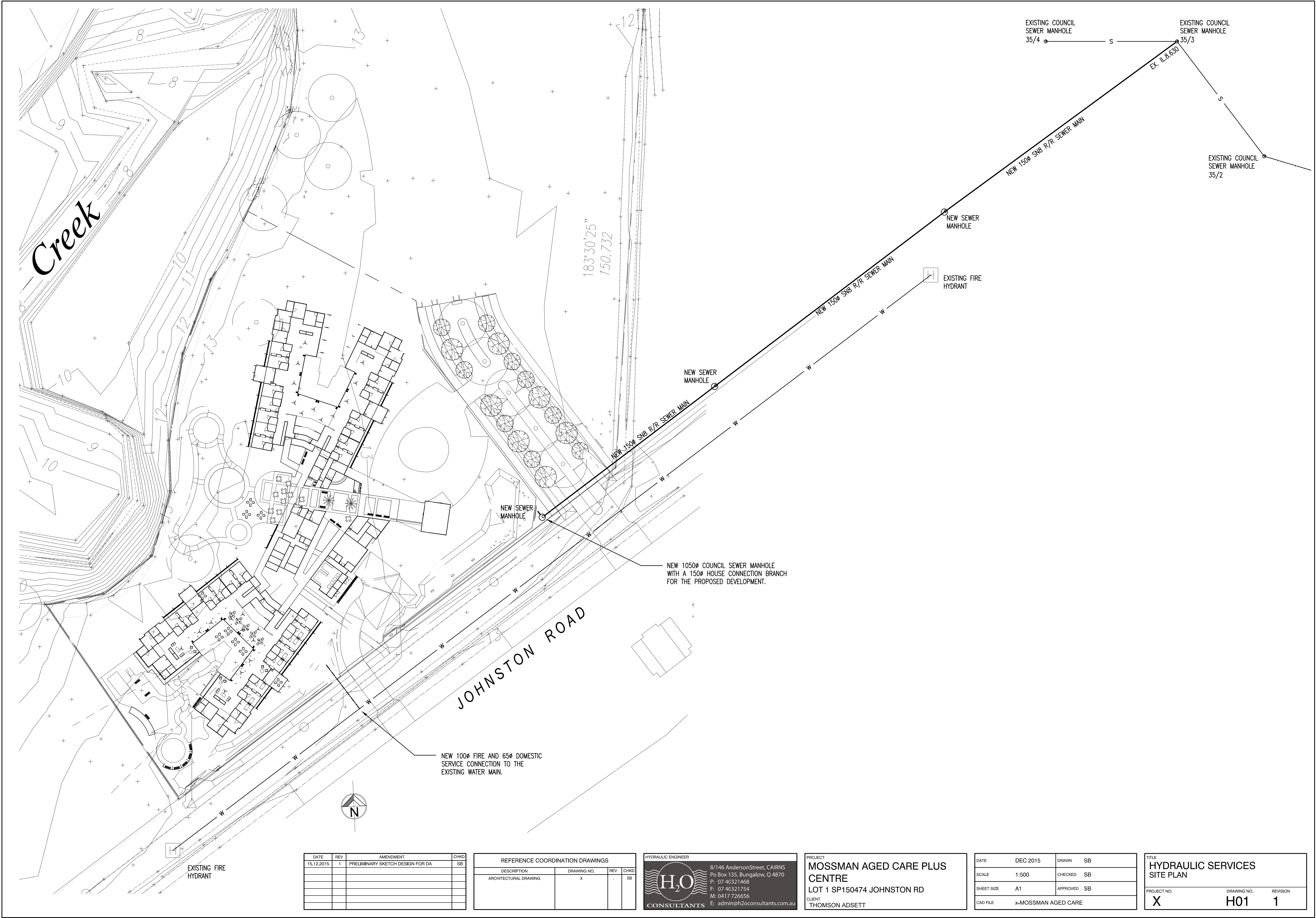
Yours Faithfully

A handwritten signature in black ink, appearing to be "Shane Barnes", written in a cursive style.

Shane Barnes

Principal

A.H.S.C.A., Q.B.S.A., M.P.A.Q



DATE	REV	AMENDMENT	CHKD
15.12.2015	1	PRELIMINARY SKETCH DESIGN FOR DA	SB

REFERENCE COORDINATION DRAWINGS			
DESCRIPTION	DRAWING NO.	REV	CHKD
ARCHITECTURAL DRAWING	X	.	SB

HYDRAULIC ENGINEER



8/146 Anderson Street, CAIRNS
Po Box 135, Bungalow, Q 4870
P: 07 40321468
F: 07 40321754
M: 0417 726656
E: admin@h2oconsultants.com.au

PROJECT

MOSSMAN AGED CARE PLUS CENTRE

LOT 1 SP150474 JOHNSTON RD

CLIENT
THOMSON ADSETT

DATE	DEC 2015	DRAWN	SB
SCALE	1:500	CHECKED	SB
SHEET SIZE	A1	APPROVED	SB
CAD FILE	X-MOSSMAN AGED CARE		

TITLE

HYDRAULIC SERVICES SITE PLAN

PROJECT NO.
X

DRAWING NO.
H01

REVISION
1

Johnston Road, Mossman Gorge

APPENDIX

F

CLR & EMR SEARCHES



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50248238 EMR Site Id: 16 December 2015
This response relates to a search request received for the site:
Lot: 1 Plan: SP150474

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if EHP has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Johnston Road, Mossman Gorge

APPENDIX

G

ARCHITECTURAL PLANS

MOSSMAN & DISTRICT
AGED CARE PRECINCT
DEVELOPMENT
APPLICATION



ISSUE FOR DEVELOPMENT APPLICATION

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

Drawing No.	Revision	Description
SK01	Rev 8	Locality Plan
SK02	Rev 8	Site Plan
SK03	Rev 8	Floor Plan
SK09	Rev 2	Typical Sections
SK10	Rev 1	Entry Perspective
SK11	Rev 1	Johnston Road Perspective
SK12	Rev 1	Art Corridor Perspective
SK13	Rev 1	Breezeway Connector
SK14	Rev 1	Gardens to Marrs Creek
SK15	Rev 1	Elevations
SK20	Rev 1	Overview + Design Charter

thomson
adsett

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

Drawing Title | COVER PAGE
Date |

Drawing Number | 15.0285.11 SK00
Scale |



NORTH BOUNDARY - JACK STREET



JOHNSTON ROAD TOWARDS MT DEMI

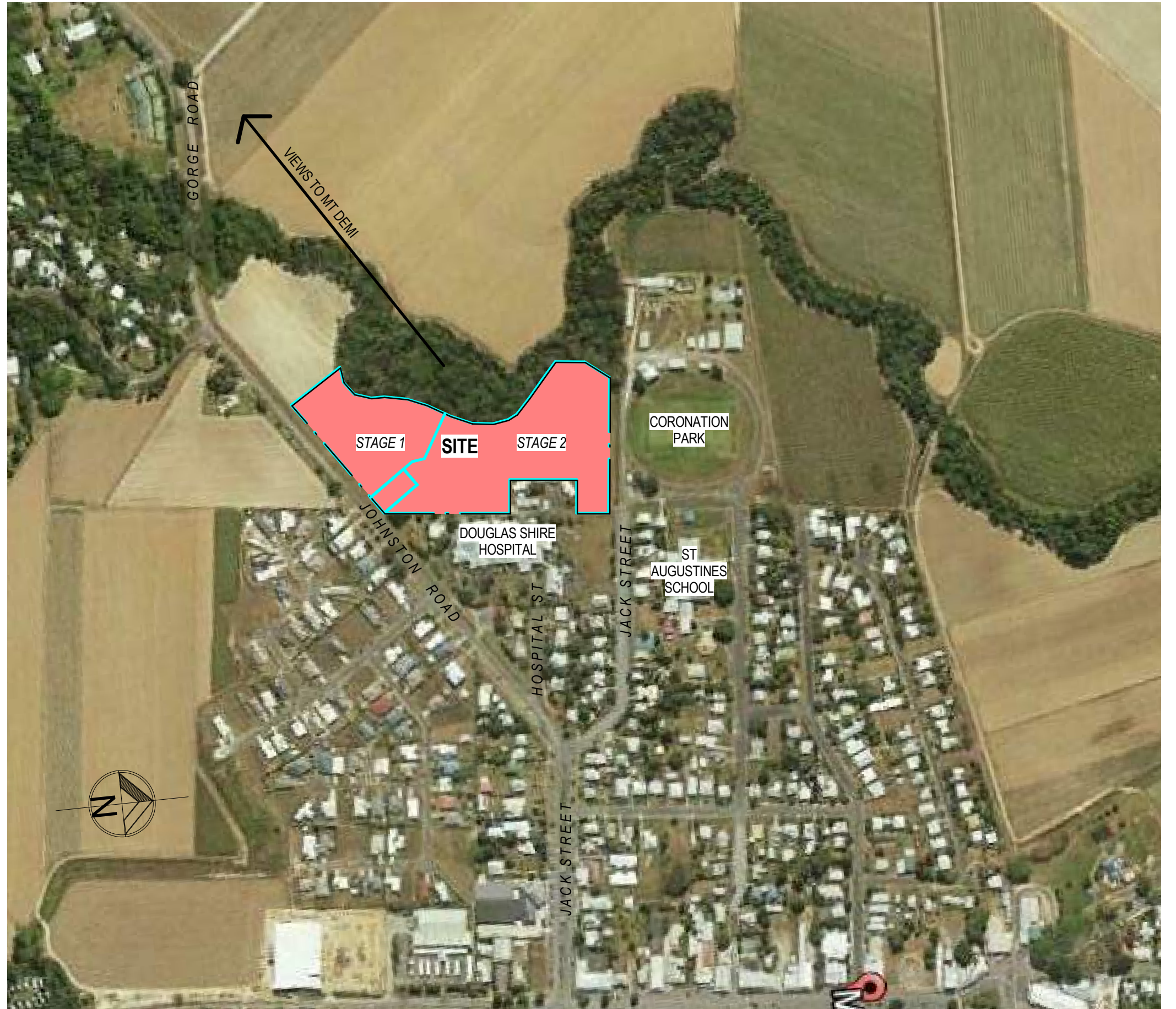


SITE BETWEEN EAST AND WEST BOUNDARIES - HOSPITAL AND RIPARIAN CORRIDOR

2 SITE LOCALITY PLAN

1 : 5000

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.



ISSUE FOR DEVELOPMENT APPLICATION

thomson
adsett

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

Drawing Title | SITE LOCALITY PLAN
Date | 17.12.2015

Drawing Number | 15.0285.11 SK01
Scale | 1 : 5000 8



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

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

thomson
adsett

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

Drawing Title | SITE PLAN
Date | 17.12.2015

Drawing Number | 15.0285.11 SK02
Scale | 1 : 1000 8



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

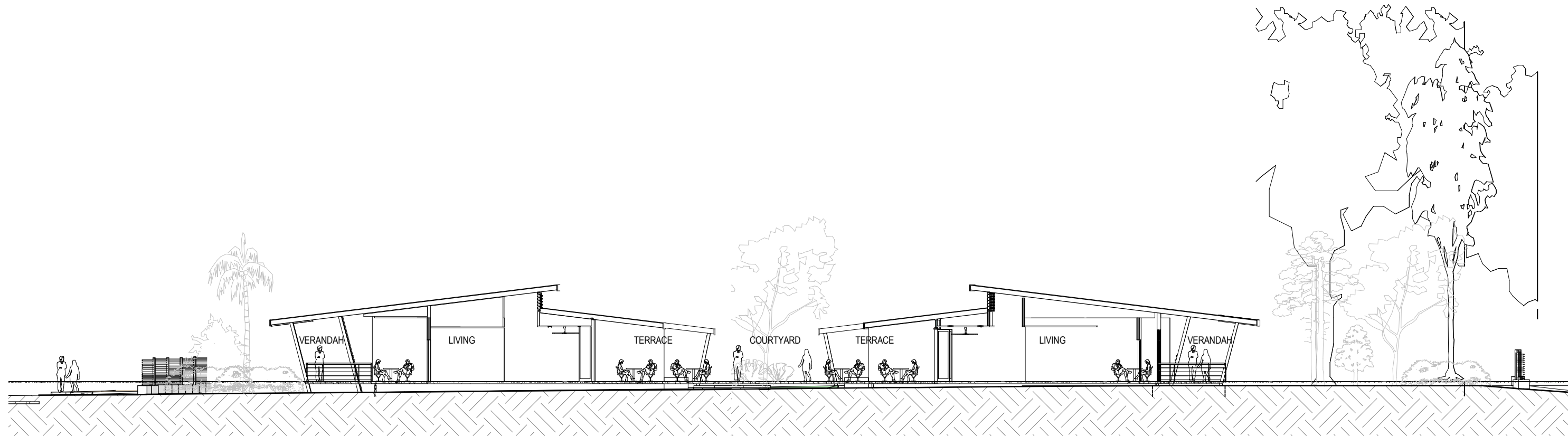
ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

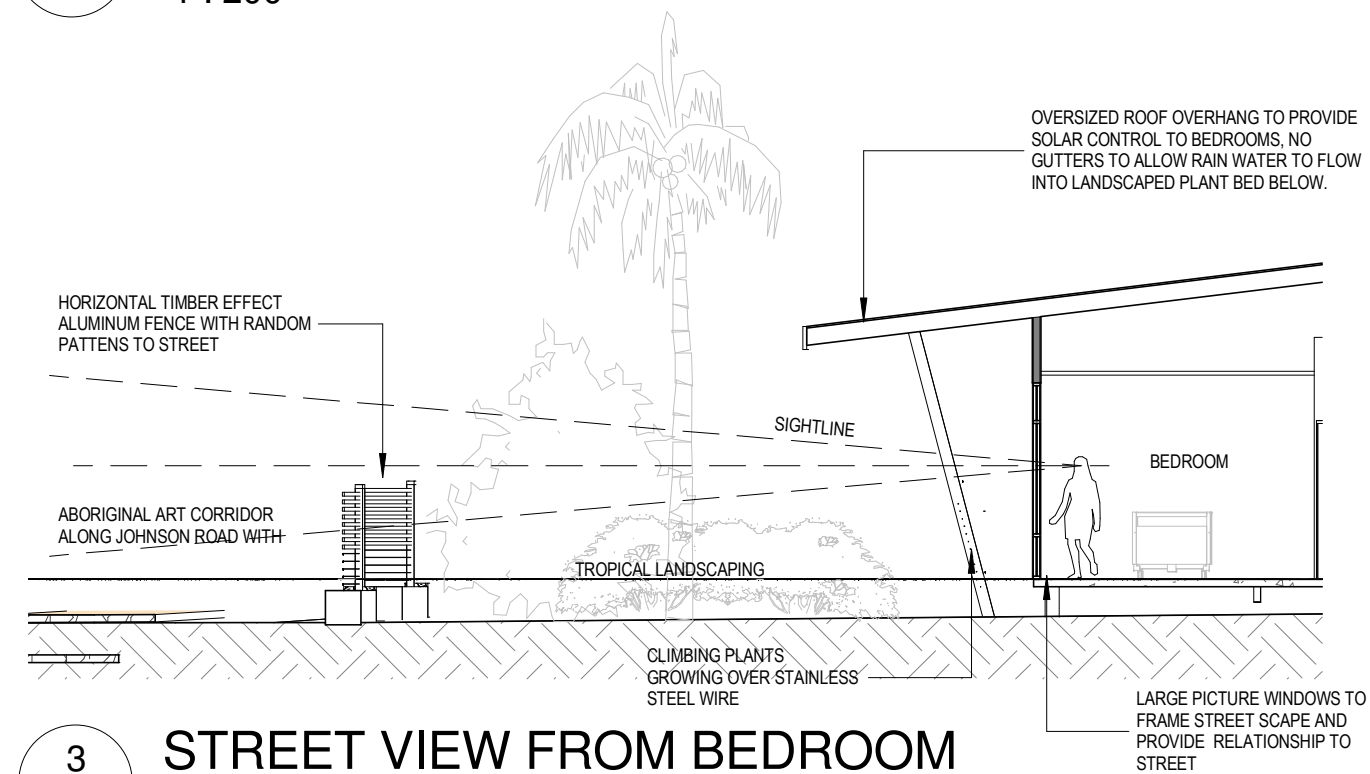
Project | MOSSMAN AGED CARE PLUS CENTRE
Client | THE SALVATION ARMY

Drawing Title | FLOOR PLAN
Date | 17/12/2015

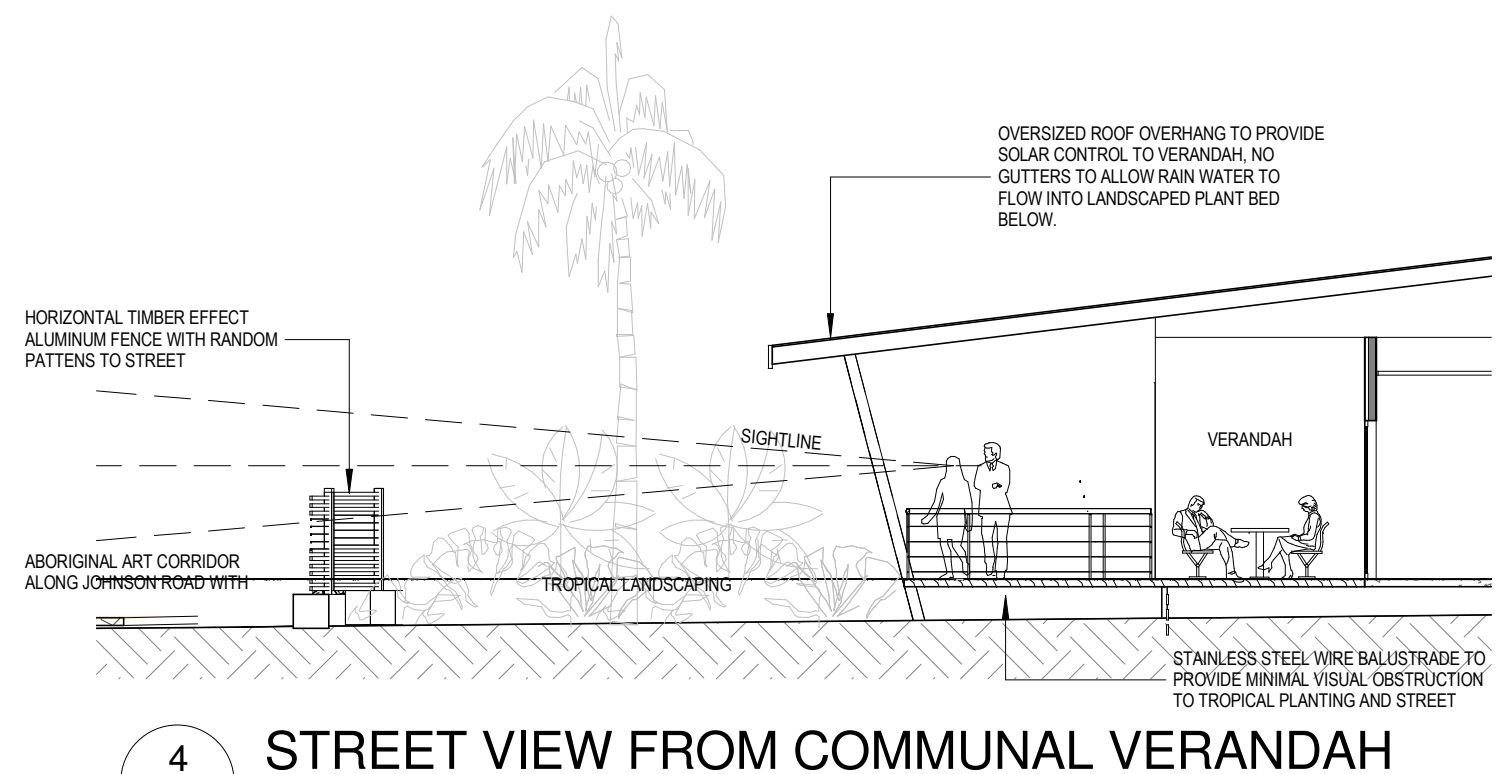
Drawing Number | 15.0285.11 SK03
Scale | 1 : 500 8



2 SECTION AA
1 : 200



3 STREET VIEW FROM BEDROOM
1 : 100



4 STREET VIEW FROM COMMUNAL VERANDAH
1 : 100

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

thomson
adsett

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

Drawing Title | SECTION
Date | 17/12/2015

Drawing Number | 15.0285.11 SK09
As
Scale | indicated 2



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

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

Drawing Title | ENTRY PERSPECTIVE
Date | 17/12/2015

Drawing Number | 15.0285.11 SK10
Scale | 1



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

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

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

Drawing Number | 15.0285.11 SK11
Scale | 2



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

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

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

Drawing Number | 15.0285.11 SK12
Scale | 2



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

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

Drawing Title | **BREEZEWAY CONNECTOR**
Date | **17/12/2015**

Drawing Number | **15.0285.11 SK13**
Scale | **1**



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

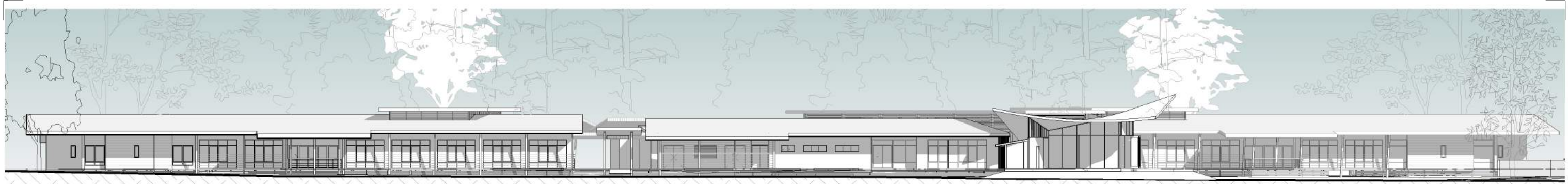
ISSUE FOR DEVELOPMENT APPLICATION

**thomson
adsett**

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

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

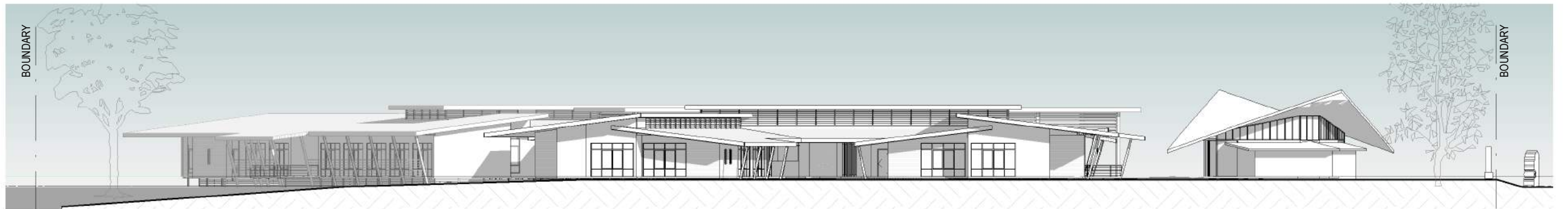
Drawing Number | **15.0285.11 SK14**
Scale | **1**



1 SE ELEVATION
1 : 350

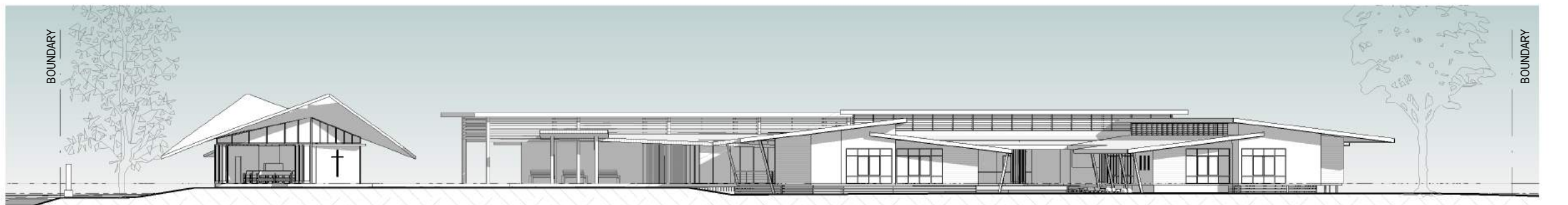


2 NW ELEVATION
1 : 350



3 SW ELEVATION
1 : 350

4 NE ELEVATION
1 : 350



These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

ISSUE FOR DEVELOPMENT APPLICATION

thomson adsett	Project	MOSSMAN AGED CARE PLUS CENTRE	Drawing Title	ELEVATIONS	Drawing Number	15.0285.11 SK15
	Client	THE SALVATION ARMY	Date	17/12/2015	Scale	1 : 350 1

Overview

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

The facility includes;

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

The carpark includes:

Parking for 14 cars, including staff parking



JOHNSTON ROAD - ESTABLISHING A LOCAL SCULPTURE WALK TOWARDS MOSSMAN GORGE
(ARTIST'S IMPRESSION ONLY)



Design Charter

Everyone benefits from well-designed buildings, spaces and places.

It is the belief of the project team that this development will create a high quality for the Mossman community as a facility with considered design in architectural and landscape design quality and connection to the public realm.

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

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

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

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



CAFE & BREEZEWAY



NATIVE-STYLE GARDENS



CHAPEL & ENTRY BREEZEWAY

ISSUE FOR DEVELOPMENT APPLICATION

These drawings and designs and the copyright thereof are the property of Thomson Adsett Pty Ltd and must not be used, retained or copied without the written permission of Thomson Adsett Pty Ltd.
A.B.N. 72 105 314 636.
Trading as ThomsonAdsett.

Johnston Road, Mossman Gorge

APPENDIX

H

FLOOD STUDY



KUBIRRI AGED CARE FACILITY

Marrs Creek Flood Study

Cardno (Qld) Pty Ltd

ABN 57 051 074 992

5 Gardner Close Milton Q 4064

PO Box 388 Toowong

Queensland 4066 Australia

Telephone: 07 3369 9822

Facsimile: 07 3369 9722

International: +61 7 3369 9822

cardno@cardno.com.au

www.cardno.com.au

Document Control					
Version	Date	Author		Reviewer	
		Name	Initials	Name	Initials
1	17 March 2008	M. Della	<i>MD</i>	K. Brown	<i>KLB</i>

"© 2008 Cardno (Qld) Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to Cardno (Qld) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of Cardno (Qld) Pty Ltd."

KUBIRRI AGED CARE FACILITY MARRS CREEK FLOOD STUDY

TABLE OF CONTENTS

1. INTRODUCTION	1
2. CATCHMENT DESCRIPTION	2
3. CATCHMENT HYDROLOGY	3
3.1 Catchment Area	3
3.2 Time of Concentration.....	3
3.3 Coefficient of Runoff.....	4
3.4 Rational Method	4
3.5 WBNM Model	4
4. HYDRAULIC ANALYSIS	6
4.1 Model Setup	6
4.2 Calculated Flood Levels.....	7
5. CONCLUSION	8

LIST OF TABLES

Table 1	Manning's n Values	6
---------	--------------------------	---

LIST OF FIGURES

Figure 1	Catchment Plan
Figure 2	WBNM Model Layout

APPENDICES

APPENDIX A	Layout of Proposed Development
APPENDIX B	Photos of Study Area
APPENDIX C	Field Survey Plan
APPENDIX D	TUFLOW Model Results

2. CATCHMENT DESCRIPTION

The subject site is located in the Marrs Creek catchment. Marrs Creek flows along the western boundary of the site, and discharges into the Mossman River just upstream of the Captain Cook Highway in Mossman. The confluence of Marrs Creek with the Mossman River is located approximately two kilometres downstream of the subject site.

The catchment area of Marrs Creek to the downstream end of the subject site is approximately 967 hectares.

The upstream reaches of the catchment are very steep, and rise to a peak level of approximately 750 mAHD. However, in the vicinity of the subject site, the catchment slope is relatively low, with the floodplain areas adjacent to the creek used for growing sugar cane. The ground levels within the subject site are generally between 10 and 15 mAHD.

Photographs of Marrs Creek in the vicinity of the subject site are contained in Appendix B.

3. CATCHMENT HYDROLOGY

3.1 Catchment Area

The size of the Marrs Creek catchment to the downstream end of the subject site was determined from 1:50,000 topographic maps of the area. The catchment boundary is shown in Figure 1. The total catchment area was calculated to be approximately 967 hectares.

3.2 Time of Concentration

The time of concentration for the catchment was calculated using two different methodologies, as described in the *Queensland Urban Drainage Manual* (QUDM), Section 5.05.5(d): the Bransby-Williams' Equation and the Modified Friend's Equation.

The formula for the Bransby-Williams' Equation is:

$$t_c = \frac{92.7L}{A^{0.1} S^{0.2}}$$

where: t_c = time of concentration of the catchment (min)
 L = length of flowpath from the outlet to the catchment divide (km)
 A = catchment area (ha)
 S = equal area slope (m/km)

The formula for the Modified Friend's Equation is:

$$t_c = \frac{8.5L}{ChA^{0.1} S^{0.4}}$$

where: t_c = time of concentration of the catchment (h)
 L = length of flowpath from the outlet to the catchment divide (km)
 Ch = Chezy's coefficient at the site = $R^{1/6}/n$
 R = hydraulic radius = $0.65R_s$ (where the slope varies along the stream)
 R_s = hydraulic radius at the site (m)
 n = average Manning's n roughness along the stream
 A = catchment area (km²)
 S = equal area slope (%)

Using these equations, the time of concentration of the catchment to the downstream end of the subject site was calculated using the following parameters:

- Stream Length = 8470 m
- Catchment Area = 967 ha
- Equal Area Slope = 2.7%
- Hydraulic Radius at Outlet = 2.0 m
- Average Manning's n Roughness = 0.07

The resultant times of concentration using each methodology are:

- | | |
|---------------------|-------------|
| • Bransby-Williams | 204 minutes |
| • Modified Friend's | 155 minutes |

Thus, a time of concentration of 2.5 hours (150 minutes) was adopted for the catchment.

3.3 Coefficient of Runoff

The coefficient of runoff for the catchment was determined in accordance with QUDM Section 5.04, as shown below.

The 1 hour, 10 year average recurrence interval (ARI) rainfall intensity in Mossman is 81.16 mm/h (ref. *FNQROC Development Manual*). The fraction impervious of the undeveloped catchment is 0%. Thus, the 10 year coefficient of runoff is 0.70 (ref. QUDM Table 5.04.2)

The coefficient of runoff for the 100 year ARI event is therefore 0.84.

3.4 Rational Method

Using the time of concentration of 2.5 hours, the Rational Method was used to calculate the 100 year discharge from the catchment.

Design rainfall intensities were obtained from the *FNQROC Development Manual* IFD Chart 18 – Port Douglas and Mossman.

The resultant peak discharges for the 100 year event using the Rational Method is 165 m³/s.

3.5 WBNM Model

A WBNM hydrologic model of the catchment was established. The model layout for the catchment is shown in Figure 2.

The design rainfall data for the Marrs Creek catchment was determined in accordance with Australian Rainfall and Runoff Volume 2. The information derived is as follows:

2 Year ARI, 1 hour Intensity	62 mm/h
2 Year ARI, 12 hour Intensity	17.0 mm/h
2 Year ARI, 72 hour Intensity	5.5 mm/h
50 Year ARI, 1 hour Intensity	100 mm/h
50 Year ARI, 12 hour Intensity	35.0 mm/h
50 Year ARI, 72 hour Intensity	16.0 mm/h
Regional Skewness	0.15
Geographical Factor F2	3.85
Geographical Factor F50	17.0

The design rainfall losses adopted for the analysis were:

Pervious Area	Initial Loss = 0 mm Continuing Loss = 2.5 mm/h
Impervious Area	Initial Loss = 0 mm Continuing Loss = 0 mm/h

The WBNM model was run for a range of storm durations, from 10 minutes to 24 hours, with the 6 hour event producing the peak discharge from the catchment. The peak discharge calculated by the WBNM model is 169 m³/s.

This result shows that the peak flow calculated by the WBNM model agrees well with that from the Rational Method. Thus, it was considered that the WBNM model could be used to calculate the discharge hydrographs from the catchment.

4. HYDRAULIC ANALYSIS

4.1 Model Setup

The flood flow along Marrs Creek was modelled using the 2-dimensional unsteady flow software TUFLOW (Build 2007-07-BA).

A digital terrain model (DTM) of the study area was set up based on a detailed field survey carried out by C&B Group in October and December 2007. The survey extended from Johnston Road (upstream of the site) to the cane railway line (downstream). Details of the waterway crossings at Johnston Road and the cane railway were included in the survey. A copy of the survey plan is contained in Appendix C.

Based on this survey data, a TUFLOW model of the study area was established. A fine 2 metre grid was used to define the flow paths within the model.

Culverts and bridge crossings were input into the TUFLOW model as 1-dimensional flow links. Inlet and outlet loss coefficients of 0.5 and 1.0 respectively were used for all structures. The TUFLOW model checks the operation of culverts under both inlet and outlet flow control, for Class 1 (free water surface) and Class 2 (submerged entrance) conditions.

The Manning's n roughness values applicable to the study area were determined from aerial photographs and site inspection. The values used are summarised in Table 1.

Table 1 Manning's n Values

Location	Manning's n
Marrs Creek main channel	0.05
Heavily vegetated areas adjacent to Marrs Creek	0.15
Rural farming land	0.10
Grassed areas in Showgrounds	0.03

As discussed in Section 2, photographs of the study area are contained in Appendix B.

A stage-discharge rating curve was adopted for the boundary condition at the downstream end of the TUFLOW model. The cross section of the flow area at the downstream boundary was extracted from the DTM. The hydraulic gradient was derived from the longitudinal slope in the area to be approximately 1.0%. However, the downstream boundary is located a sufficient distance downstream of the site so as not to affect the calculated flood levels within the site.

Subcatchment hydrographs calculated by the WBNM model were input into the TUFLOW model at two locations: at the upstream boundary of the model (at Johnston Road); and midway through the subject site. As discussed in Section 3, the 6 hour storm event produced the peak discharge in Marrs Creek in the vicinity of the site.

4.2 Calculated Flood Levels

The TUFLOW model was used to calculate the peak flood levels in the study area for two scenarios:

- existing site conditions; and
- filling of the subject site.

The calculated peak flood levels for both scenarios, and the anticipated extent of inundation within the study area, are shown in Appendix D.

In summary, the 100 year flood level in Marrs Creek adjacent to the subject site under existing conditions varies from approximately 13.4 mAHD (at the upstream end of the site) to approximately 12.9 mAHD (at the downstream end), as shown in Figure D1.

With the subject site filled, the 100 year flood levels vary from approximately 13.6 mAHD (at the upstream end) to approximately 13.0 mAHD (at the downstream end), as shown in Figure D2.

Thus, the proposed filling results in an increase in the 100 year flood level in Marrs Creek adjacent to the subject site of 100-200 mm (refer Figure D3 in Appendix D). The increase in the rural land further to the west is generally 50-100 mm.

The proposed filling also results in a decrease in the 100 year flood level in Marrs Creek downstream of the showgrounds of up to 100 mm.

5. CONCLUSION

It is proposed to develop the Kubirri Aged Care Facility and Retirement Village at Mossman. Marrs Creek flows along the western boundary of the subject site.

An investigation of the flooding behaviour of Marrs Creek was carried out to:

- calculate the 100 year flood levels in the creek adjacent to the site; and
- determine the impact of the proposed filling of the subject site on flood levels in adjacent properties.

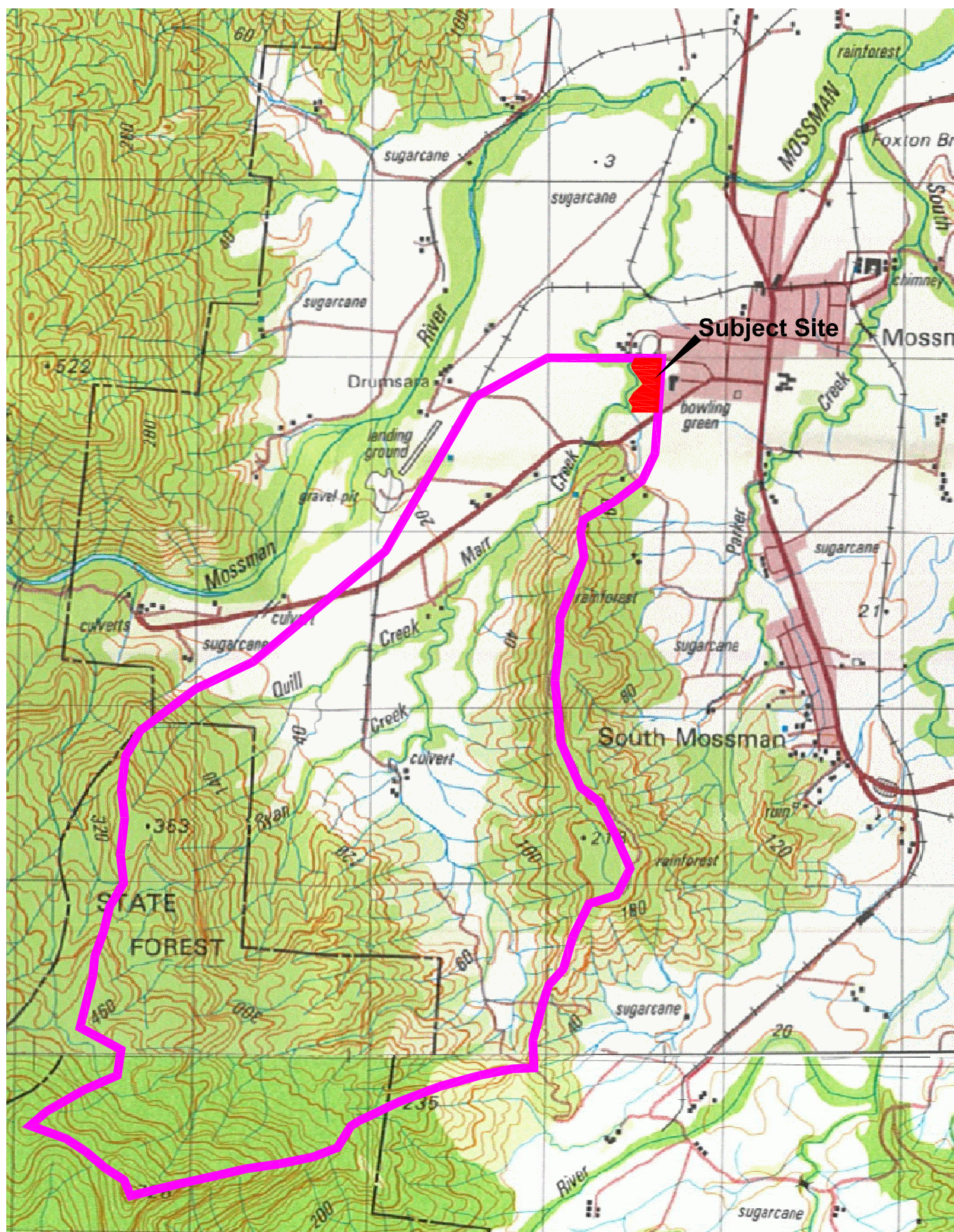
A WBNM hydrologic model of the catchment was set up to determine the 100 year flood flows from the catchment.

The flood flow in Marrs Creek within the study area was modelled using TUFLOW. The results of the analysis show that the proposed filling results in an increase in the 100 year flood level in Marrs Creek adjacent to the subject site of 100-200 mm. The increase in the rural land further to the west is generally 50-100 mm. The proposed filling also results in a decrease in the 100 year flood level in Marrs Creek downstream of the Mossman showgrounds of up to 100 mm.

FIGURES

Figure 1 **Catchment Plan**

Figure 2 **WBNM Model Layout**



© Cardno (Qld) Pty Ltd All Rights Reserved 2008
Copyright in the whole and every part of this drawing belongs to Cardno (Qld) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or on any media, to any person other than by agreement with Cardno (Qld) Pty Ltd.

This document is produced by Cardno (Qld) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno (Qld) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Rev: Orig. Date: 14 March 2008

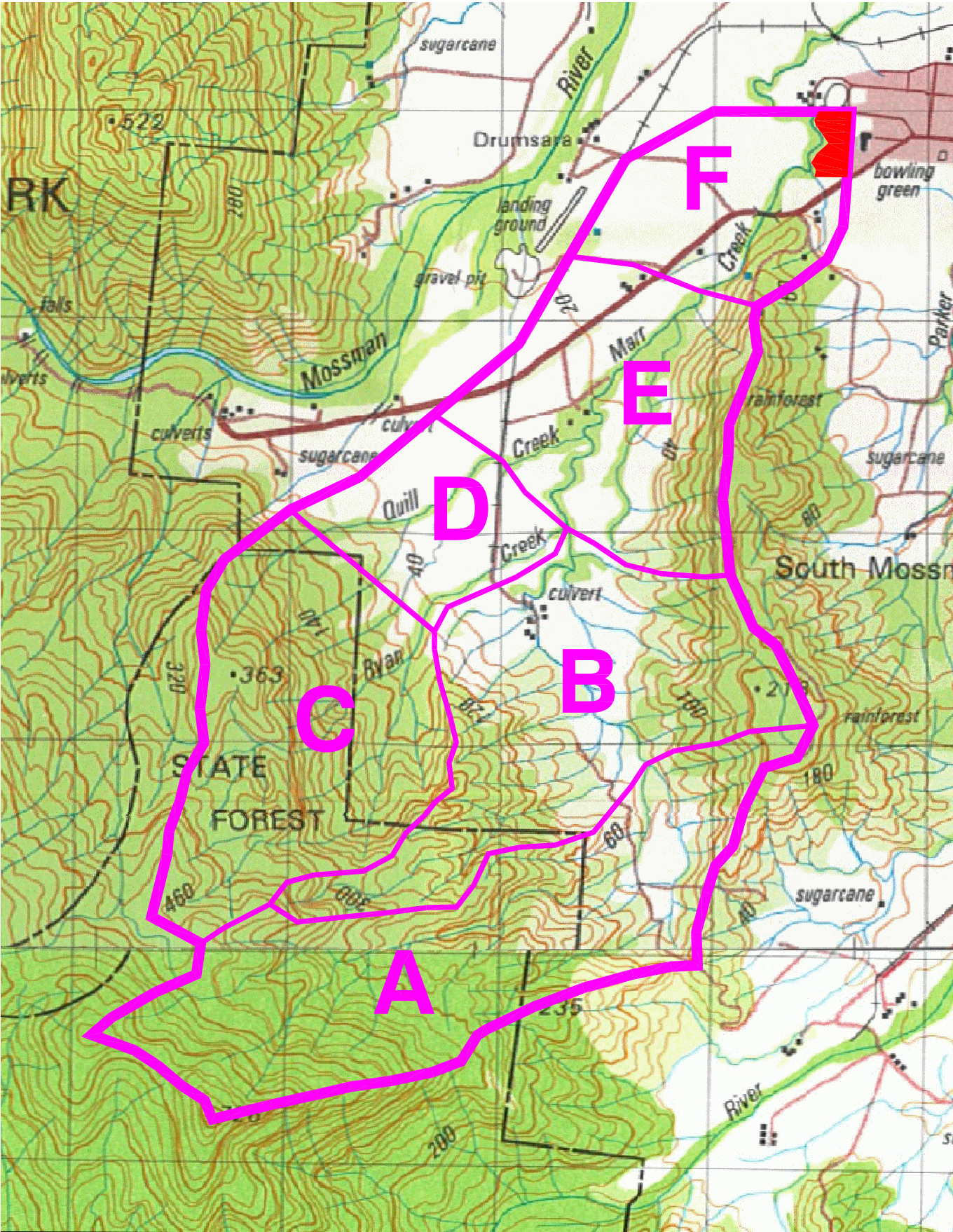
CEC Group Pty Ltd
CAD FILE: D:\Cardno\0074047\Acad\Figure1.dwg
XREF's:

Scale 1:30,000 (A4)

FIGURE 1 CATCHMENT PLAN

Project No.: Q074047

PRINT DATE: 16 March, 2008 - 2:17pm



© Cardno (Qld) Pty Ltd All Rights Reserved 2008
Copyright in the whole and every part of this drawing belongs to Cardno (Qld) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or on any media, to any person other than by agreement with Cardno (Qld) Pty Ltd.
This document is produced by Cardno (Qld) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno (Qld) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Rev: Orig. Date: 14 March 2008
CEC Group Pty Ltd
CAD FILE: D:\Cardno\0074047\Acad\Figure1.dwg
XREF's:

Scale 1:25,000 (A4)
FIGURE 2
WBNM Model Layout

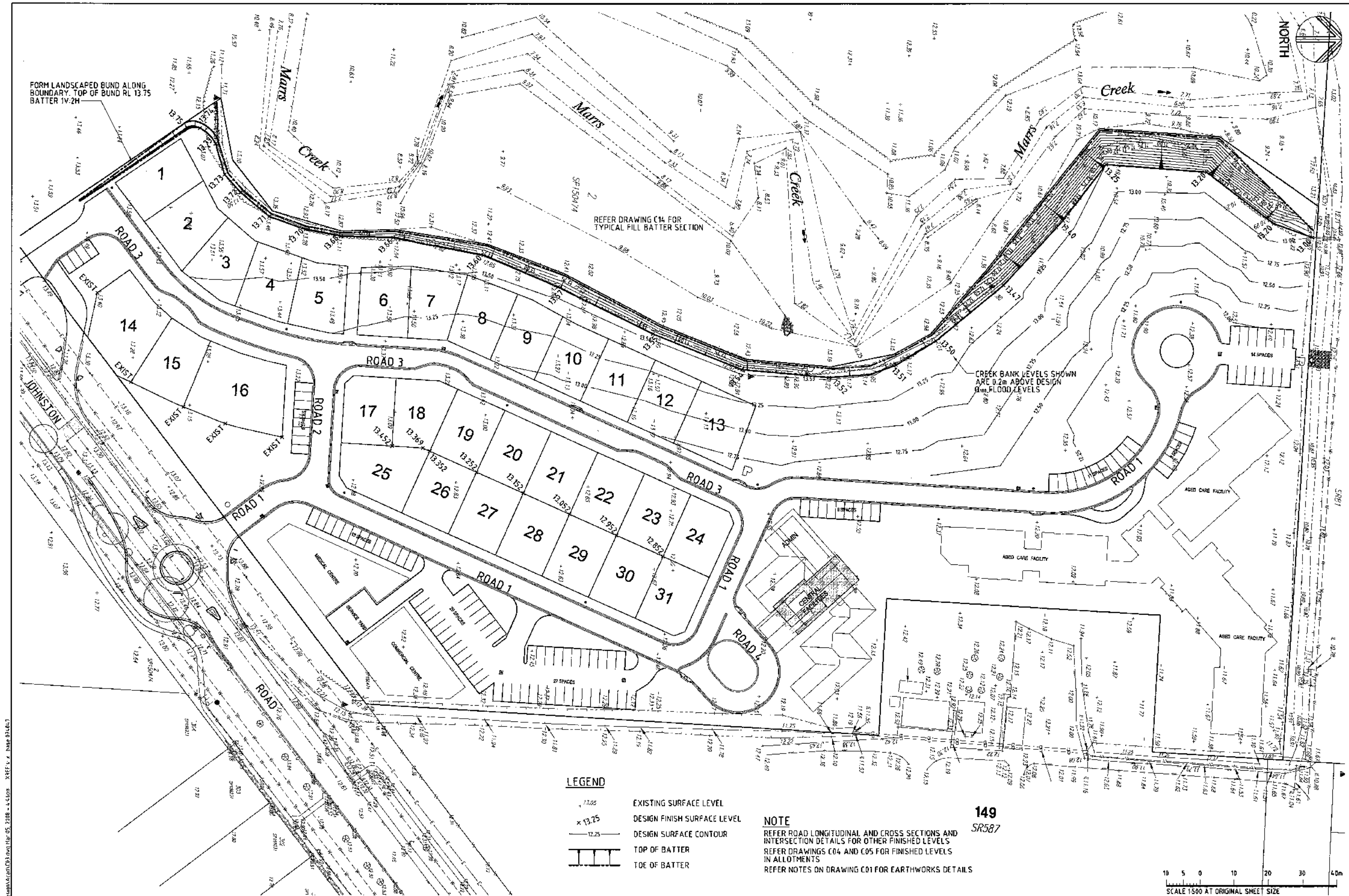
Project No.: Q074047
PRINT DATE: 16 March, 2008 - 2:15pm

APPENDIX A

Layout of Proposed Development



<p>APPROVED USE</p> <p>The information contained in this document is provided for a specific use only as indicated in the adjacent box. This document is not a contract and does not constitute an offer of any service or product. It is the user's responsibility to ensure that the information is used for the intended purpose and that it is not used for any other purpose without the written approval of Cardno CCS Pty Ltd.</p>				<p>DOCUMENT CONTROL STATUS</p> <p>Version 1.0</p> <p>CONTROLLED COPY No. 1</p> <p>UNCONTROLLED COPY</p> <p>VERIFICATION OF COMPLETION</p> <p>Verify this drawing against a current uncontrolled copy held by Cardno CCS Pty Ltd. and be aware that it is the current issue.</p>				<p>© Cardno CCS Pty Ltd. All Rights Reserved 2008</p> <p>Copyright in the whole and every part of this document belongs to Cardno CCS Pty Ltd. and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or by any means, in any person other than by agreement with Cardno CCS Pty Ltd.</p> <p>This document is produced by Cardno CCS Pty Ltd. solely for the benefit of and use by the client in accordance with the terms of the reference.</p> <p>Cardno CCS Pty Ltd. does not and shall not assume any responsibility or liability whatsoever for any third party using all or any use or reliance by any third party on the content of this document.</p>				<p>DRAWN</p> <p>RL</p> <p>29.02.08</p> <p>DESIGNED</p> <p>XB</p> <p>29.02.08</p> <p>CHECKED / PROJECT MGR</p> <p>MAP</p> <p>29.02.08</p> <p>29.02.08</p>				<p>APPROVED PROJECT DIRECTOR</p> <p>M.A. PERRY</p> <p>MANAGER</p> <p>29.02.08</p> <p>Cardno CCS Pty Ltd</p> <p>Level 1, 280 Sheridan Street, North Cairns</p> <p>PO. BOX 1619 CAIRNS QLD 4870</p> <p>Email: cairns@cardno.com.au</p> <p>ABN 91 010 191 545</p> <p>PH. 07 40510 288</p> <p>FAX 07 40510 133</p>				<p>OFFICES</p> <p>Surabaya</p> <p>Batavia</p> <p>Padang</p> <p>Bandung</p> <p>Medan</p> <p>Yogyakarta</p> <p>Malang</p> <p>Semarang</p> <p>Denpasar</p> <p>Manila</p> <p>Cebu</p> <p>Davao</p> <p>18. HAWAII</p> <p>(07) 5440 8555</p> <p>(07) 5560 0899</p> <p>(07) 5441 8 8233</p> <p>(07) 5550 9333</p> <p>(07) 4772 1190</p> <p>(07) 4154 5450</p> <p>(07) 4051 0288</p> <p>(07) 4054 7500</p> <p>(07) 4837 8122</p> <p>(07) 4835 9282</p> <p>(05) 6581 3513</p> <p>HK</p> <p>(07) 5443 5642</p> <p>(07) 3390 6799</p> <p>(05) 0416 8696</p> <p>(07) 3538 4567</p> <p>(07) 4721 2520</p> <p>(07) 4134 0155</p> <p>(07) 4051 0133</p> <p>(07) 4028 4370</p> <p>(07) 4637 8155</p> <p>(07) 4634 9255</p> <p>(08) 8241 1760</p>				<p>CLIENT</p> <p>CEC GROUP PTY. LTD.</p> <p>PROJECT</p> <p>KUBIRRI AGED CARE FACILITY AND RETIREMENT VILLAGE</p> <p>LOT 1 SP150474 JOHNSTON ROAD, MOSSMAN</p>				<p>TITLE</p> <p>OVERALL LAYOUT PLAN</p> <p>ORIGINAL SHEET SIZE</p> <p>A1</p> <p>JOB No.</p> <p>Q074047-001</p> <p>DRAWING NO.</p> <p>C02</p> <p>ISSUE</p> <p>A</p>			
---	--	--	--	---	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--



FORM LANDSCAPED BUND ALONG
BOUNDARY. TOP OF BUND RL 13.75
BATTER 1V:2H

REFER DRAWING C14 FOR
TYPICAL FILL BATTER SECTION

CREEK BANK LEVELS SHOWN
ARE 0.2m ABOVE DESIGN
9m FLOOD LEVELS

LEGEND

- 13.05 EXISTING SURFACE LEVEL
- 13.25 DESIGN FINISH SURFACE LEVEL
- 12.25 DESIGN SURFACE CONTOUR
- TOP OF BATTER
- TOE OF BATTER

NOTE

REFER ROAD LONGITUDINAL AND CROSS SECTIONS AND
INTERSECTION DETAILS FOR OTHER FINISHED LEVELS
REFER DRAWINGS C04 AND C05 FOR FINISHED LEVELS
IN ALLOTMENTS
REFER NOTES ON DRAWING C01 FOR EARTHWORKS DETAILS

149
SR587

10 5 0 10 20 30 40m
SCALE 1:500 AT ORIGINAL SHEET SIZE

ISSUE		DATE		DESCRIPTION / APPROVED USE		REV'D		APP'D	
A		29.02.08		OPERATIONAL WORKS ISSUE		MAP		MAP	

APPROVED BY		DESIGN / CHECKED		APPROVED PROJECT DIRECTOR	
M. PERRY		M. PERRY		M. PERRY	

DRAWN		CHECKED		PROJECT	
M. PERRY		M. PERRY		M. PERRY	

DATE		DATE		DATE	
29.02.08		29.02.08		29.02.08	

ORIGINAL SHEET SIZE		JOB No.		DRAWING No.	
A1		Q074047-001		C03	

ISSUE		DATE		DESCRIPTION / APPROVED USE	
A		29.02.08		OPERATIONAL WORKS ISSUE	

CARDNO: H:\2007\074047\Drawings\Cardno\03.dwg Mar 05, 2008 - 4:45pm XREF: c:\base\074047

APPENDIX B

Photos of Study Area



Photo 1. Looking north at upstream of Site



Photo 2. Marrs Creek at upstream end of site



Photo 3. MARRS Creek at downstream end of site



Photo 4. Johnston Road crossing over MARRS Creek (upstream of site)



Photo 5. Cane Railway crossing over Marrs Creek (downstream of site)



Photo 6. Marrs Creek at Cane Railway

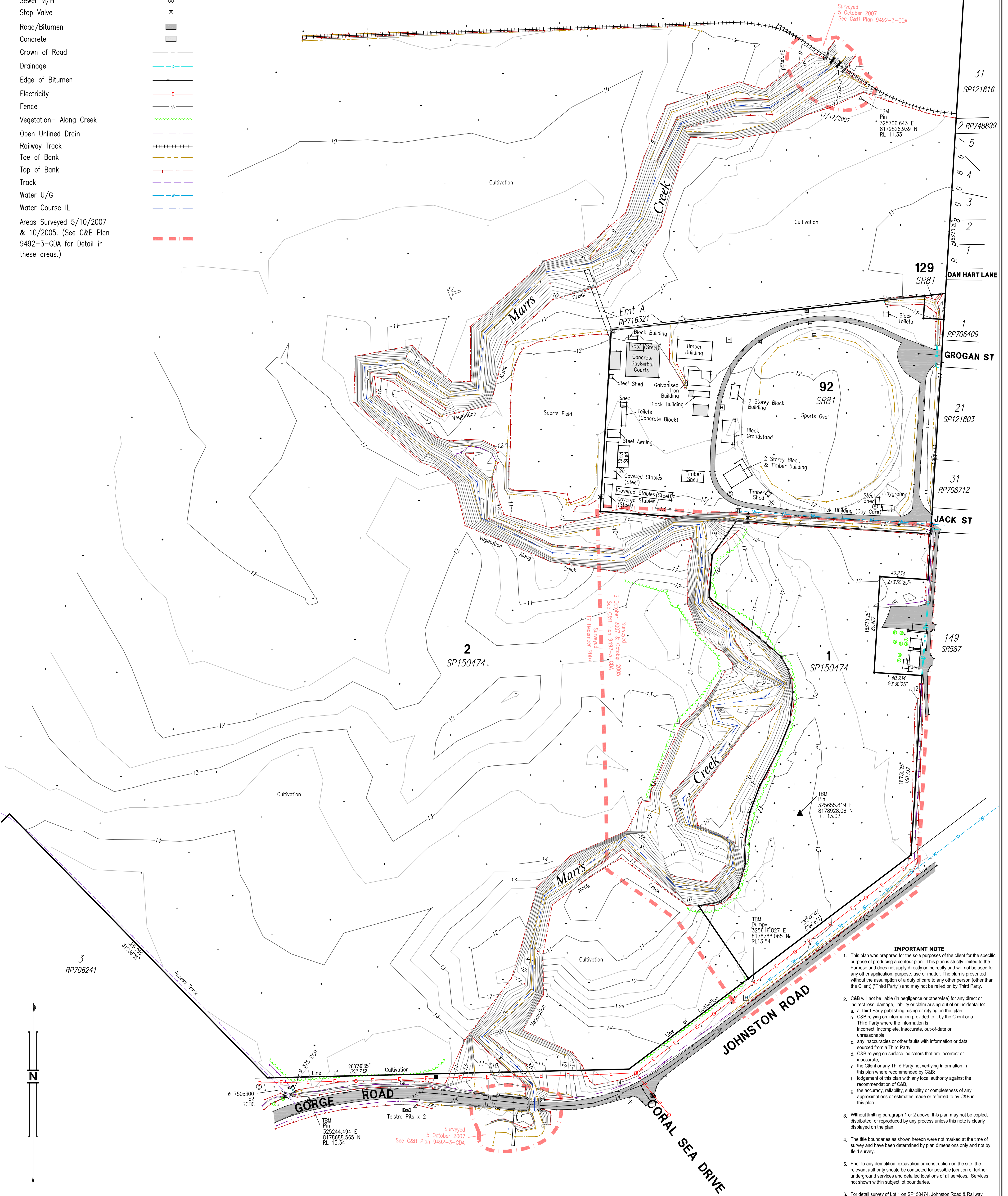
APPENDIX C

Field Survey Plan

LEGEND

- Air Valve
Elect. Box
Elect. Pole
Field Inlet Pit
Fire Hydrant
Telstra Junction Box
Water Meter
Sewer M/H
Stop Valve
Road/Bitumen
Concrete
Crown of Road
Drainage
Edge of Bitumen
Electricity
Fence
Vegetation- Along Creek
Open Unlined Drain
Railway Track
Toe of Bank
Top of Bank
Track
Water U/G
Water Course IL

Areas Surveyed 5/10/2007
& 10/2005. (See C&B Plan
9492-3-GDA for Detail in
these areas.)



- IMPORTANT NOTE**
- This plan was prepared for the sole purposes of the client for the specific purpose of producing a contour 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.
 - C&B 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;
 - C&B relying on information provided to it by the Client or a Third Party where the information is incorrect or referred to by C&B in this plan.
 - 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.
 - 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.
 - 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. Services not shown within subject lot boundaries.
 - For detail survey of Lot 1 on SP150474, Johnston Road & Railway Bridge, see C&B Plan 9492-3-GDA (24/10/2007 Issue A).

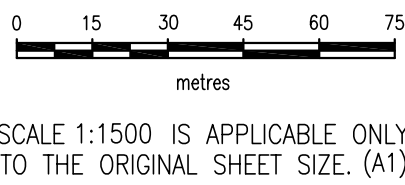
NOTES

Level Datum: AHD Derived
Origin of Levels: S.Pkt 318
Daintree Horizons
RL 12.532
Meridian: Approx. MGA (by Hand
Held GPS) (Vide Plan 9492-3-GDA)

Origin of Coordinates: C&B Plan 9492-3-GDA (Approx MGA)

Contour Interval: 0.50
Index: 1.00

Note:
DTM in Marris Creek is derived from Cross Section Levels.
Detail survey of major features only in Lot 92 on SR81 & Lot 2 on SP150474. Trees, Services & minor details not shown.



PROJECT MANAGER/SURVEYOR Andrew GARRETT		DESIGNED		KURRIBI HOLDINGS PTY LTD CONTOUR SURVEY Lots 92 & 129 on SR81, Lots 1 & 2 on SP150474 & Part of Lot 149 on SR587 Marrs Creek Cross Sections Gorge & Johnston Roads, MOSSMAN				PROJECT MANAGEMENT PLANNING ENVIRONMENTAL SERVICES SURVEYING		 C & B GROUP	
CHECKED		SURVEYED DGP/AJS 17/12/2007						C&B CONSULTANTS PTY LTD ACN 055 931 096			
DRAWN JMG 02/01/2008		FIELD BK. 1142		LEVEL DATUM AHD Derived		MOSSMAN OFFICE PO Box 355 Mossman QLD 4873 Tel: (07) 4098 1148 Fax: (07) 4098 1834 mossman@cggroup.com.au www.cggroup.com.au		AMENDED		DRAWING NO. 9492-2	
DRAFTING CHECKED		SHEET SIZE A1		SHEET OF SHEETS 1				ISSUE			
CAD 9492-2.DWG		SCALE 1:1500									

APPENDIX D

TUFLOW Model Results

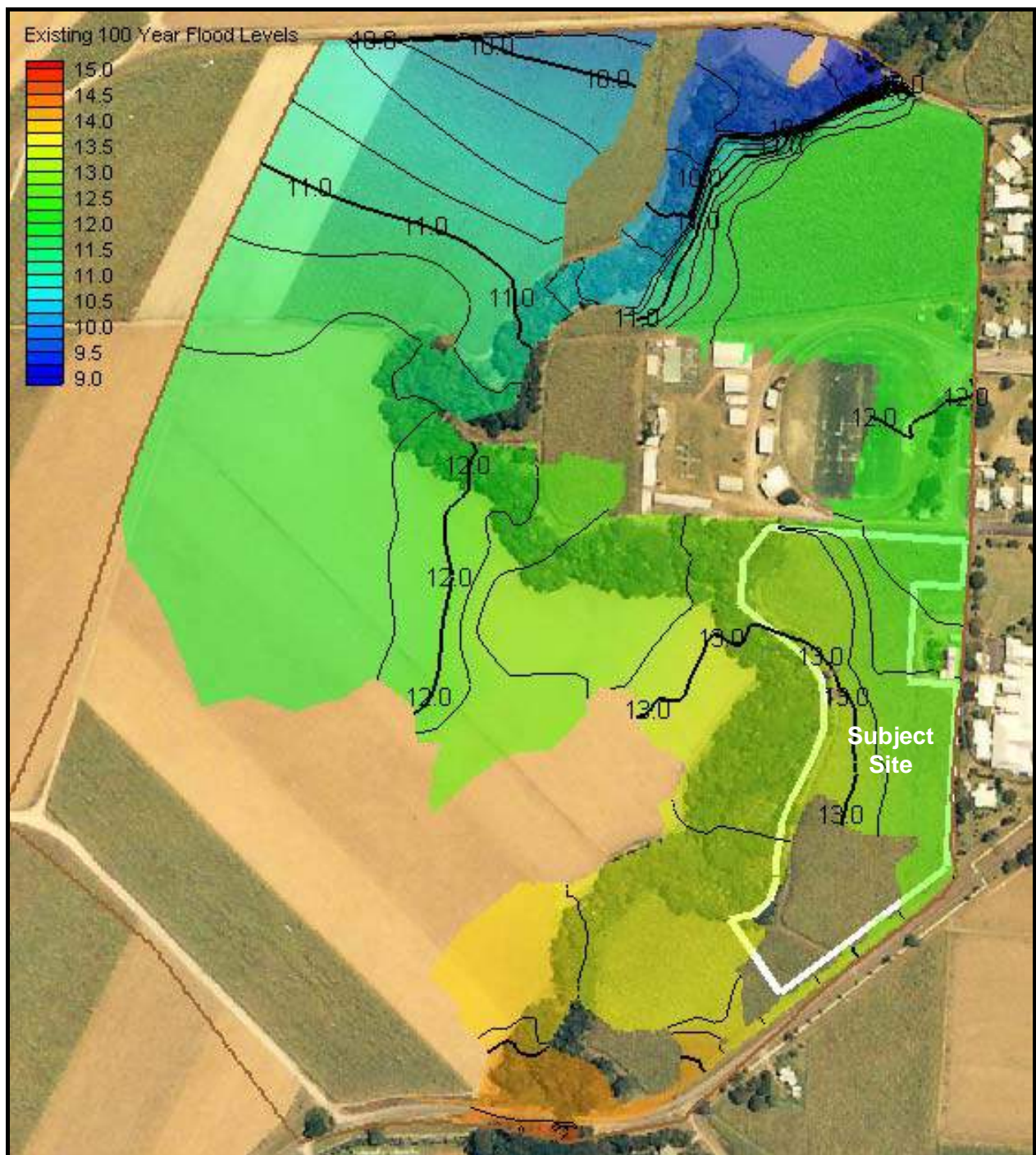


Figure D1. Existing 100 Year Flood Levels

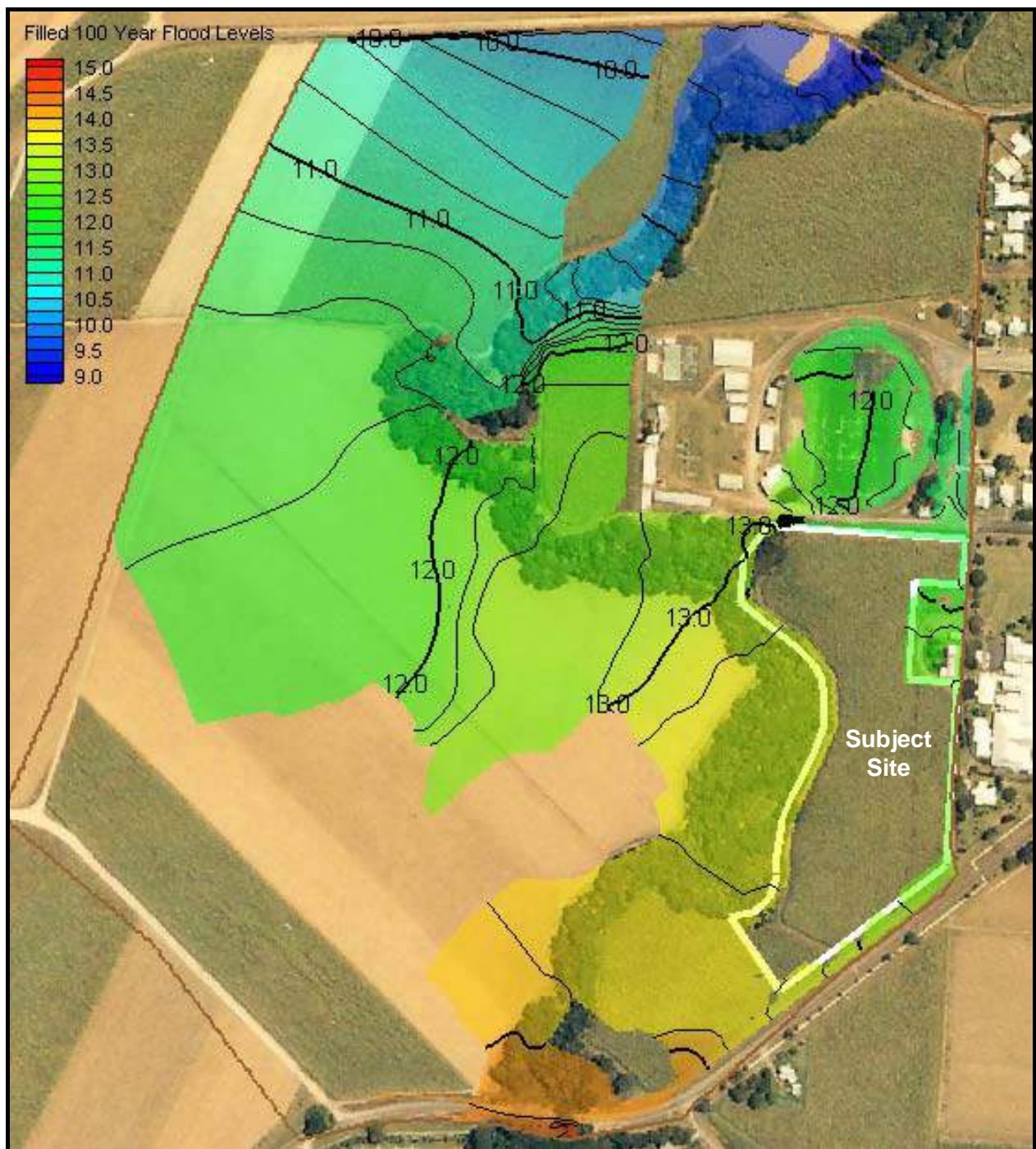


Figure D2. Filled Site 100 Year Flood Levels

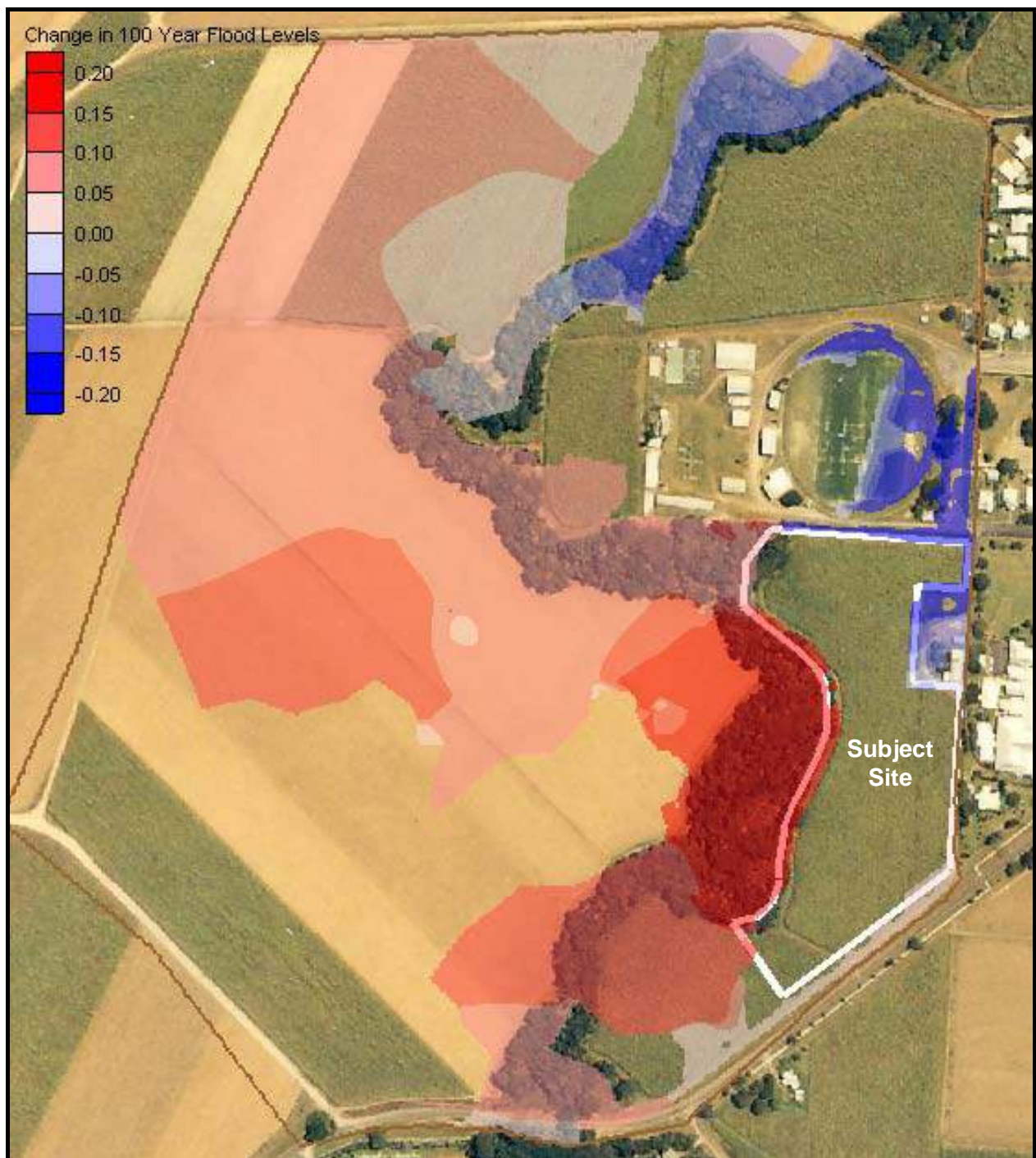


Figure D3. Change in 100 Year Flood Levels due to Filling of Subject Site

Johnston Road, Mossman Gorge

APPENDIX

I

STATEMENT OF CODE COMPLIANCE

Statement of Code Compliance
Material Change of Use (Retirement facility)
Mossman & Environs Locality Code
Community and Recreational Facilities Planning Area Code
Acid Sulfate Soils Code
Natural Hazards Code
Multi-unit Housing / Holiday Accommodation / Retirement Facility Code
Reconfiguring a Lot
Mossman & Environs Locality Code
Community and Recreational Facilities Planning Area Code
Acid Sulfate Soils Code
Natural Hazards Code
Natural Areas and Scenic Amenity Code
Reconfiguring a Lot Code

Mossman & Environs Locality Code

Performance Criteria		Acceptable Measures	Proposal
General Requirements			
P1	Buildings and structures complement the Height of surrounding development and Buildings are limited to two Storeys.	A1.1 In this Locality the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building.	R1.1 Complies The height of buildings/structures proposed will range from approximately 5.25 - 5.6 metres in height. Further, roofs will not extend greater than 3.5 metres above the wall of the building.
P2	Development is connected to all urban services.	A2.1 Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	R2.1 Will Comply The subject site is able to be connected to all services.
P3	Landscaping of development Sites complement the existing character of the Mossman Locality	A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.	R3 Performance Solution The proposed development will be landscaped in accordance with the Landscape plans provided (refer Appendix G).
P4	Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	P4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	P4.1 Will Comply All roads, driveways and manoeuvring areas will be designed in accordance with the relevant provisions of the FNQROC Development Manual or where for the proposed access east of Stage 1; only partial construction of a future road is intended to occur for the purposes of a driveway for the secondary access to the Mossman Aged Care Plus Centre (Stage 1).
Note: P5-P10 have regard to sites located within the Town Centre and are not applicable to the proposed development			
Note: P11 has regard to sites located within Local Centres and is not applicable to the proposed development			
Note: P12 has regard to Residential Development and is not applicable to the proposed development			
P13	Good quality agricultural land, particularly sugar cane land, within the environs of the locality is protected from urban or incompatible development.	A13.1 No urban development encroaches into the Rural Planning Area located within the Locality boundary. UNLESS A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).	A13.1 Complies The proposed development is located on land zoned for community and recreational facilities and does not encroach upon land Rural Planning Area zoned land.

Performance Criteria		Acceptable Measures		Proposal
P14	Industrial development is located in existing or identified industrial areas to facilitate efficient use of industrial land and to effectively service the needs of the Shire.	A14.1	Class A Industry uses are located in the Industry Planning Area at the southern end of Mossman around Sawmill Road to effectively service the Shire, particularly Port Douglas.	R14 Not Applicable The proposed development does not constitute Industrial development.
		A14.2	Class B Industry uses are located in the Industry Planning Area at the northern end of Mossman around the Mill to service the needs of the Mill and to consolidate allied industrial uses.	
P15	Industrial land and uses are protected from incompatible urban development.	A15.1	No residential development encroaches into the Industry Planning Area.	R15.1 Complies The proposed development is located on land zoned for community and recreational facilities and does not encroach upon Industrial Planning Area zoned land.
		A15.2	Buffers are provided between Industry uses and incompatible urban uses of 40 metres and include Landscaping for screening or incorporate land use activities which are compatible to interface with the adjacent Industry uses.	
Community facilities				
P16	Community facilities are provided to service the local community in convenient and accessible locations.	A16.1	Community facilities are conveniently located within or near the Town Centre and in close proximity to existing community facilities to service the needs of local residents.	P16 Performance Solution The proposed development, being for a Retirement facility is located adjacent the Mossman Hospital and in proximity of the Town Centre, which is considered to be a convenient and accessible location.
		A16.2	Public car parking areas are provided within or in close proximity to the Town Centre, existing community facilities, sporting/recreation grounds.	
Note: P17 has regard to Flood Immunity for Residential Development and is not applicable to the proposed development				
Note: P18 has regard to Scenic Amenity and Conservation Areas and is not applicable to the proposed development				
Note: P19-P23 have regard to the Foxton Avenue Special Management Area and are not applicable to the proposed development				

Community and Recreational Facilities Planning Area Code

Performance Criteria		Acceptable Measures	Proposal
Consistent and Inconsistent Uses			
P1	The establishment of uses is consistent with the outcomes sought for the Community and Recreational Facilities Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Community and Recreational Facilities Planning Area.	R1.1 Complies The proposed land use of Retirement facility, is not identified as an inconsistent use within the Community and Recreational Facilities Planning Area.
Building/Structure Siting			
P2	Buildings/structures are Setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.	A2.1 A2.1 Buildings are Setback not less than: <ul style="list-style-type: none"> a minimum of 8 metres from a State-Controlled Road; or in other cases, a minimum of 6 metres from the Main Street Frontage; 4 metres from any secondary Road Frontage; and 3 metres from side and rear boundaries. 	R2 Performance Solution Building to road frontage setbacks range from 3 metres – 14 metres. Landscaping is proposed within the setback areas in order to provide a buffer between the Retirement facility and the Johnston Road frontage. The proposed development is setback from the western boundary 7 metres and the north-western boundary (fronting vegetation) 12 metres. Accordingly, the above setbacks are considered to ensure compatibility with the surrounding area and minimize impacts to adjoining land uses (identified as residential and conservation).
Site Access and Car Parking			
P3	Car parking areas are Setback from the boundaries of the Site to ensure a high standard of amenity and to ensure that the amenity of adjacent residential land, residential uses or other sensitive Sites is protected.	A3.1 A3.1 Car parking areas are Setback; <ul style="list-style-type: none"> 6 metres from the Road Frontage/s of the Site; and 3 metres from any other Site boundary. 	R3 Performance Solution The staff car park is setback approximately 3 metres from the Johnston Road frontage. The general car park is setback approximately 10 metres from the road frontage. Landscaping is proposed within the setback area to maintain a high standard of amenity.
P4	The Setbacks to car parking areas are landscaped to enhance the amenity of the Site and to provide a buffer to adjacent residential land, residential uses and other sensitive Sites.	P4.1 The Setback between the Road Frontage/s and the car parking area is landscaped with Dense Planting.	P4.1 Complies Landscaping within the road frontage setback and car parking areas will include deep planting, to be undertaken in accordance with the landscaping plans provided at Appendix G .
Night lighting			
P5	P5 Night lighting of playing fields and club facilities do not adversely affect the amenity of adjacent areas or uses.	A5.1 Where the Site adjoins land included in a Residential 1, Residential 2 or Tourist and Residential Planning Area or land developed partially or wholly for residential purposes, illumination levels parallel to and at a distance of 1.5 metres outside the Site for a Height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane. OR Where regional standard facilities require a lux	P5 Performance Solution Lighting will be provided to the proposed development in accordance with the relevant standards, and in consideration of adjoining land uses.

Performance Criteria		Acceptable Measures	Proposal
		level of 100 – 200 lux shielding mechanisms and the correct design and positioning of the lights ensure minimal spillage to adjacent land.	
Landscaping			
P6	P6 Landscaping is functional, provides visual interest and form, incorporates native vegetation, provides screening and enhances the visual appearance of the development and provides for useable public recreation/congregation areas, where appropriate.	A6.1 All Site boundary Setback areas are provided with Dense Planting for a minimum distance of 2 metres or as specified above in A3.1. OR A greater distance specified in a Land Use Code.	A6.1 Complies Landscaping of side boundary setbacks includes deep planting of approximately 2-5 metres, to be undertaken in accordance with the landscaping plans provided at Appendix G .
Note: P6-10 have regard to Sloping Sites and are not applicable to the proposed development			

Multi-unit Housing / Holiday Accommodation / Retirement Facility Code

Performance Criteria		Acceptable Measures		Proposal
Site Requirements				
P1	A Site for Multi-Unit Housing/Holiday Accommodation/Retirement Facilities has sufficient area and dimensions to accommodate the Buildings/structures, open space, car parking and associated vehicular Access, Landscaping and recreation facilities for the enjoyment of guests.	A1.1	The Site has a minimum area of 1000 m2. AND The Site has a minimum Road Frontage of 25 metres.	R1.1 Complies The site area on which the Retirement facility is proposed is 13,935m ² , thus meeting the requirements of A1.1.
Site Layout				
P2	The building bulk is reduced through effective design and materials	A2.1	The overall length of any Building does not exceed 30 metres.	R2.1 Performance Solution The main building of Stage 1 of the proposed development (comprising sleeping quarters, staff and meeting rooms) is approximately 40 metres long. Notwithstanding, building incorporates various design materials, awnings, landscaping, setbacks and various openings to reduce building bulk. R2.2 Performance Solution Wall planes range from 20-40 metres. Notwithstanding, buildings feature incorporate various design materials, awnings, landscaping, setbacks and various openings to reduce building bulk. R2.4 Performance Solution Visual interest is provided to building elevations through the use of a variety of building materials, awnings, decking and opening.
		A2.2	The length of any continuous wall plane does not exceed 15 metres.	
		A2.3	Building bulk is reduced by balconies, patios, recesses and variations in exterior building materials and colours.	
		A2.4	Elevations provide visual interest through building elements, exterior colours, textures and materials. AND Buildings are designed in accordance with the requirements of the Planning Scheme Policy No 2 – Building Design and Architectural Elements.	
P3	The development addresses the Main Street Frontage to facilitate casual surveillance and to enhance the amenity of the streetscape	A3.1	The Building has balconies, windows or patios that face the Main Street Frontage, and remain unenclosed.	R3.1 Complies Buildings facing the road frontage feature windows and decking/patio areas that remain unenclosed. R3.2 Performance solution Specific fencing requirements are not detailed within the Community and Recreational Facility Planning Area. Notwithstanding, boundary fencing will facilitate casual surveillance and enhance the amenity of the streetscape.
		A3.2	Perimeter fencing to any street Frontage complies with any specific fencing requirements detailed in the relevant Planning Area Code.	
P4	The development does not adversely affect the privacy or liveability of adjoining development, and achieves a pleasant living environment for residents.	A4.1	Windows and openings of Habitable Rooms do not overlook Habitable Rooms of adjoining developments. OR Where Habitable Rooms overlook Habitable Rooms of adjoining developments, privacy is protected by fixed external screens or other suitable elements to avoid overlooking.	R4.1 Complies Habitable rooms as proposed do not overlook adjoining developments that contain habitable rooms. R4.2 Performance Solution The proposed development has been designed to ensure that windows, balconies and patios do not overlook other windows, balconies or patios of other bedrooms within the proposed development. Thus, a pleasant living environment will be provided for residents.
		A4.2	Screening is provided where any windows, balconies or patios overlook other windows, balconies or patios of other Dwelling Units/Private	

Performance Criteria		Acceptable Measures	Proposal
		Rooms within the development.	
P5	Vehicle parking areas and driveways are safe, convenient and have minimal impacts on adjoining development.	A5.1	R5.1 Performance Solution Car parking areas are located to the front and side of the proposed development. Notwithstanding, parking areas will be heavily landscaped to reduce visual impact from the street and will be safe and convenient in their location. R5.2 Performance solution Safe and convenient car parking will be provided that are well ventilated, screened from adjoining development and will be illuminated as required. R5.3 Complies The driveways to the proposed development is not located within proximity to the rear boundary, due to the Retirement facility's location at the southern end of the lot. It is noted that the eastern access is located within a proposed easement to be nominated within Proposed Lot 2.
		A5.2	
		A5.3	
P6	Development does not adversely impact on the natural environment ⁴³ ⁴³ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.	A6.1	R6.1 Performance Solution Multi-unit housing / holiday accommodation is not proposed as part of this development application. Notwithstanding, the Retirement facility the subject of the development application will not adversely impact on the natural environment.
Landscaping and Open Space			
P7	The development provides a functional and usable Landscaping and Recreation Area for the use of guests	A7.1	R7.1 Performance Solution Communal recreation areas and ample landscaping is provided in the grounds of the proposed Retirement facility, in various locations. Specifically, 5,976m ² of Private Open Space is proposed, which equates to 142m ² per dwelling unit / room. Additionally, 3,771m ² of 'public community space' is proposed.

Performance Criteria		Acceptable Measures		Proposal
		A7.2	Each Dwelling Unit/Private Room is provided with a private roofed balcony, or patio with a minimum area of 6m2 and a minimum depth of 2 metres. In the case of each Dwelling Unit if the private roofed balcony, or patio is directly accessible to the private open space area required in A7.1 above, the area of the balcony, or patio can be used in the calculation of the private open space area up to a maximum area of 6 m2 for each Dwelling Unit.	R7.2 Performance Solution Due to the nature of the development, communal recreation areas (as opposed to private balcony and/or patio areas) and ample landscaping is provided in the grounds of the proposed Retirement facility, in various locations. R7.3 Performance Solution A swimming pool is not proposed as part of this development. Notwithstanding, communal recreation areas and ample landscaping is provided in the grounds of the proposed Retirement facility, in various locations.
		A7.3	Any swimming pool, including surrounding coping or paving, located within the front Setback is Setback a minimum of 3 metres from the Main Street Frontage. AND No suspended or above ground swimming pool structures are located within the 6 metre Setback to the Main Street Frontage.	
P8	The development provides residents with a range of on Site services and facilities.	A8.1	A communal clothes drying area of 30m2 is provided in a central location. OR Each Dwelling Unit has its own clothes drying area designated in their private open space and screened from view from public vantage points and other Dwelling Units on Site or on adjacent Sites.	R8.1 Performance Solution Due to the nature of the proposed development, a dedicated laundry is proposed within the Retirement facility for laundering services. R8.2 Will Comply Refuse storage will be provided to the proposed development in an accessible and screened location.
		A8.2	A refuse bin storage area is provided and located for convenient use by all guests and is readily accessible to waste management contractors. AND The refuse bin storage area is screened from view from public Roads, is roofed and drained to sewer and has a hose and hose cock attached to provide for cleaning	
Retirement Facility (Extra Provisions)				
Location and Amenity				
P9	Retirement Facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.	A9.1	Retirement Facilities are conveniently located in established areas in close proximity to public transport, Shopping Facilities and health care services.	R9.1 Complies The Retirement facility proposed is located adjacent the Mossman Hospital. Various other facilities (such as hairdressing salon, kitchen and chemist) are proposed within the facility.
Design Layout				
P10	Retirement Facilities are designed to provide for the amenity and security of residents ⁴⁴ .	A10.1	The Retirement Facility incorporates covered walkways wide enough to accommodate	R10.1 Complies A main covered walkway extends from the general car park area to

Performance Criteria		Acceptable Measures	Proposal
⁴⁴ Retirement Facilities are required to be designed in accordance with the requirements of the Aged Care Act 1997 or any other relevant legislation.		<p>wheelchairs and ramps, where necessary, which provide on Site weather protection between all areas of the complex.</p> <p>A10.2 Decorative perimeter security fencing and gates are provided to ensure the safety and security of residents and the fencing complies with the relevant Planning Area Code.</p> <p>A10.3 Security screens are provide on all Dwelling Units or residential rooms to ensure the safety and security of residents, while allowing for the capture of prevailing breezes.</p>	<p>the westernmost frontage of the main building of the facility. Additional pathways within the facility are sheltered by awnings and extended roof lines.</p> <p>R10.2 Complies Decorative perimeter security fencing will be provided to the proposed development. Entrance to the facility is restricted via entrance through the main building, to ensure the safety and security of residents.</p> <p>R10.3 Complies It is understood that security screens will be provided to residential rooms to ensure safety.</p>
P11	The internal layout of the Retirement Facility and the location of the Retirement Facility allows for the safe evacuation of residents in an emergency and provides for emergency services to efficiently Access the Site.	<p>A11.1 The design of the Retirement Facility ensures that external circulation and Access and egress points on the Site facilitate the evacuation of the Site in an efficient manner.</p> <p>A11.2 The Site of the Retirement Facility is not prone to inundation and all circulation pathways throughout the Site are constructed above 3.2 metres AHD.</p> <p>A11.3 The location and Site of the Retirement Facility are readily accessible to emergency vehicles.</p>	<p>A11.1 Performance Solution It is understood that an evacuation plan will be created for the proposed facility detailing evacuation point(s).</p> <p>A11.2 Performance Solution It is understood that the subject site is prone to flood inundation (refer to the Flood Study provided at Appendix H). Notwithstanding, the proposed development will be constructed to ensure the safe evacuation of residents in an emergency and facilitate effective emergency access.</p> <p>A11.3 Complies The proposed development features dual access and dedicated ambulance parking to facilitate the access of emergency vehicles.</p>
Ancillary Facilities			
P12	Retirement Facilities provides residents with a range of on Site services and facilities.	A12.1 Retirement Facilities incorporate a range of ancillary services and facilities, such as: lounge areas, library/reading room, TV games/recreation room, pharmacy, hairdresser, convenience store and the like.	<p>A12.1 Complies The proposed development will incorporate a range of activities for residents, including patio areas, chemist, chapel, terrace and hairdressing salon.</p>

Natural Hazards Code

Performance Criteria		Acceptable Measures	Proposal
Bushfire			
P1	Development does not compromise the safety of people or property from bushfire.	A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. AND Development complies with a Bushfire Management Plan prepared for the site.	R1.1 Performance Solution The proposed development is not located in an area of High risk hazard with regard to bushfire. Notwithstanding, the siting of the proposed facility and various attenuation measures to the buildings themselves will consider bushfire hazard to maintain the safety of residents.
P2	Development maintains the safety of people and property by: <ul style="list-style-type: none"> avoiding areas of High or Medium Risk Hazard; or mitigating the risk through: <ul style="list-style-type: none"> lot design and the siting of Buildings; and including firebreaks that provide adequate: Setbacks between Building/structures and hazardous vegetation, and Access for fire fighting/other emergency vehicles; <ul style="list-style-type: none"> providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and providing an adequate and accessible water supply for fire-fighting purposes 	A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard. OR For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then: Buildings and structures on lots greater than 2500 m2: <ul style="list-style-type: none"> are sited in locations of lowest hazard within the lot; and achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and 10 metres from any retained vegetation strips or small areas of vegetation; and are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. Building and structures on lots less than or equal to 2500 m2, maximise Setbacks from hazardous vegetation. AND For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m2 each lot has: <ul style="list-style-type: none"> a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or 	R2.1 Complies The proposed development is not located in an area of High risk hazard with regard to bushfire.

Performance Criteria	Acceptable Measures	Proposal
	<ul style="list-style-type: none"> an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool). <p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and Setbacks and Building siting in accordance with 2.1 (a) above. <p>AND</p> <p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> - a minimum cleared width of 20 metres; and - a constructed Road width and all-weather standard complying with Council standards. <p>OR</p> <ul style="list-style-type: none"> where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails: <ul style="list-style-type: none"> - have a minimum cleared width of 6 metres; and - have a formed width and gradient, and erosion control devices to Council standards; and - have vehicular Access at each end; and - provide passing bays and turning areas for fire fighting applicants; and - are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS). <p>AND</p>	

Performance Criteria	Acceptable Measures	Proposal
	<p>sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response.</p> <p>AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> • have a maximum gradient of 12.5%; and • exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads. 	
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>R3.1 Performance Solution</p> <p>Hazardous materials, should they be stored in bulk, will be stored in accordance with the relevant practices to ensure the safety of staff and residents.</p>

Acid Sulfate Soils Code

Performance Criteria		Acceptable Measures	Proposal
Disturbance of Acid Sulfate Soils			
P1	The release of acid and associated metal contaminants into the environment are avoided either by: <ul style="list-style-type: none"> not disturbing Acid Sulfate Soils; or by preventing the potential impacts of any disturbance through appropriate Site planning, treatment and ongoing management. 	A1.1 The disturbance of Acid Sulfate Soils is avoided by: <ul style="list-style-type: none"> not excavating or removing more than 100 m3 of material identified as containing or potentially containing Acid Sulfate Soils; not permanently or temporarily extracting groundwater that results in the aeration of previously saturated Acid Sulfate Soils; and demonstrating that any filling in excess of 500 m3 of material to depths greater than an average depth of 0.5 metres will not result in ground water extrusion from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils. A1.2 Site planning, treatment and ongoing management are undertaken so that: <ul style="list-style-type: none"> acid and metal contaminants are not generated and acidity is neutralised; untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment. 	R1.1 Will Comply Earthworks to facilitate the proposed development will be detailed at the Operational Works stage of the proposed development, however will be designed in consideration of Acid sulfate soils.
Identification and Management of Acid Sulfate Soils			
P2	The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.	A2.1 No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 9 – Reports and Information the Council May Request, for code and impact assessable development).	R2 Performance Solution Earthworks to facilitate the proposed development will be detailed at the Operational Works stage of the proposed development, however will be designed in consideration of Acid sulfate soils.

Natural Areas and Scenic Amenity Code

The Natural Areas and Scenic Amenity Code has not been addressed as the Designated Development Area (DDA) is located outside of areas mapped as containing Remnant Vegetation

Reconfiguring a Lot Code

Performance Criteria		Acceptable Measures	Proposal
Area and Dimensions of Lots			
P1	P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	R1.1 Performance Solution No minimum area or dimensions are specified for the Community and Recreational Facilities planning area. Notwithstanding, the site is to be subdivided into two lots, with Proposed Lot 1 (Stage 1) having a total area of 13,935m ² , and Proposed Lot 2 having a total area of 29,845m ² and are considered to be of sufficient dimension to meet the requirements of future Retirement facility development.
Note: P2-P6 have regard to Planning Areas not relevant to the proposed development			
Infrastructure for Local Communities			
P7	Provision is made for open space that: <ul style="list-style-type: none"> meets the recreational needs of residents and visitors to the Shire; provides a diverse range of settings; creates effective linkages with other areas of open space and natural areas; and contributes to the visual and Scenic Amenity of the Shire. 	A7.1 An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions. OR A contribution is paid in lieu of an area being designated for open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions OR A combination of the above, as agreed to by Council.	R7.1 Performance Solution Adequate communal open space is provided within the proposed lot to meet the recreational needs of residents, create linkages with the natural vegetation located to the west and provide a diverse range of settings for residents. Moreover, (a) the Retirement facility is a managed environment where the active and passive recreation needs of residents will be, in part managed; and (b) the expansive on site area available for the passive and active recreation needs of residents is such that Open Space Contributions should not be payable; and no land dedication is required as no demand is created by the proposed development.
P8	Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the Shire.	A8.1 Informal Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Informal Parks being 0.5 – 1 hectare (Local Parks) and 3 – 5 hectares (District Parks). AND Sporting Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Sporting Parks being 1.2 – 2 hectares (Local Parks) and 5 hectares (District Parks).	R8.1 Does Not Comply Due to the nature of the proposed development, an informal park for the local community is not proposed as part of the development. Adequate communal open space is provided on site to meet the recreational needs of residents, create linkages with the natural vegetation located to the west and provide a diverse range of settings for residents.
Road Network			
P9	The Road network: <ul style="list-style-type: none"> is integrated and consistent with the existing and proposed local Road network; is legible and retains existing features, views, topography and vegetation; 	A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. A9.2 The Road network takes into consideration the natural and cultural features of the Site, existing vegetation, Watercourses and contours.	R9.1 Not Applicable No additional roads are proposed. Proposed Lot 1 and Proposed Lot 2 have sufficient road frontage and vehicular accesses will be constructed to provide access to Proposed Lot 1 and Proposed Lot 2. R9.2 Not Applicable No additional roads are proposed. A Traffic Impact Assessment (TIA) has been undertaken with regard to the proposed development and

Performance Criteria		Acceptable Measures		Proposal
	<ul style="list-style-type: none">is convenient and safe for local residents;facilitates walking and cycling within the neighbourhood; andis compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency.	A9.3	The Road network is designed to reduce traffic speeds and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle paths network.	will be provided under separate cover. Note that no cultural features are not understood to be located onsite.
		A9.4	Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is possible.	R9.3 Not Applicable No additional roads are proposed. A Traffic Impact Assessment (TIA) has been undertaken with regard to the proposed development and will be provided under separate cover.
		A9.5	Where the created allotments have frontage to more than one Road, Access to the individual allotments is from the lower order Road.	R9.4 Complies Direct access is not proposed to a State-controlled road as part of the proposed development. R9.5 Performance Solution Proposed Lot 1 and Proposed Lot 2 will have frontage to and access from Johnston Road.
P10	The Road network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.	A10.1	Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	R10.1 Not Applicable The proposed development is not for industrial or commercial purposes and will not generate industrial/commercial traffic.
		A10.2	Industrial/commercial traffic is able to Access a major Road without intruding into a residential neighbourhood.	R10.2 Not Applicable The proposed development is not for industrial or commercial purposes and will not generate industrial/commercial traffic.
Pedestrian and Bicycle Network				
P11	Networks of pedestrian and bicycle paths are provided in safe and convenient locations.	A11.1	Safe and convenient walking and cycling networks are provided to link residential areas to schools, community facilities, parks and public transport, Tourist Attractions, commercial and industrial areas.	R11.1 Performance Solution Due to the nature of the proposed development, walking paths will be provided within the Retirement facility. Further, a footpath will be provided to the frontage of the lot.
		A11.2	The pedestrian and bicycle path network is constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	R11.2 Will Comply The footpath provided to the frontage of the proposed lot will be constructed in accordance with the relevant FNQROC standards.
		A11.3	Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.	R11.3 Performance Solution The footpath provided to the frontage of the proposed lot will be constructed in accordance with the relevant FNQROC standards.
Stormwater Drainage				
P12	Stormwater runoff is contained and managed so that it does not adversely affect: <ul style="list-style-type: none">natural Watercourses;surface or underground water quality; orthe built environment either upstream or downstream of the Site.	A12.1	Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	R12.1 Will Comply Stormwater infrastructure design will be detailed at the Operational Works stage of the proposed development, however will be designed and constructed in accordance with the provisions of the FNQROC Development Manual. Stormwater management will be addressed in further detail in a report to be provided under separate cover.
Water Supply				
P13	An adequate, safe and reliable supply of potable water is provided.	A13.1	Where in a water supply area, each new lot is connected to Council's reticulated water supply	R13.1 Will Comply

Performance Criteria		Acceptable Measures	Proposal
		<p>system. AND</p> <p>The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual</p> <p>A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	<p>The proposed lot will be connected to Council's reticulated water supply, as identified within the Sewer and Water Infrastructure Advice provided at Appendix E. Water connections will be designed and constructed in accordance with the provisions of the FNQROC Development Manual.</p> <p>R13.2 Performance Solution</p> <p>The Applicant seeks to enter into an Infrastructure Agreement with regard to Infrastructure Charges. Notwithstanding, An adequate, safe and reliable supply of potable water will be provided to the proposed lot.</p>
Treatment and Supply of Effluent			
P14	Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	<p>A14.1</p> <p>Each new lot is connected to Council's sewerage system. AND</p> <p>The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>OR</p> <p>Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997.</p> <p>AND</p> <p>The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law.</p> <p>A14.2</p> <p>A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions</p>	<p>R14.1 Will Comply</p> <p>The proposed lot will be connected to Council's sewerage system, as identified within the Sewer and Water Infrastructure Advice provided at Appendix E. Sewer connections will be designed and constructed in accordance with the provisions of the FNQROC Development Manual.</p> <p>R14.2 Performance Solution</p> <p>The Applicant seeks to enter into an Infrastructure Agreement with regard to Infrastructure Charges. Notwithstanding, sewer connection will be provided to the proposed lot.</p>
Note: P15-P20 has regard to Residential Development – Standard Format Plan with Common Property and are not applicable to the proposed development			
Note: P21 has regard to Boundary Realignment and is not applicable to the proposed development			
Energy Efficiency			
P22	The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.	P22.1 No Acceptable Solution	<p>R22 Complies</p> <p>The lot layout provides adequate opportunity to facilitate the appropriate orientation of the Retirement facility proposed onsite.</p>
P23	<p>The road and lot layout minimises fossil fuel use by:</p> <ul style="list-style-type: none"> reducing the need for and length of local vehicle trips, 	P23.1 No Acceptable Solution	<p>R23 Complies</p> <p>The proposed design of the Retirement facility encourages walking through the provision of footpaths both within the facility grounds and</p>

Performance Criteria	Acceptable Measures	Proposal
<ul style="list-style-type: none"> • maximising public transport effectiveness, • encouraging walking and cycling, and • provision of appropriate street landscaping 		<p>via the footpath located along the lot frontage.</p> <p>The provision of facilities within the proposed facility will reduce the need for vehicle trips.</p>

Johnston Road, Mossman Gorge

APPENDIX

J

IDAS FORMS

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Douglas Shire Council and The Salvation Army (joint applicants) c/- Cardno HRP

For companies, contact name

Dominic Hammersley

Postal address

PO Box 1619

Suburb Cairns

State QLD

Postcode

4870

Country

Australia

Contact phone number

07 4051 0288

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

Dominic.Hammersley

@cardno.com.au

Applicant's reference number (non-mandatory requirement)

HRP15394

1. What is the nature of the development proposed and what type of approval is being sought?**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Development application for a Material Change of Use (Retirement facility)
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☒ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Preliminary approval for the balance portion identified as 'Future Retirement Facility Development'
- d) What is the level of assessment?
- ☐ Impact assessment ☒ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☒ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Johnston Road, Mossman Gorge	4873	1	SP150474	Douglas Shire Council
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Community and Recreational Facilities	Mossman and Environs	Acid Sulfate Soils Natural Hazards
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

4.378ha

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Vacant land

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	Douglas Shire Council
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Town Planning Report (incl. Appendices)	Email

14. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

Mandatory requirements

- 1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Retirement Facility	Retirement Facility	3,066m ² GFA (42 dwelling units / rooms)	7 days, 24 hours	12 (approx.)

- 2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

The reuse of existing buildings on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
New building work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
The reuse of existing operational work on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
New operational work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes

Mandatory supporting information**4. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

For requests for compliance assessment, you must:

- complete IDAS form 32—Compliance assessment
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

Mandatory requirements

1. What is the total number of existing lots making up the premises?

1

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☒ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☒ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created				1 – Community facility (Retirement facility)

4. What type of approval is being sought for the subdivision?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Does the proposal involve multiple stages?

☒ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

0 metres

0 square metres

Table B—complete a new Table B for every stage if the application involves more than one stage

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☐ No ☐ Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage

9. What is the reason for the boundary realignment?

--

10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?
TBC	TBC	Access	Proposed Lot 1

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and their height the location of any stormwater detention on the relevant land the location and dimension of any land dedicated for community 	<input checked="" type="checkbox"/> Confirmed	

purposes <ul style="list-style-type: none"> the final intended use of any new lots. 		
For a development application – A statement about how the proposed development addresses the local government’s planning scheme and any other planning documents relevant to the application. For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Table C – Schedule

Aspect 3 of the application

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☒ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permitc) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Reconfiguring a Lot (one lot into two lots)

d) What is the level of assessment?

☐ Impact assessment ☒ Code assessment

APPENDIX

K

OWNER'S CONSENT

**Owner's consent to the making of a development application under the
Sustainable Planning Act 2009**

I, Linda Kay Cardew

[insert name in full]

Chief Executive Officer (CEO)

[insert position in full]

I, _____ [insert name in full]

[insert position in full]

of Douglas Shire Council,

as owner of premises identified as follows:

Johnston Road, Mossman Gorge more properly described as Lot 1 on SP150474

consent to the making of a development application under the *Sustainable Planning Act 2009* by Cardno
HRP on behalf of the Applicant:

Douglas Shire Council

on the premises described above for the purposes of:

- > a Development Permit for Material Change of Use (Retirement facility)
- > Preliminary approval (s241) for Material Change of Use (Retirement facility)
- > a Development Permit for Reconfiguring a Lot

signed on the 18th day of December 2015

Linda Cardew [signature]

signed on the _____ day of _____ 20 _____

[signature]

Seal [if used]