

Documentation

5.1 Architectural Drawings

SD01 Site

SD01_01 - Site Plan - Existing
SD01_02 - Site Plan - Proposed

SD02 Plans

SD02_01 - Floor Plan - B1
SD02_02 - Floor Plan - GR
SD02_03 - Floor Plan - L1
SD02_04 - Floor Plan - L2
SD02_05 - Floor Plan - L3
SD02_06 - Floor Plan - L4

SD02_02.01 - Floor Plan - GR (Part 1)
SD02_02.02 - Floor Plan - GR (Part 2)
SD02_02.03 - Floor Plan - GR (Part 3)
SD02_02.04 - Floor Plan - GR (Part 4)

SD05 Elevations

SD05_01 - North & East Elevations
SD05_02 - South & West Elevations

SD06 Sections

SD06_01 - Site Section
SD06_02 - Site Section

SD13 Type Plans and Elevations

SD13_01 - Typical Villa - Type A
SD13_02 - Typical Villa - Type B
SD13_03 - Typical Villa - Type C
SD13_04 - Typical Villa - Type D
SD13_05 - Typical Villa - Type E
SD13_06 - Typical Villa - Type F
SD13_07 - Typical Villa - Type G
SD13_08 - Pavilion 1

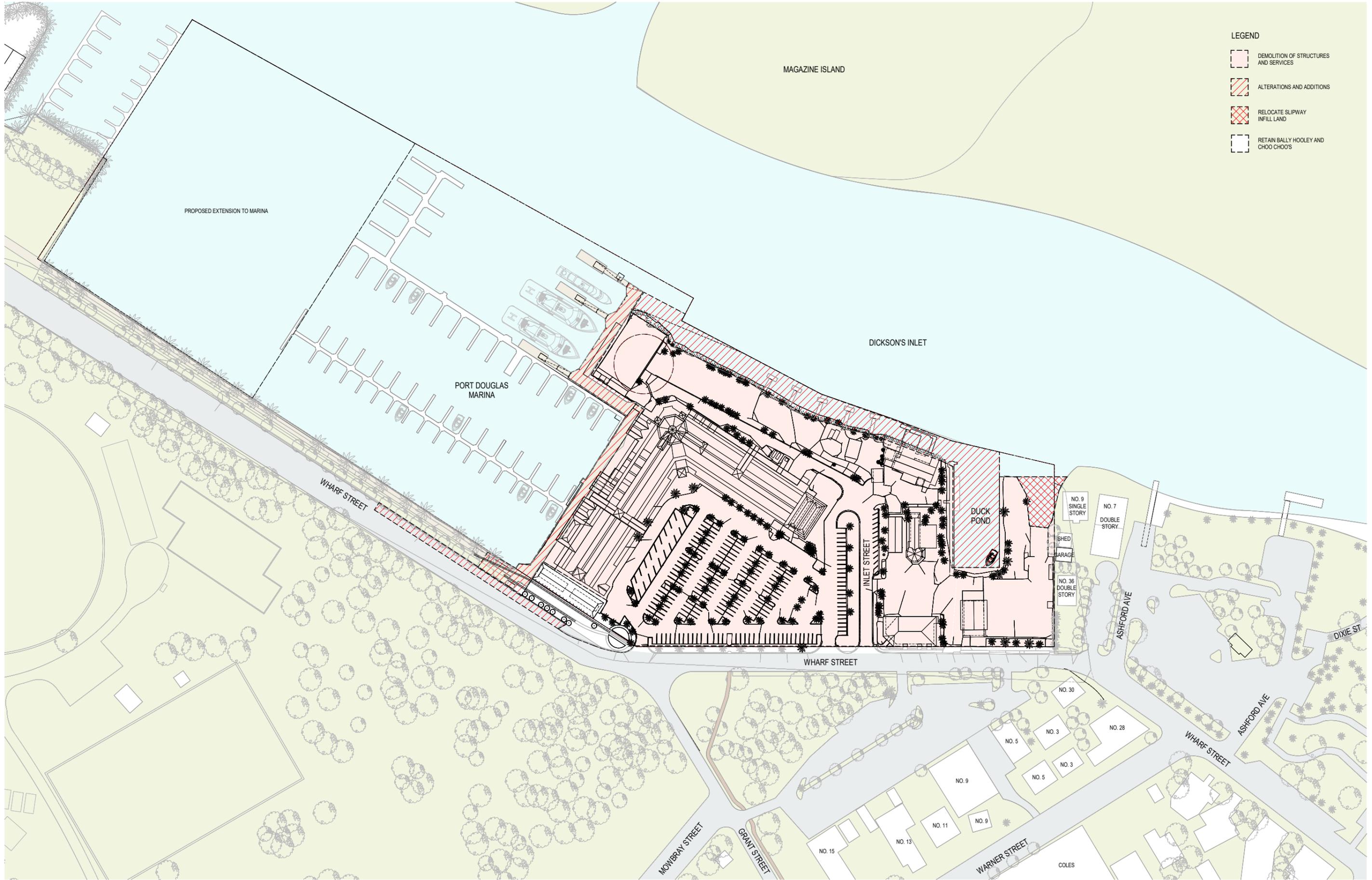
SD13_09 - Pavilion 2
SD13_10 - Marina Bar 1
SD13_11 - Marina Bar 2
SD13_12 - Typical Hotel Room
SD13_13 - Typical Apartment

SD28 Material Study

SD2801 - Materials

SD30 Solar Study

SD30_01 - Solar Study - June
SD30_02 - Solar Study - December



- LEGEND**
-  DEMOLITION OF STRUCTURES AND SERVICES
 -  ALTERATIONS AND ADDITIONS
 -  RELOCATE SLIPWAY INFILL LAND
 -  RETAIN BALLY HOOLEY AND CHOO CHOO'S

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Project
CRYSTALBROOK SUPERYACHT
MARINA DEVELOPMENT

Job No.
21383

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1 : 1000 @A1



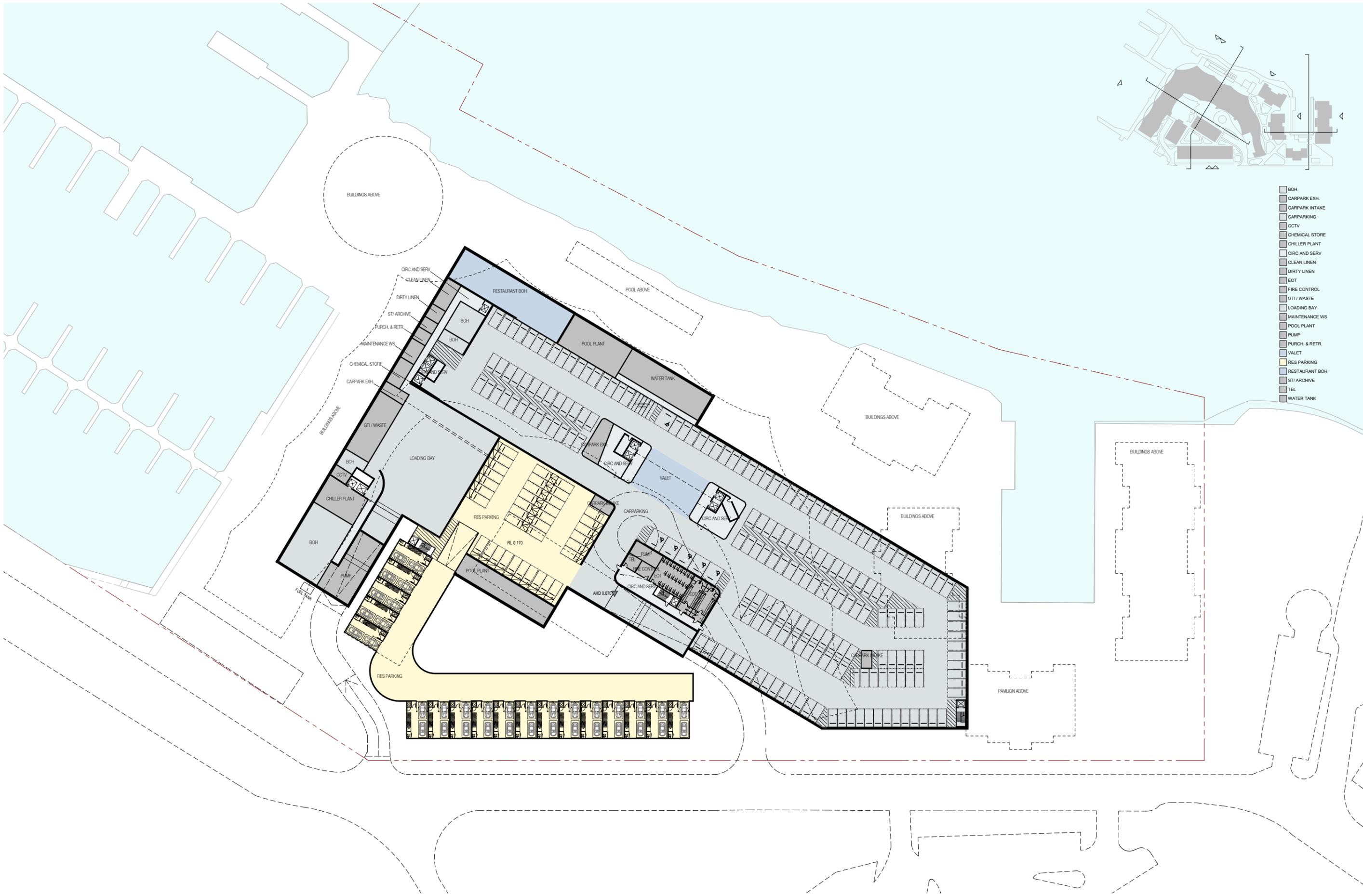

Drawing
SD01_01
SITE PLAN EXISTING
CONDITIONS

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21.12.2017

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- BOH
- CARPARK EXH.
- CARPARK INTAKE
- CARPARKING
- CCTV
- CHEMICAL STORE
- CHILLER PLANT
- CIRC AND SERV
- CLEAN LINEN
- DIRTY LINEN
- EOT
- FIRE CONTROL
- GTI / WASTE
- LOADING BAY
- MAINTENANCE WS
- POOL PLANT
- PUMP
- PURCH. & RETR.
- VALET
- RES PARKING
- RESTAURANT BOH
- STI ARCHIVE
- TEL
- WATER TANK

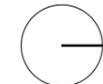
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Project
CRYSTALBROOK SUPERYACHT
MARINA DEVELOPMENT

Job No.
21383

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m



Drawing
SD02_01
FLOOR PLAN - B1

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- A
- B
- C
- D
- E
- F
- G
- BOH
- CIRC AND SERV
- FOH
- EXISTING
- S.STATION
- S.ROOM
- BAR
- FUNCTION
- HOTEL
- M.OFFICE
- PAVILION
- RESTAURANT
- RETAIL
- RM 50
- RM 75
- TURNTABLE
- WELLNESS
- WORKSHOP





- A
- B
- C
- D
- E
- F
- G
- AMENITY
- BOH
- APARTMENT
- CIRC AND SERV
- BAR
- GREEN RF
- PAVILION
- RM 50
- RM 75
- TERRACE

PORT DOUGLAS MARINA

DICKSON'S INLET

DUCK POND

WHARF STREET

ASHFORD AVE

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Project
CRYSTALBROOK SUPERYACHT
MARINA DEVELOPMENT

Job No.
21383

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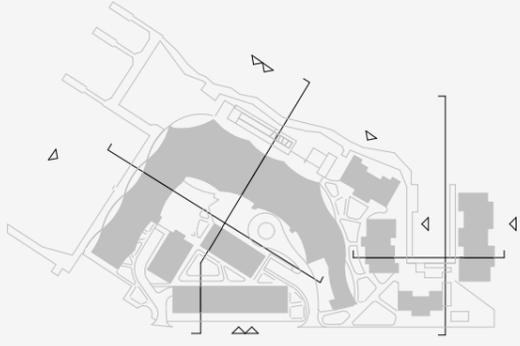
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SD02_03
FLOOR PLAN - L1

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A
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- AMENITY
- APARTMENT
- CIRC AND SERV
- BAR
- GREEN RF
- PLANT
- RM 50
- RM 75
- TERRACE

PORT DOUGLAS
MARINA

DICKSON'S INLET

WHARF STREET

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Project
CRYSTALBROOK SUPERYACHT
MARINA DEVELOPMENT

Job No.
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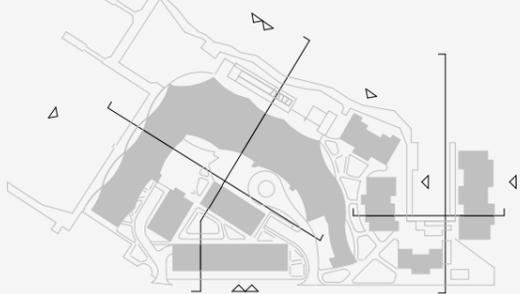
Drawing
SD02_04
FLOOR PLAN - L2

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- APARTMENT
- CIRC AND SERV
- GREEN RF
- RM 50
- RM 75
- TERRACE

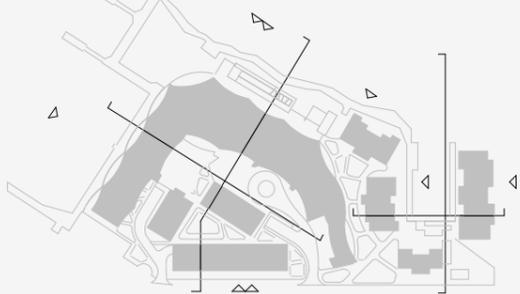
PORT DOUGLAS
MARINA

DICKSON'S INLET

WHARF STREET

GREEN RF





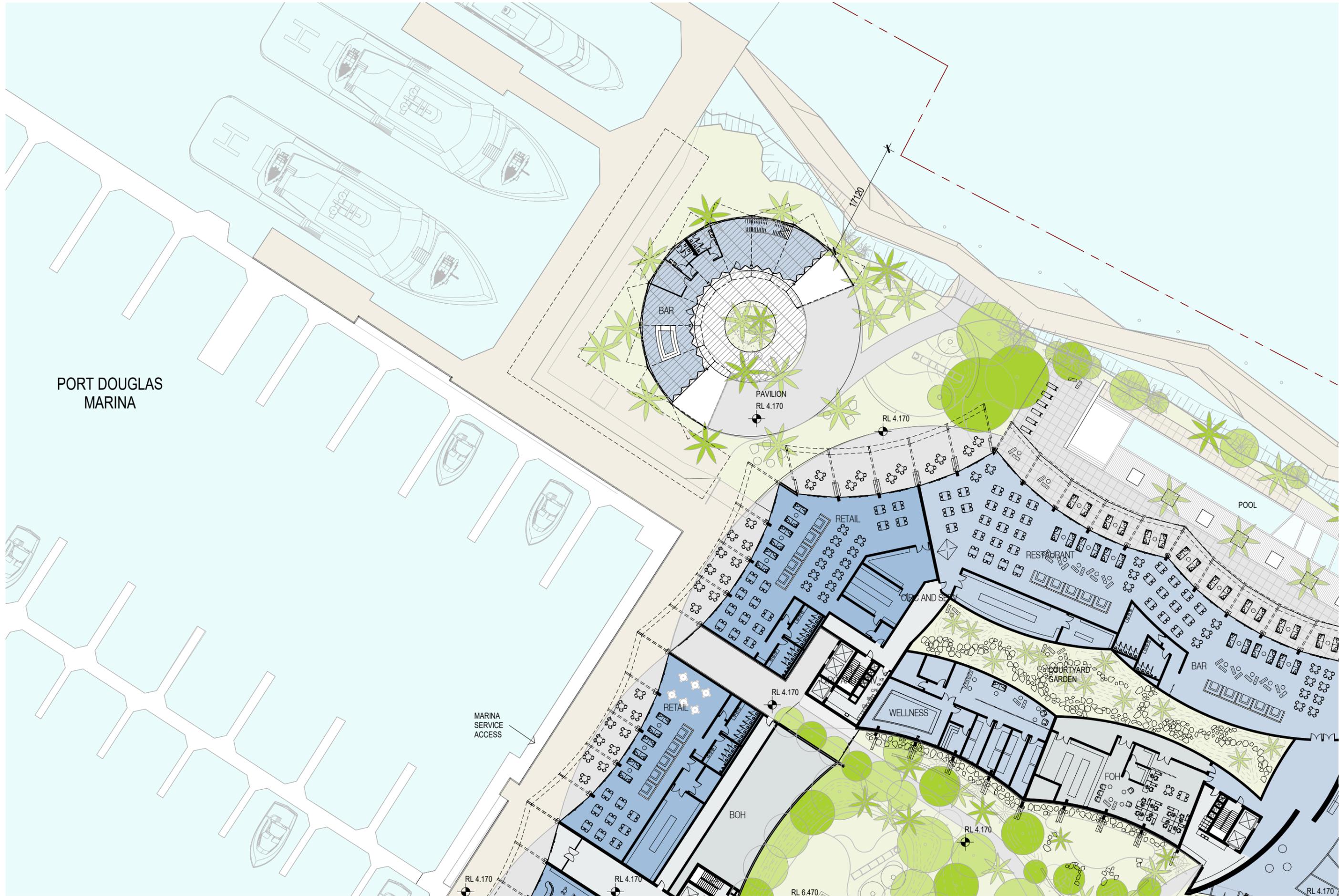
- CIRC AND SERV
- GRAND SUITE ROOM
- GREEN RF
- TERRACE

PORT DOUGLAS MARINA

DICKSON'S INLET

WHARF STREET





PORT DOUGLAS
MARINA

MARINA
SERVICE
ACCESS

POOL

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Project
CRYSTALBROOK SUPERYACHT
MARINA DEVELOPMENT

Job No.
21383

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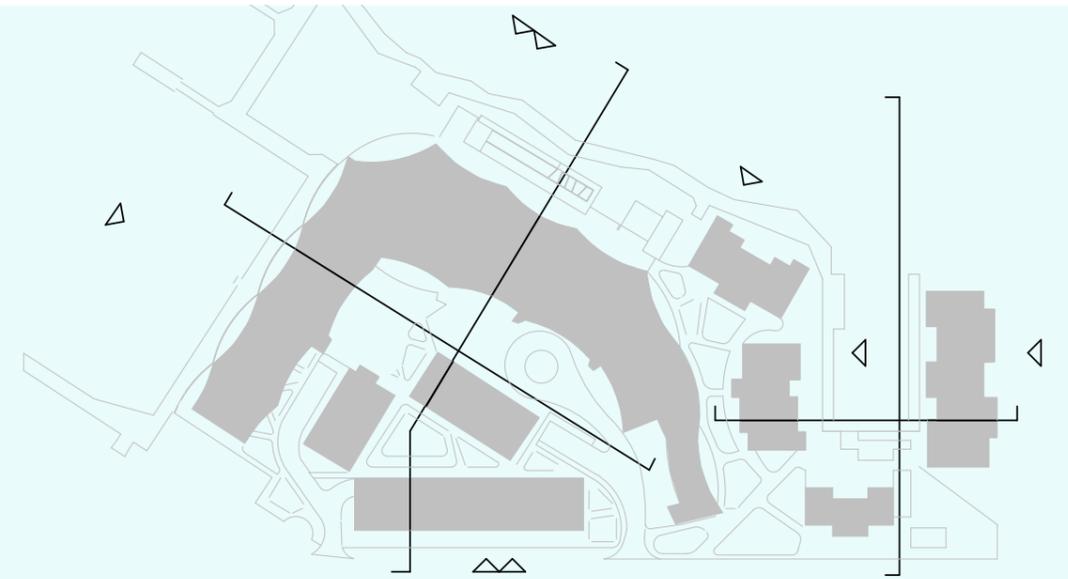
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FLOOR PLAN - GR (Part 1)

Revision
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21.12.2017

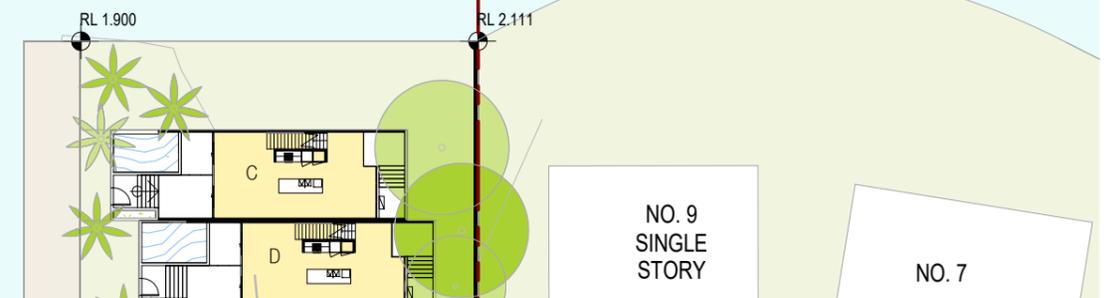
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DICKSON'S INLET



- A
- B
- C
- D
- E
- F
- G
- BOH
- CIRC AND SERV
- FOH
- EXISTING
- S.STATION
- S.ROOM
- BAR
- FUNCTION
- HOTEL
- M.OFFICE
- PAVILION
- RESTAURANT
- RETAIL
- RM 50
- RM 75
- TURNTABLE
- WELLNESS
- WORKSHOP



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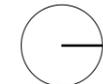
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Project
CRYSTALBROOK SUPERYACHT
MARINA DEVELOPMENT

Job No.
21383

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m



Drawing
SD02_02.03
FLOOR PLAN - GR (Part 3)

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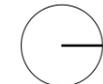


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MARINA DEVELOPMENT

Job No.
21383

Scale
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m



Drawing
SD02_02.04
FLOOR PLAN - GR (Part 4)

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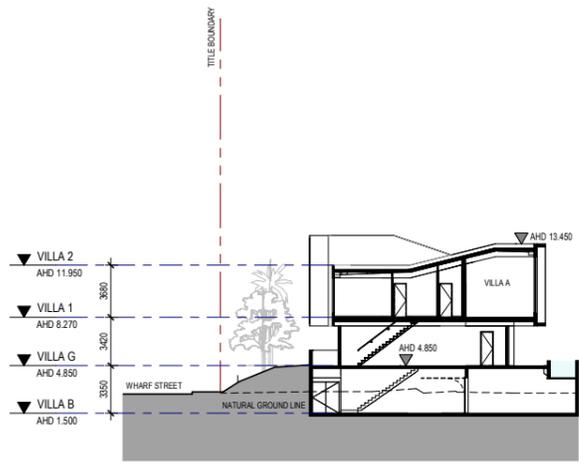


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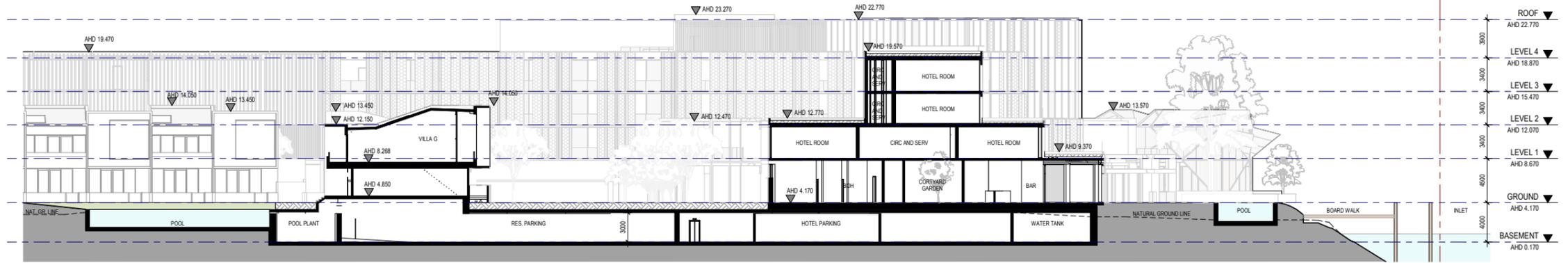


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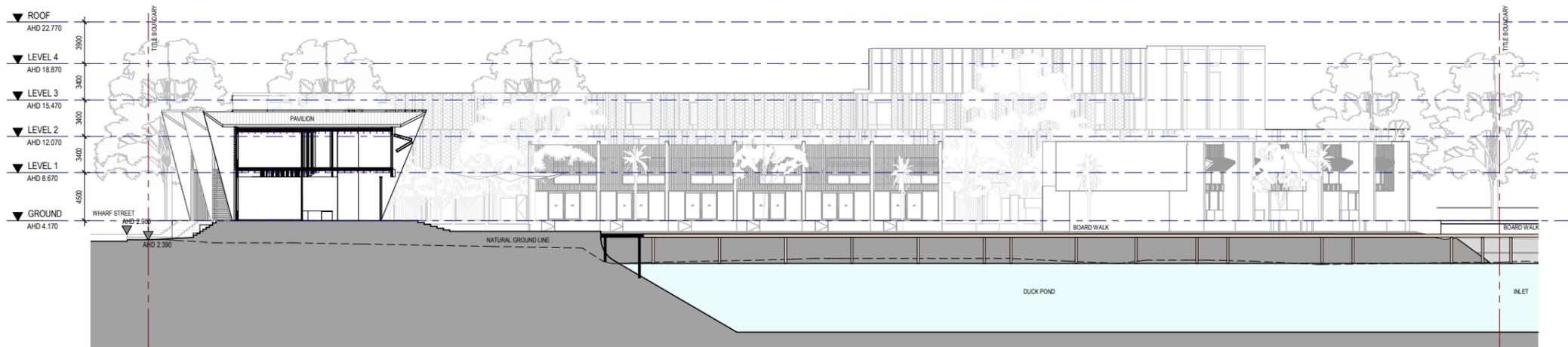
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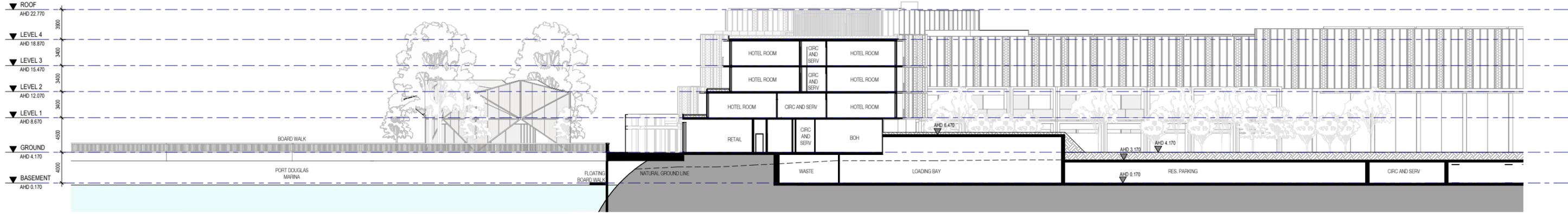
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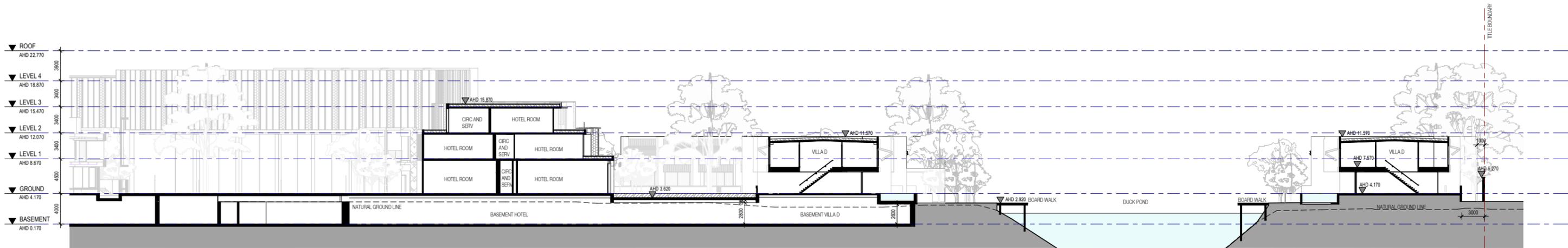
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3 SD_A7_SECTION_DUCK POND
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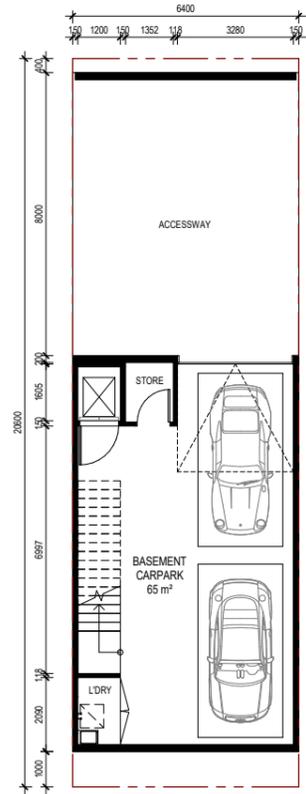
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SCALE 1:250



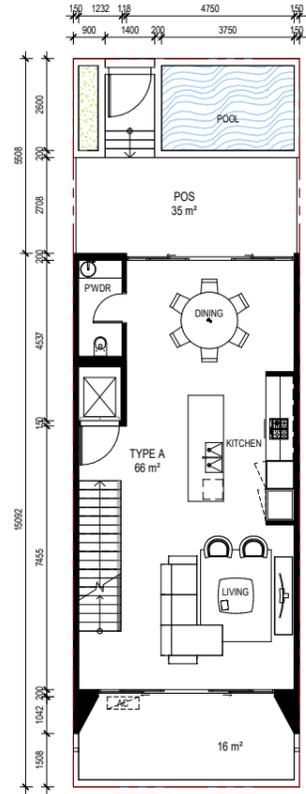
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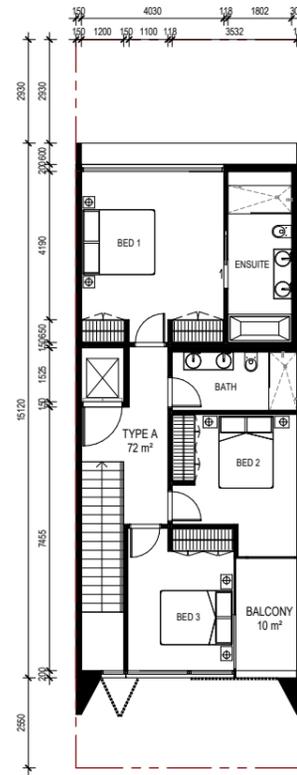




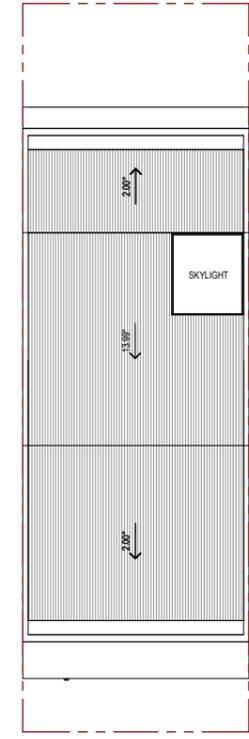
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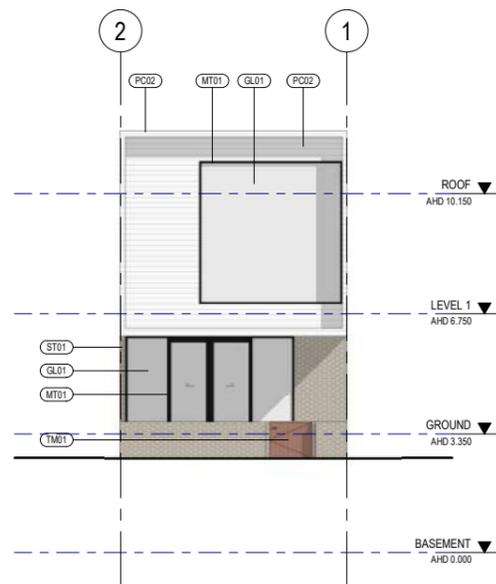
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3 LEVEL_1_FLOOR PLAN
SD13_01 SCALE 1:100



4 ROOF PLAN
SD13_01 SCALE 1:100



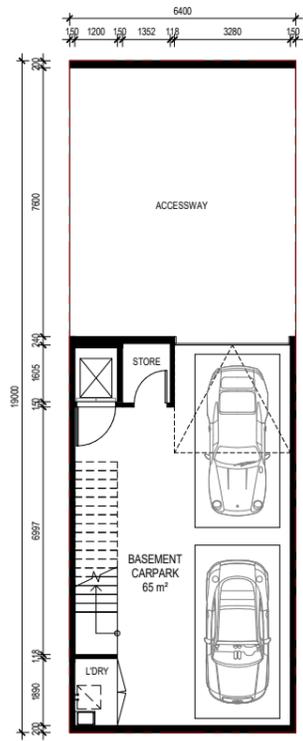
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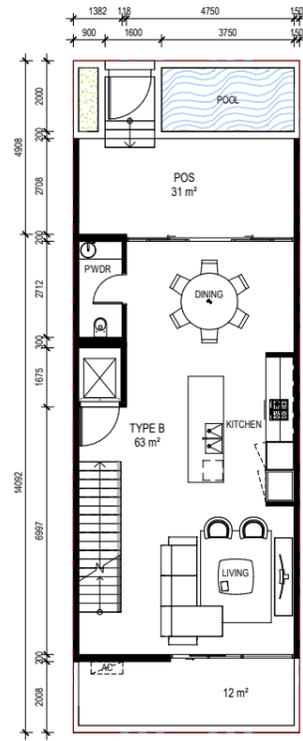
6 VILLA REAR
SCALE 1:100

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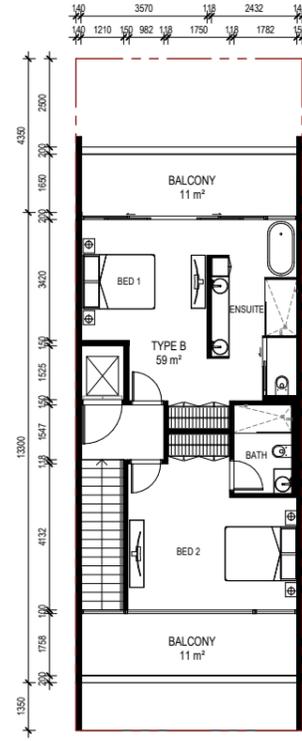




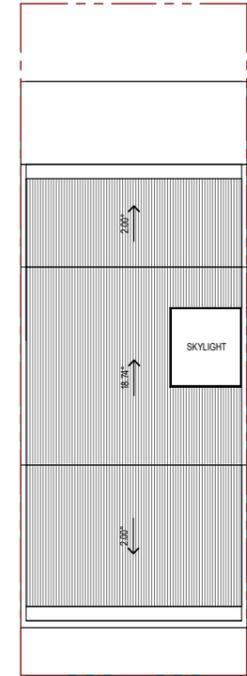
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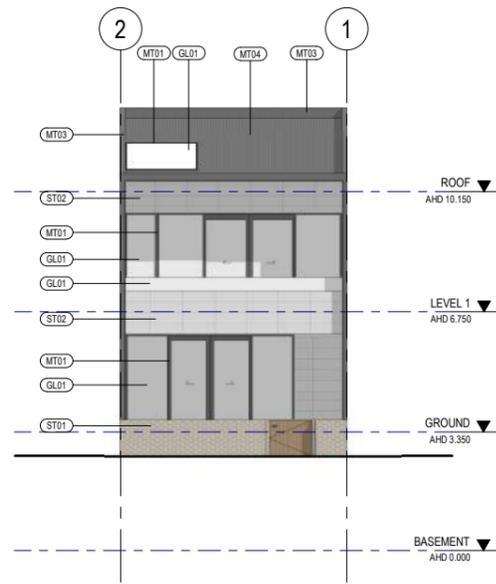
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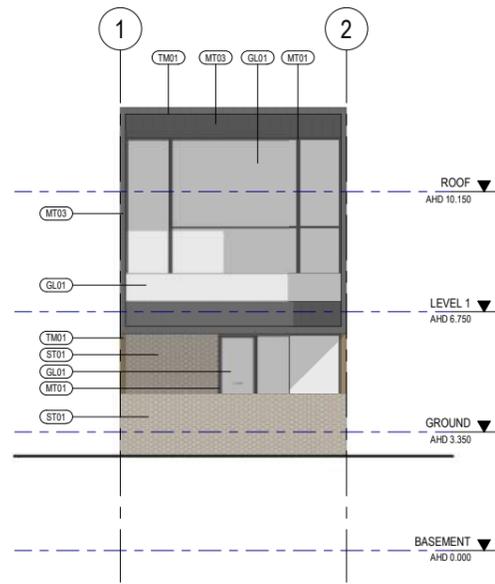
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4 ROOF PLAN
SD13_02 SCALE 1:100



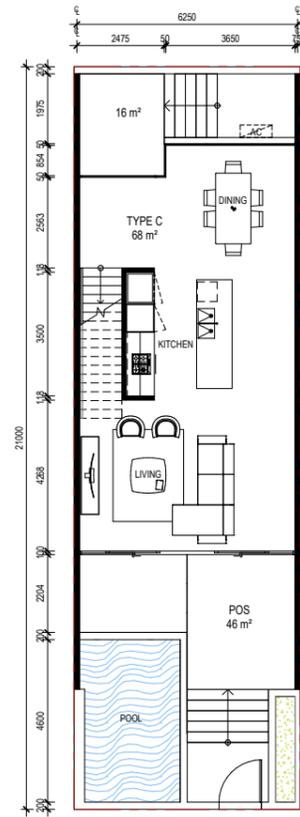
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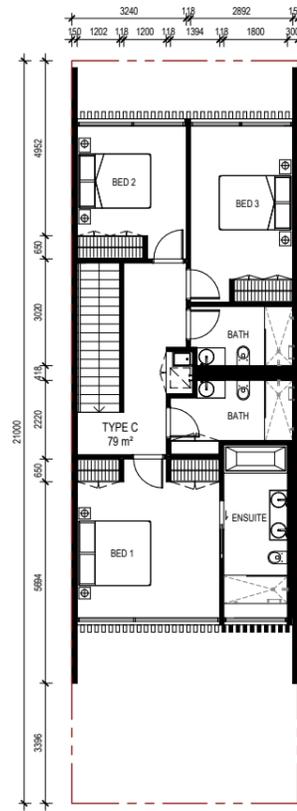
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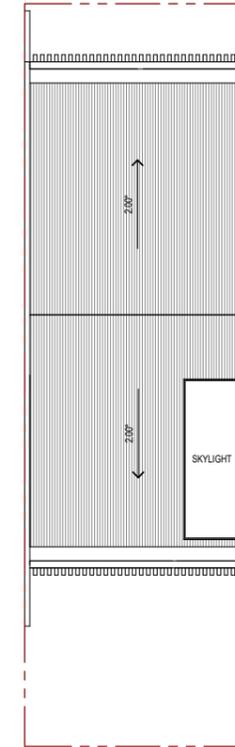




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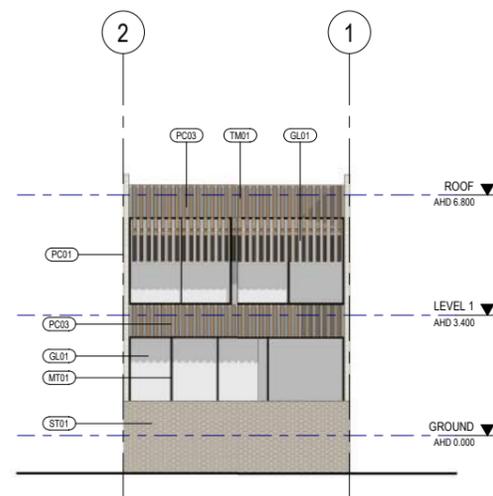
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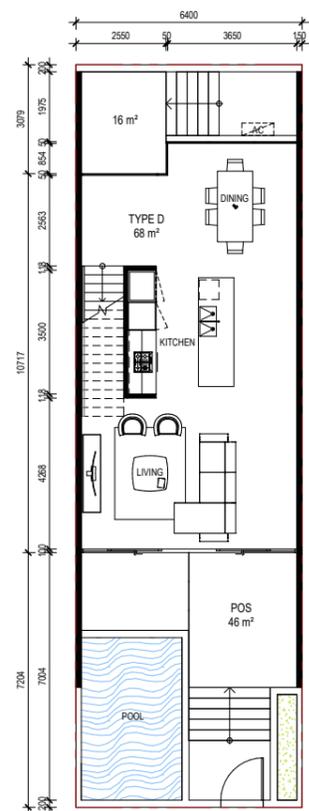
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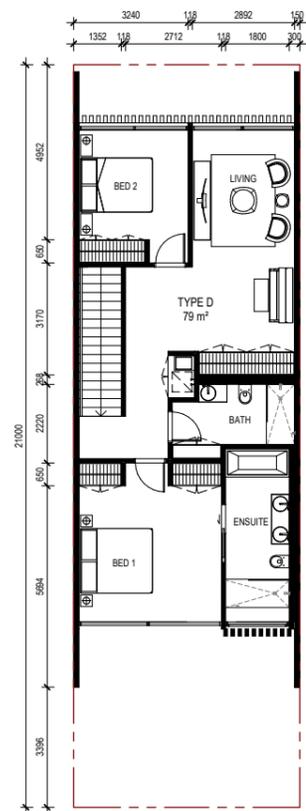
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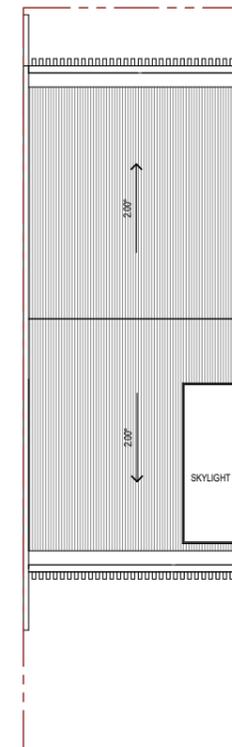
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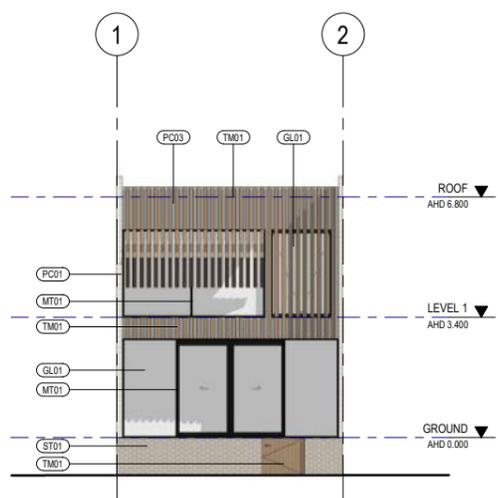
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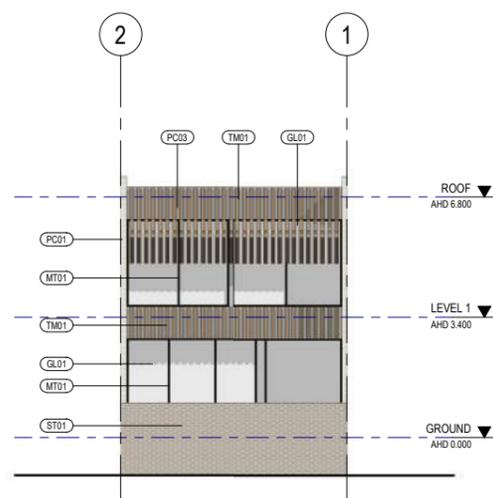
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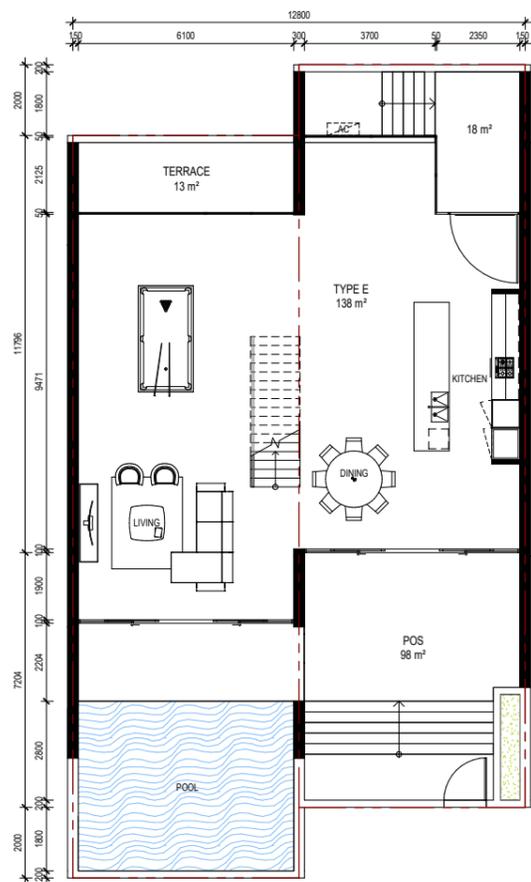
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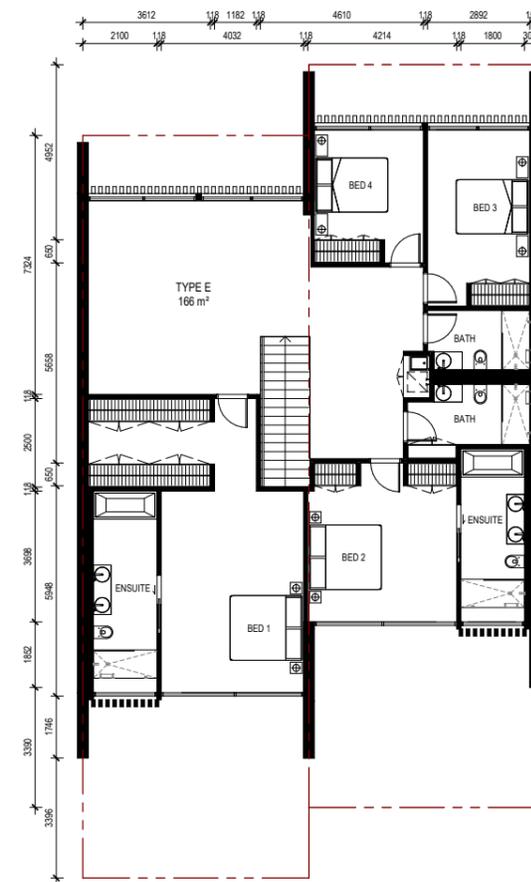
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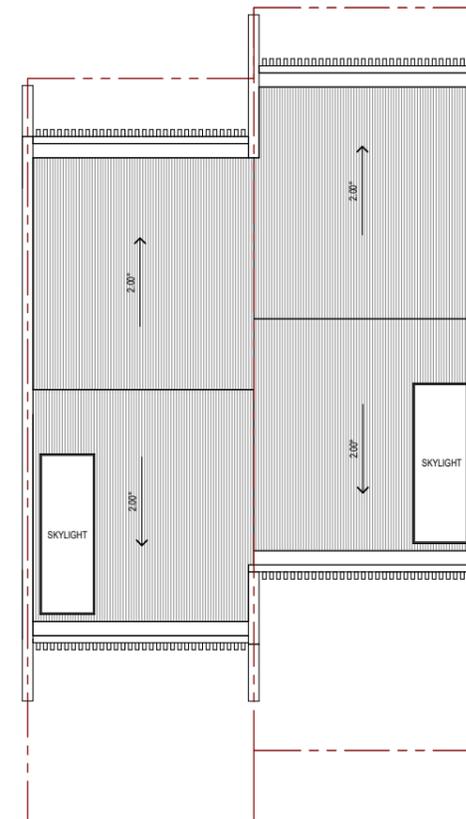
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SD13_05 SCALE 1:100



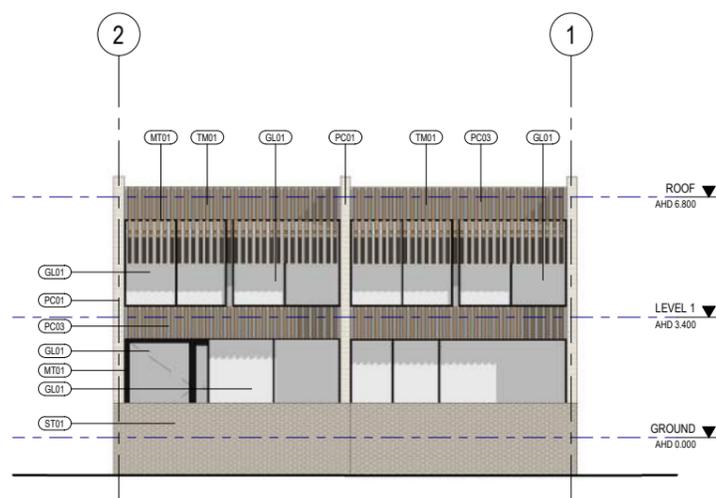
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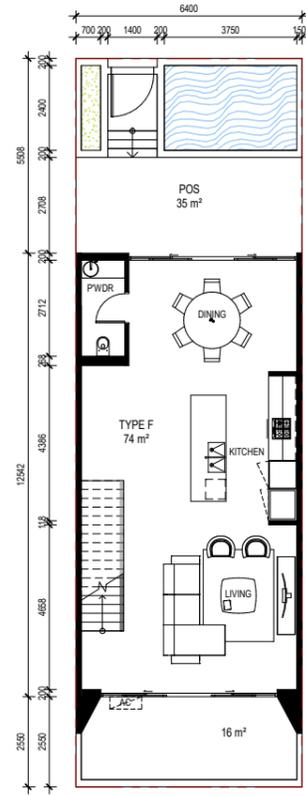
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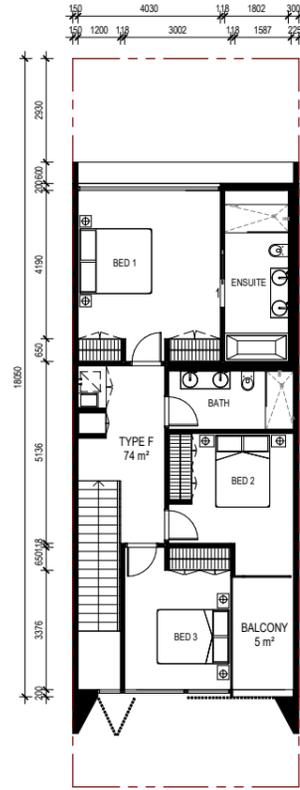
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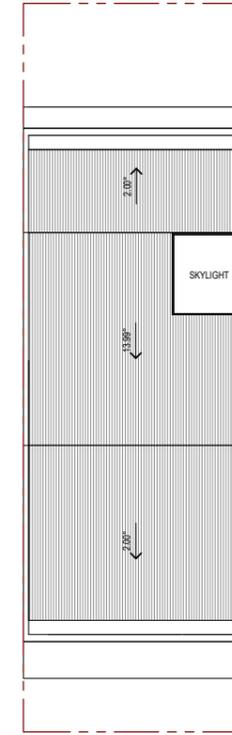
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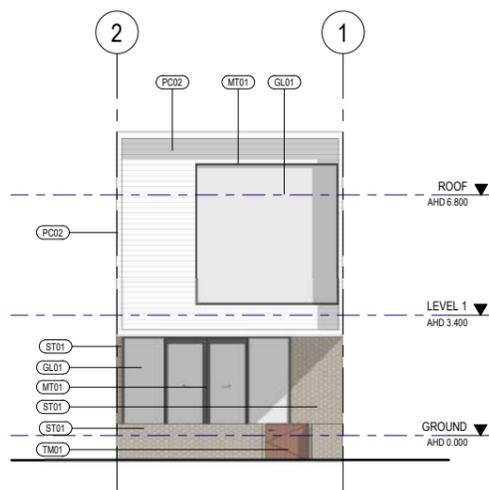
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2 LEVEL_1_FLOOR PLAN
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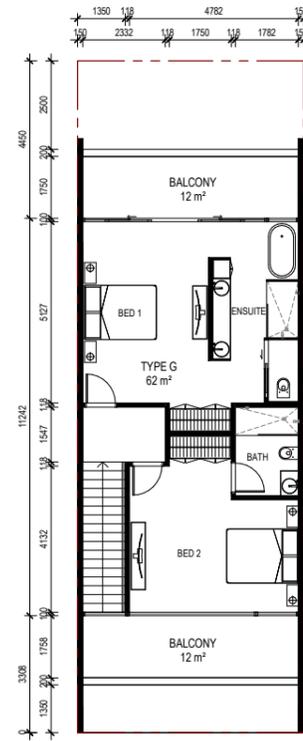
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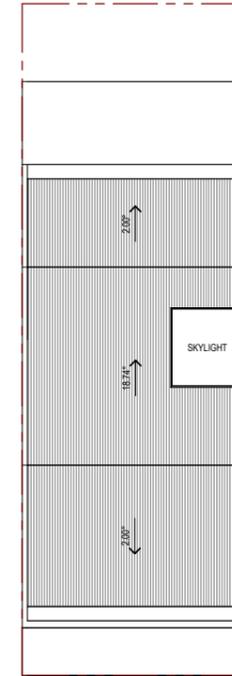
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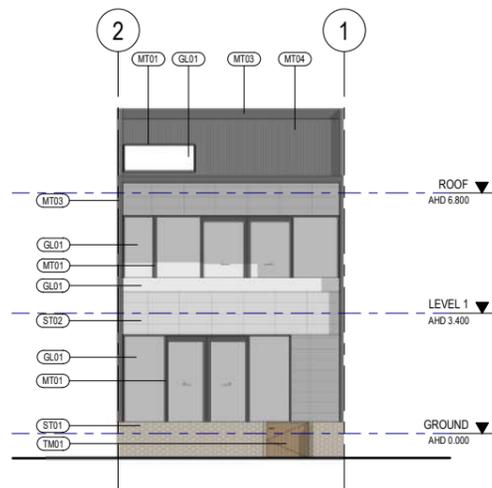
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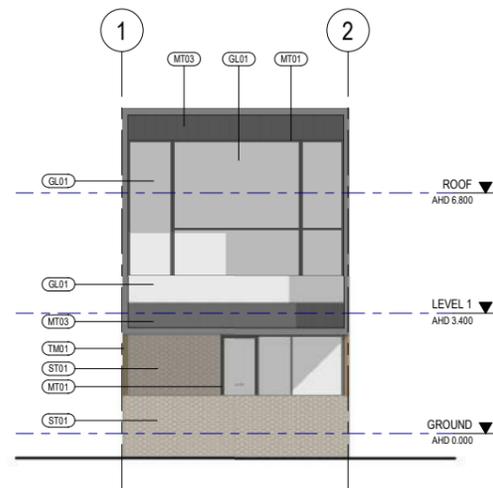
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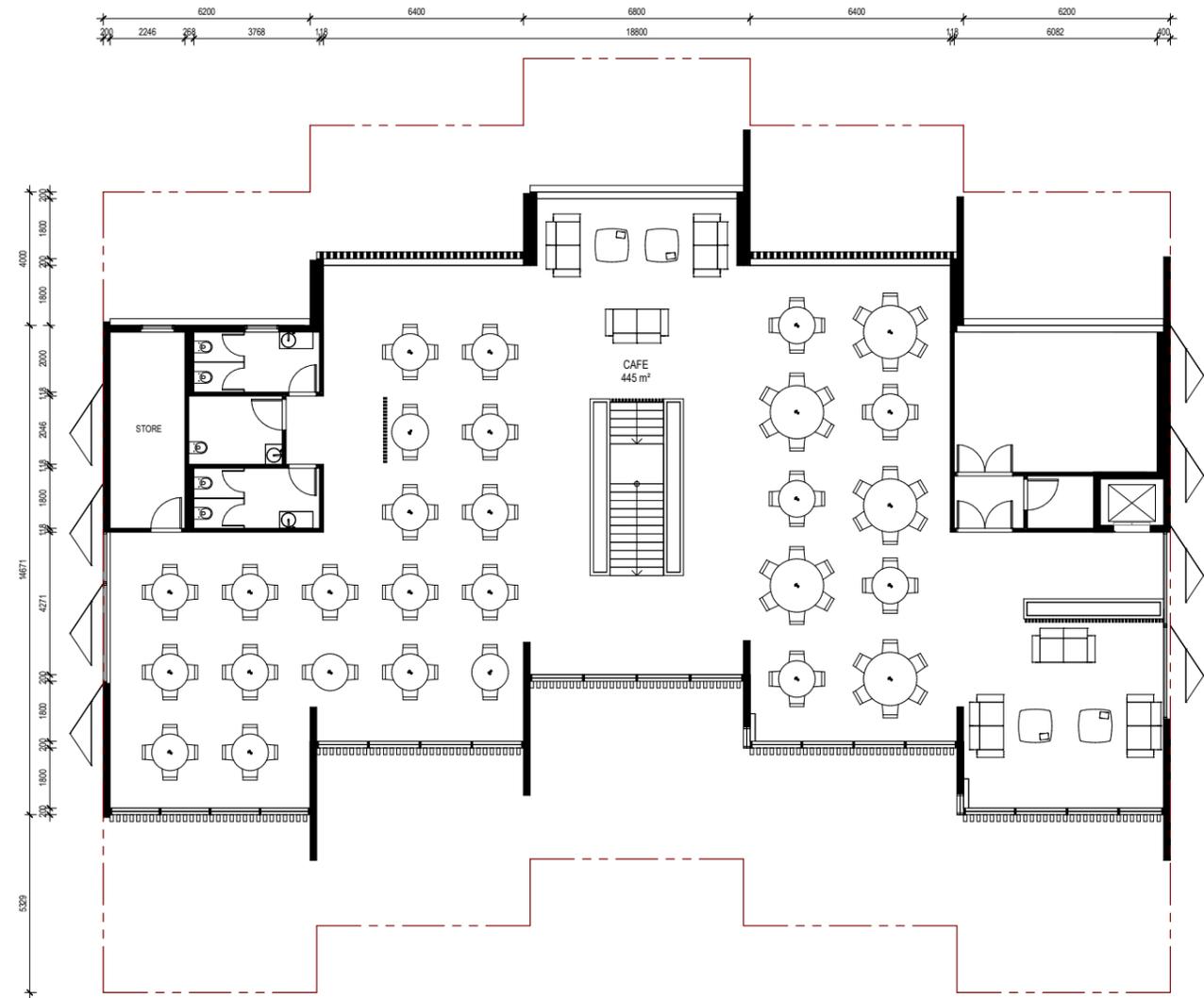
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SD13_08 SCALE 1:100



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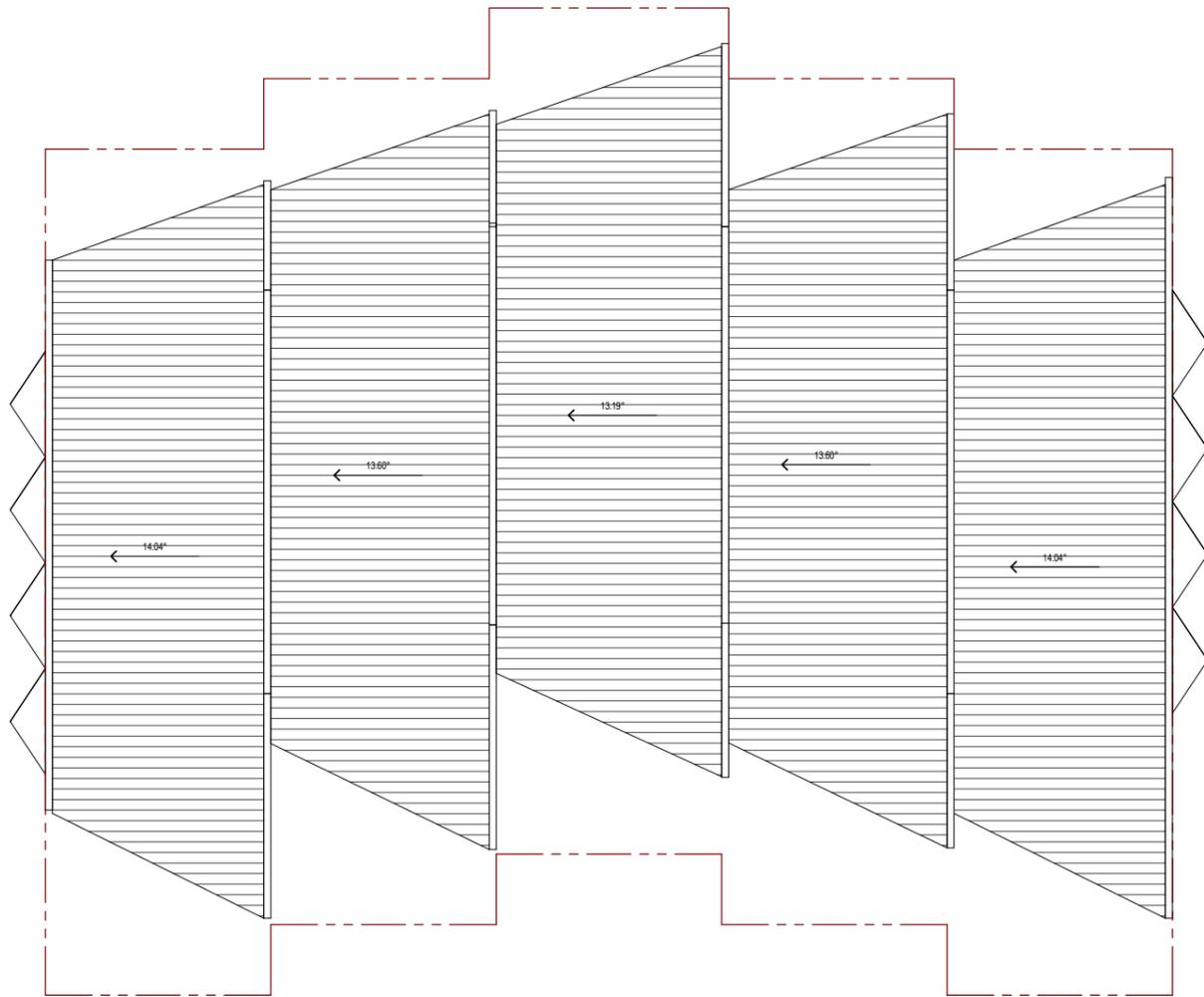
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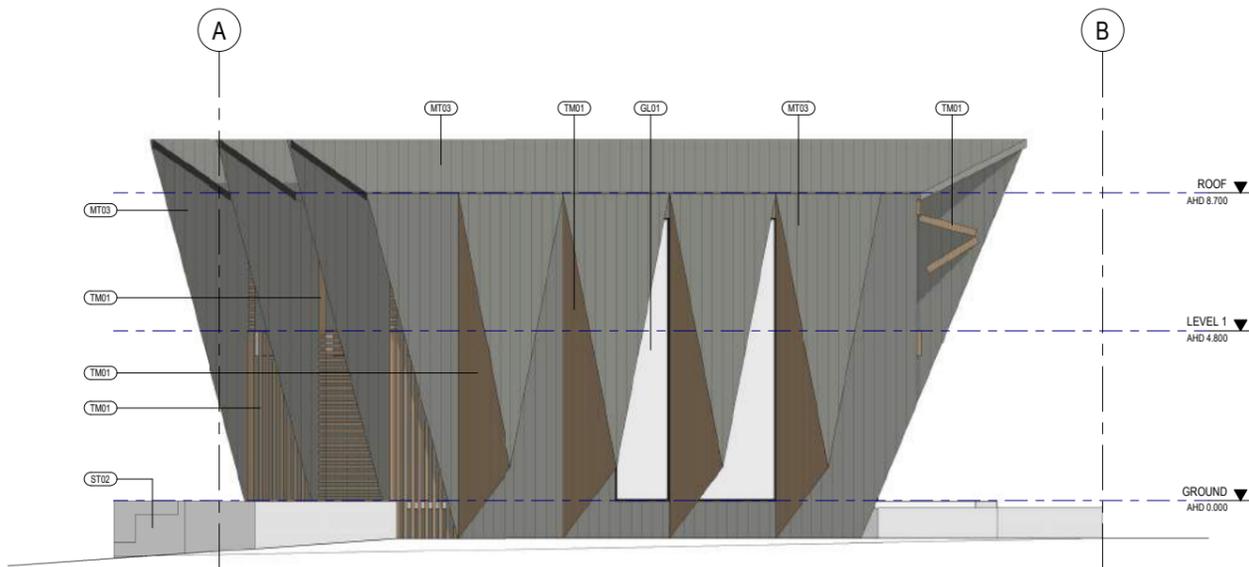
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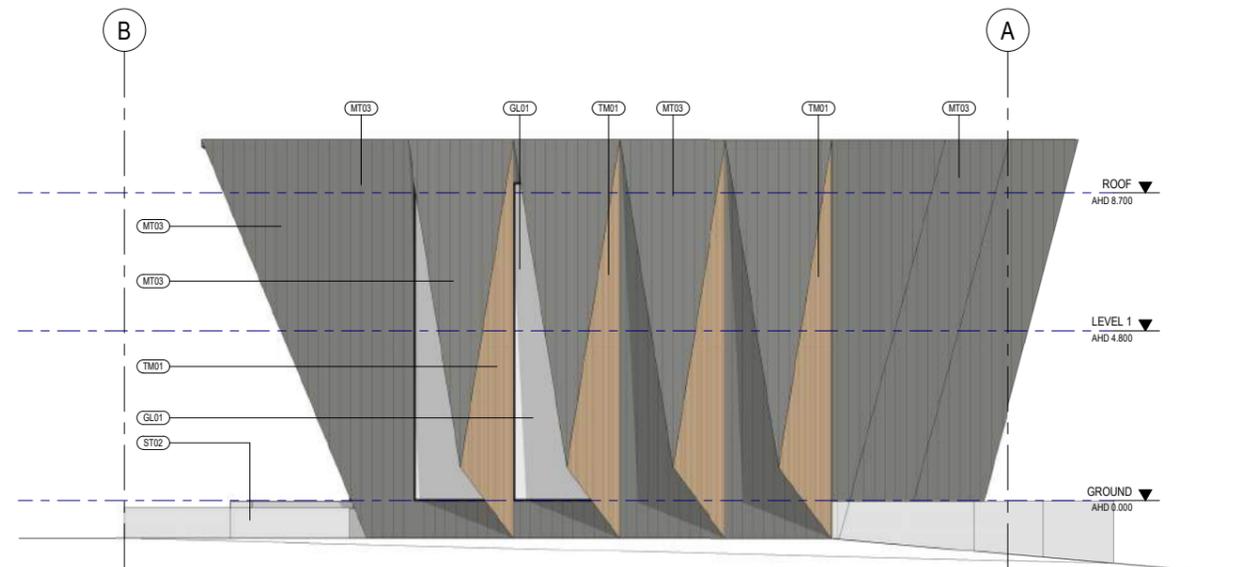




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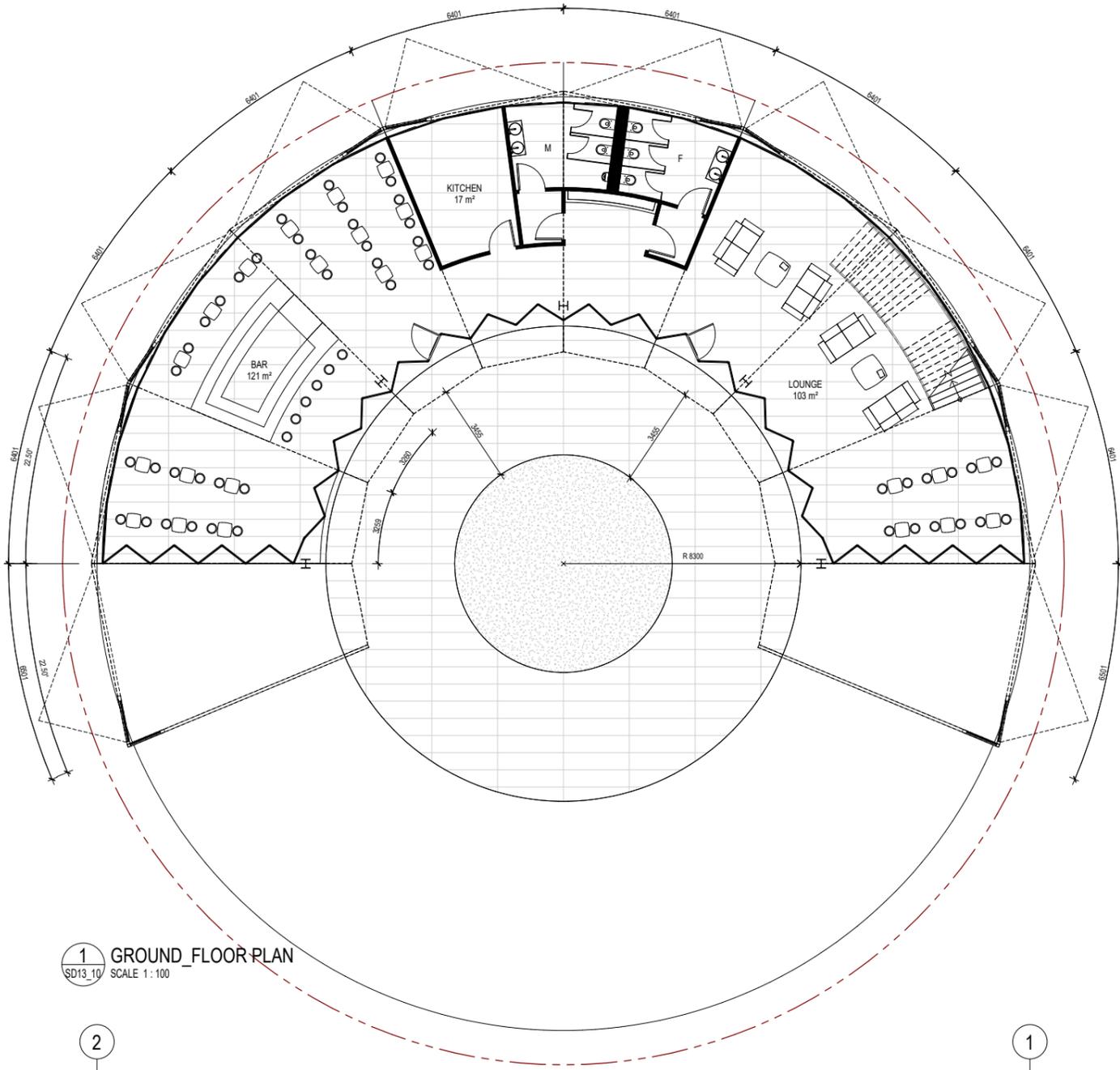
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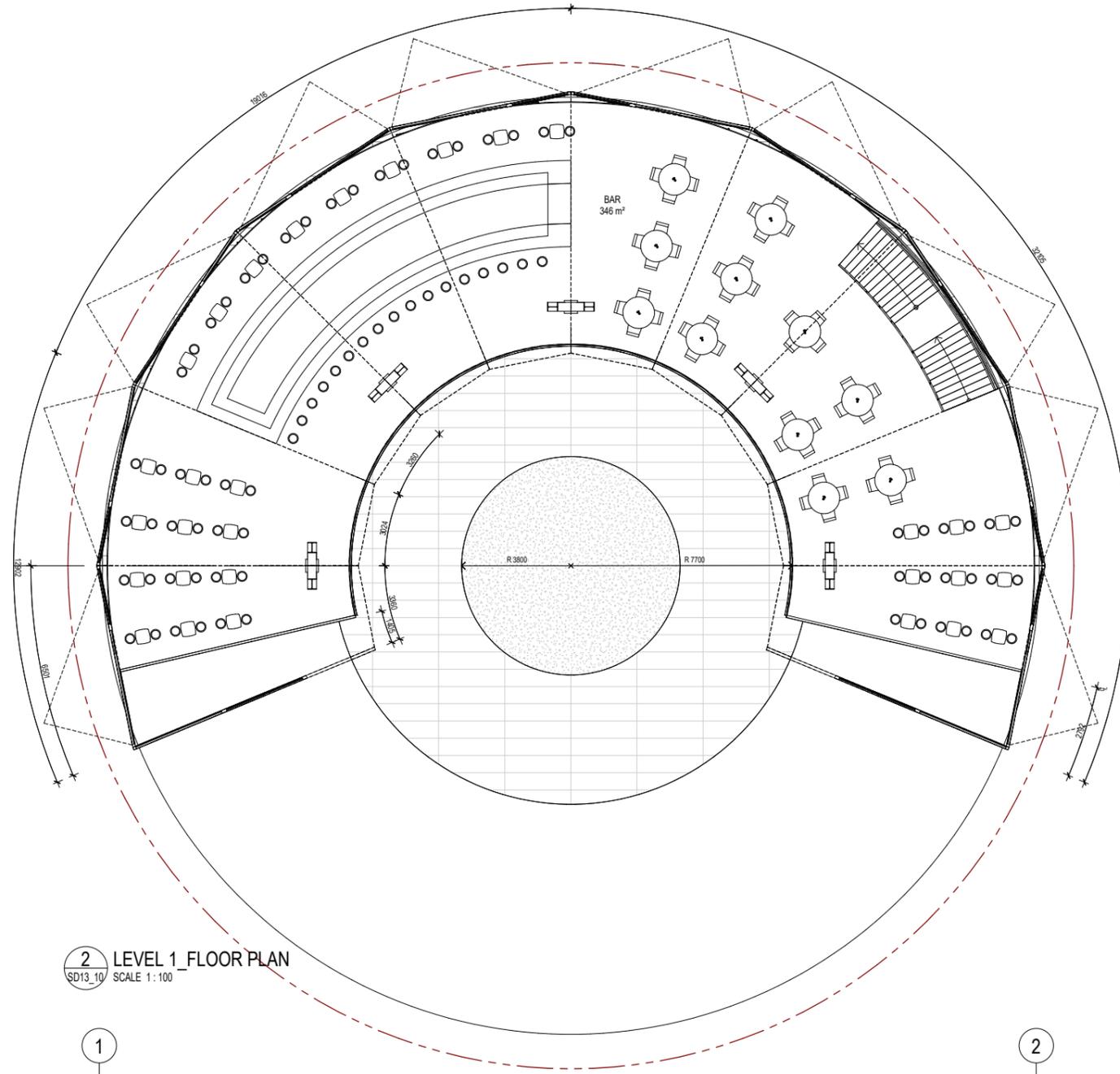
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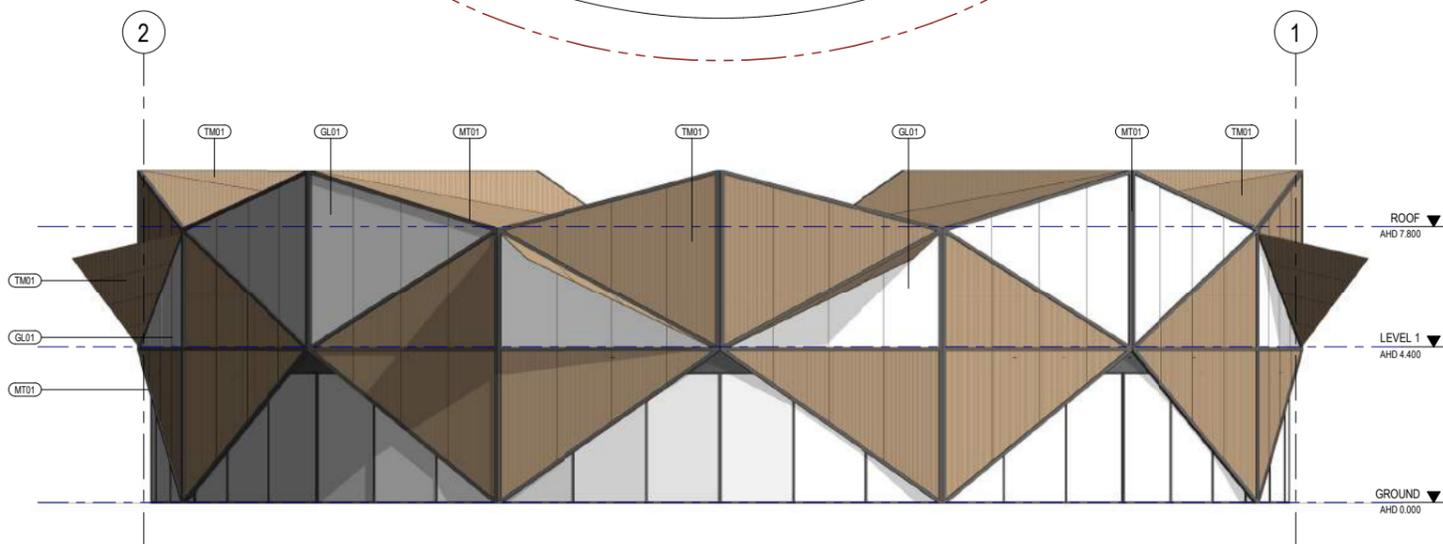




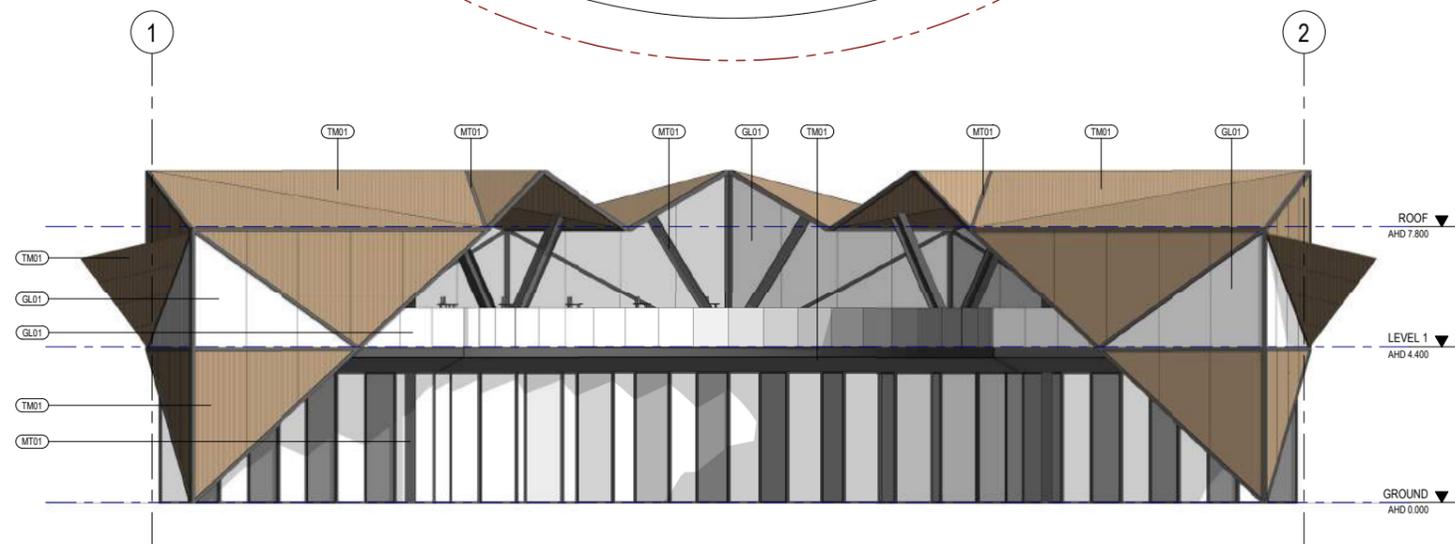
1 GROUND_FLOOR PLAN
SD13_10 SCALE 1:100



2 LEVEL 1_FLOOR PLAN
SD13_10 SCALE 1:100

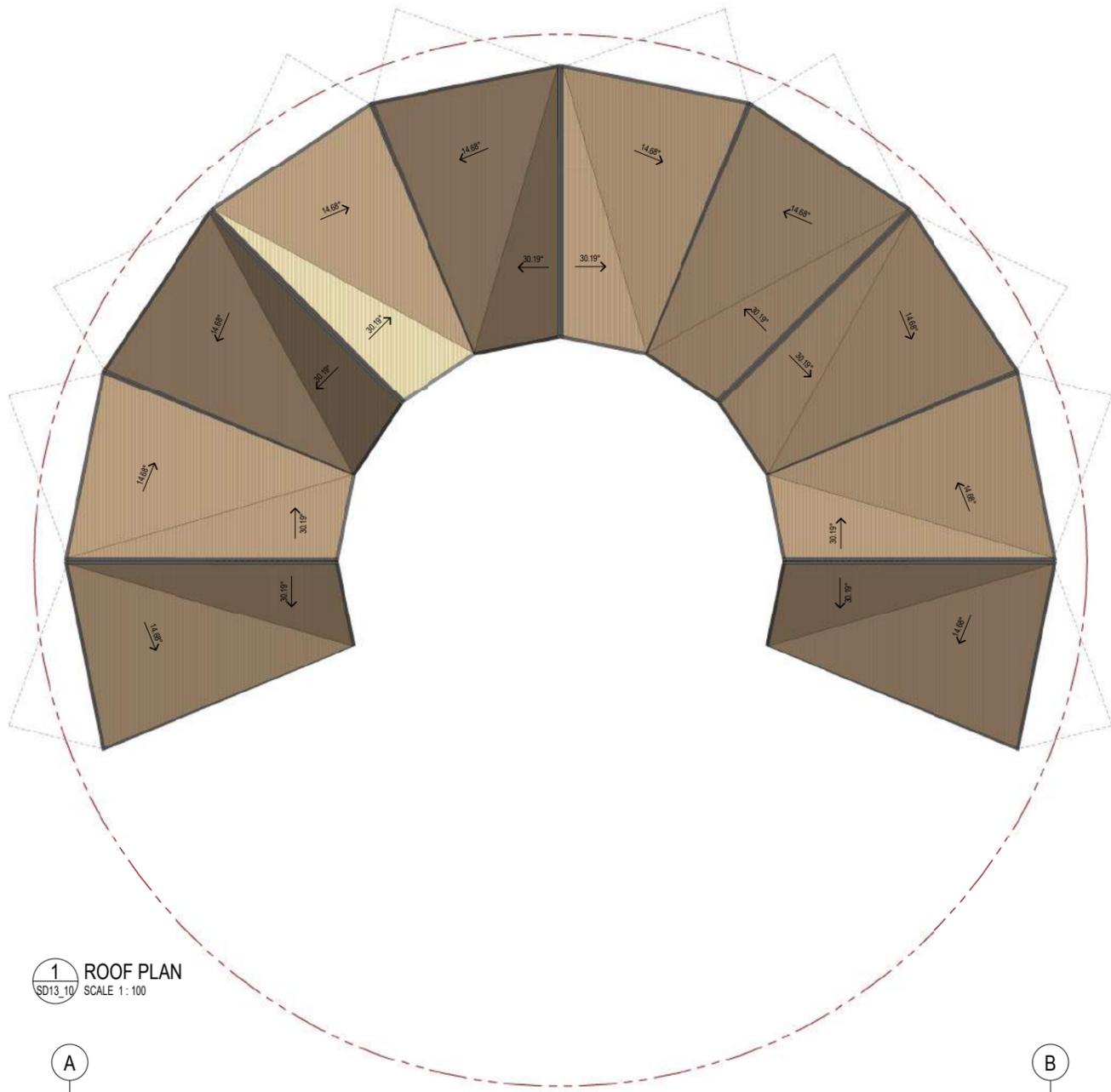


3 EAST ELEVATION
SCALE 1:100

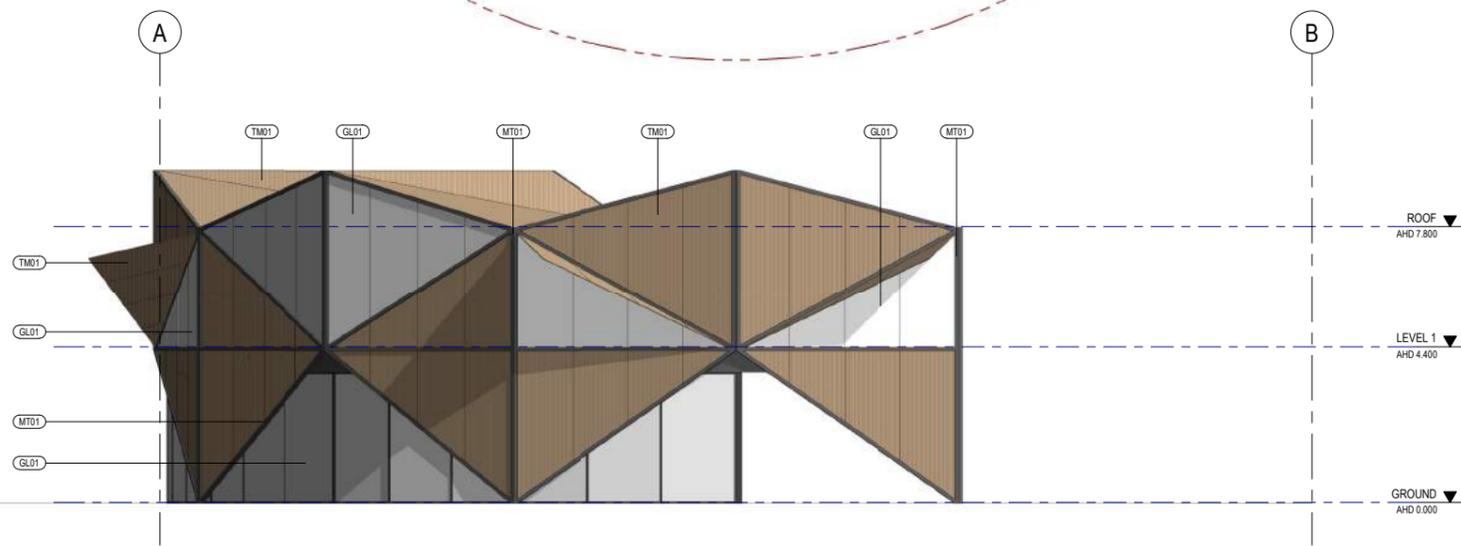


4 WEST ELEVATION
SCALE 1:100

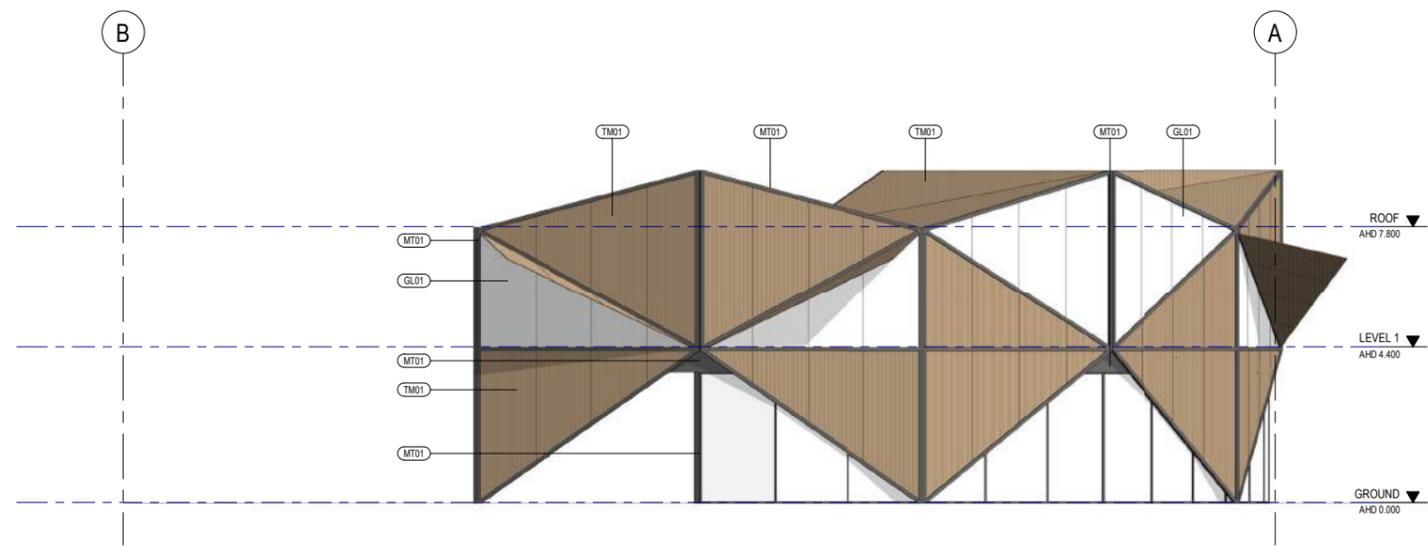
INDICATIVE LAYOUT ONLY



1 ROOF PLAN
SD13_10 SCALE 1:100

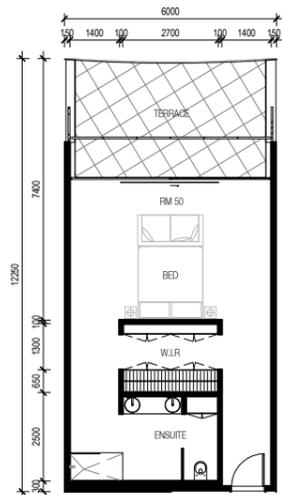


2 NORTH ELEVATION
SCALE 1:100

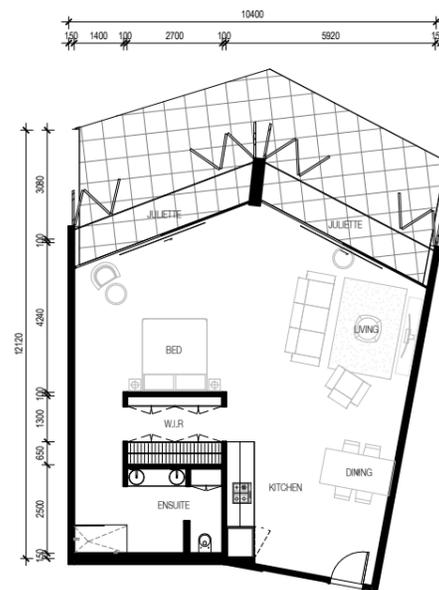


3 SOUTH ELEVATION
SCALE 1:100

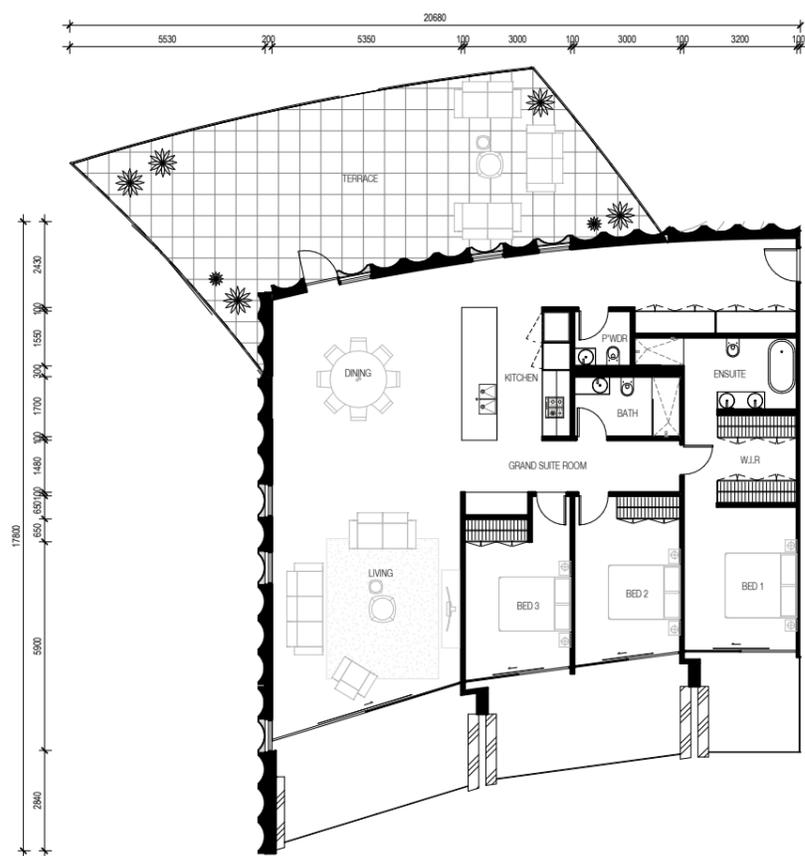
21/12/2017 5:15:59 PM



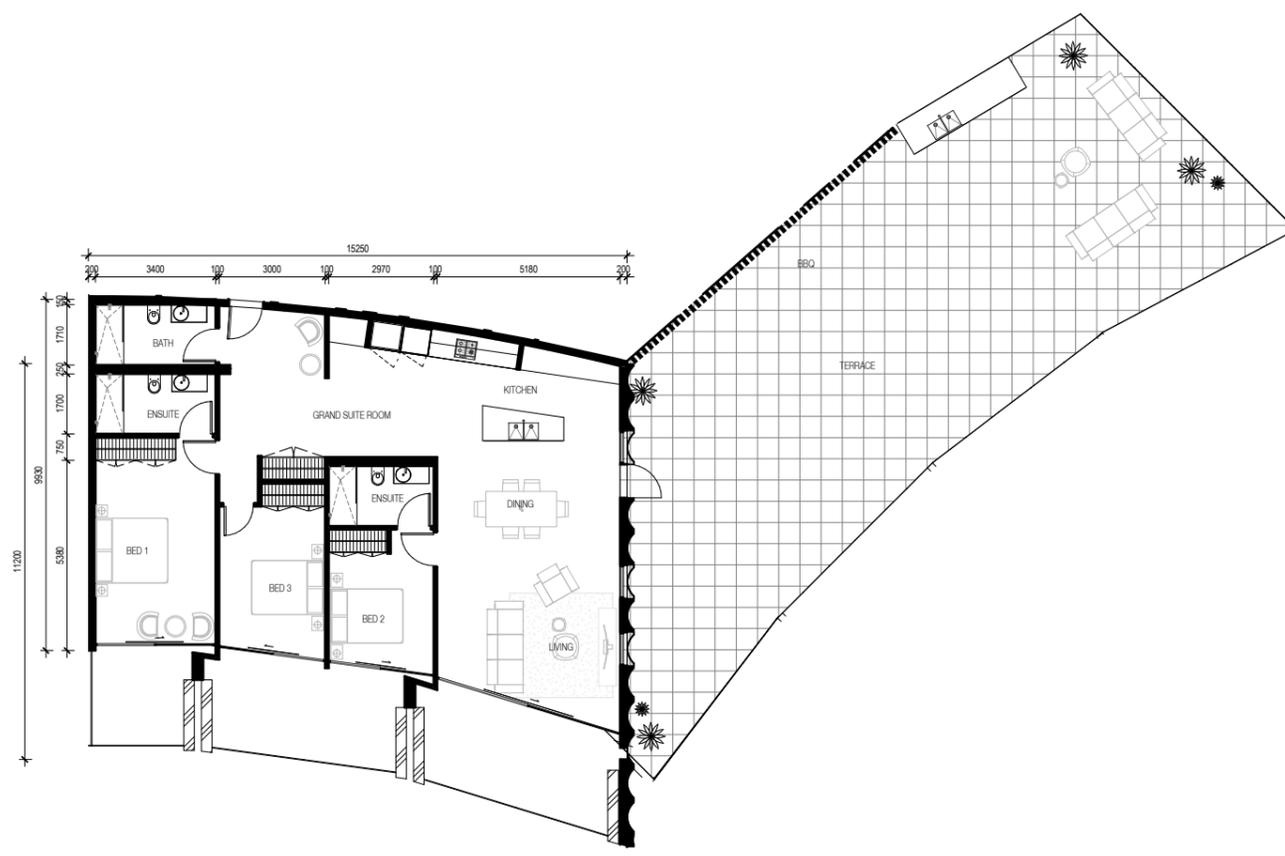
1 DELUXE ROOM_50 M²
SD05_01 SCALE 1:100



2 SUITE ROOM_75 M²
SD05_01 SCALE 1:100



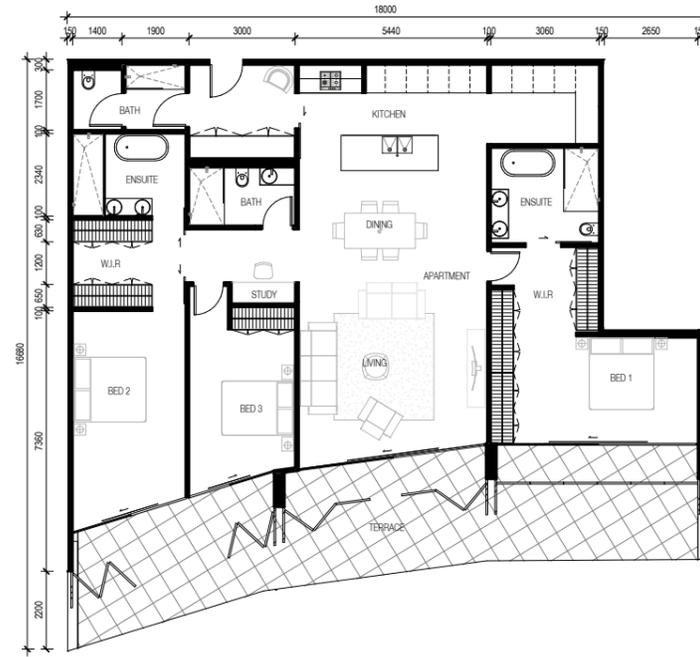
3 GRAND SUITE ROOM_150 M²
SD05_01 SCALE 1:100



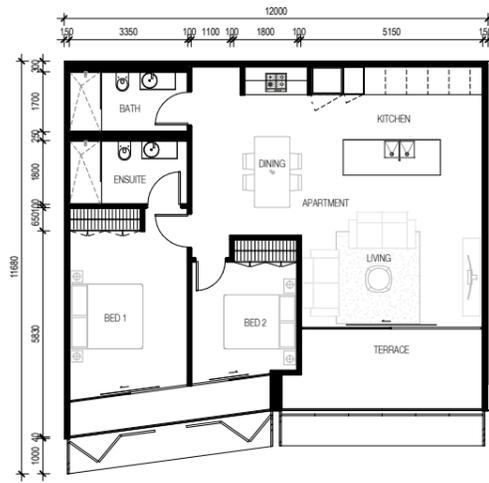
4 GRAND SUITE ROOM_150 M²
SD05_01 SCALE 1:100



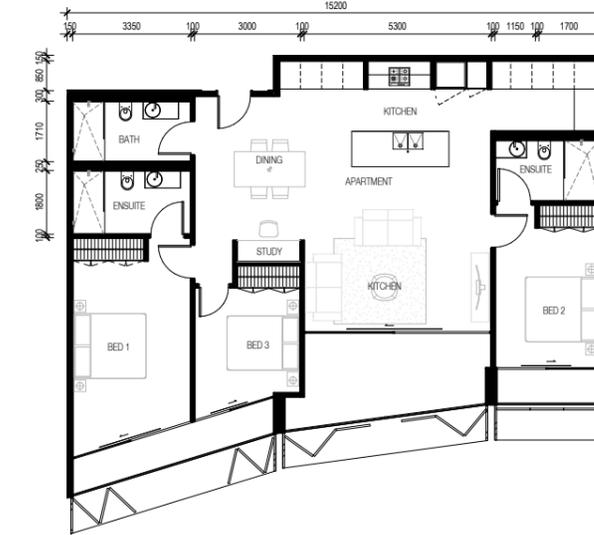
1 LEVEL 1_APARTMENT 1
SD05.01 SCALE 1:100



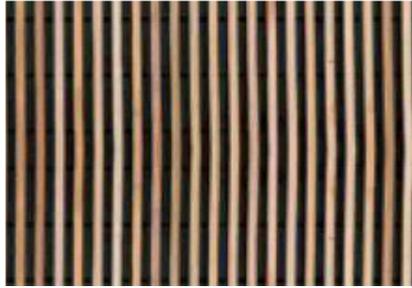
2 LEVEL 1_APARTMENT 2
SD05.01 SCALE 1:100



3 LEVEL 3_APARTMENT 3
SD05.01 SCALE 1:100



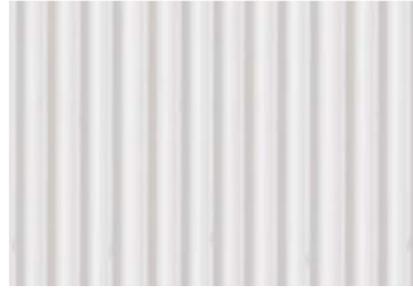
4 LEVEL 3_APARTMENT 4
SD05.01 SCALE 1:100



TM01 - Timber Battens



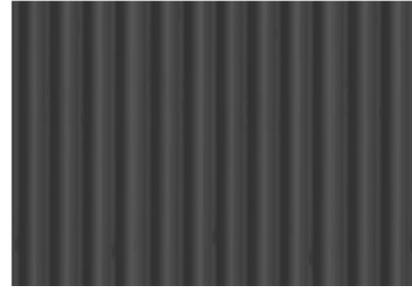
MT01 - Powdercoated Aluminium Charcoal



MT02 - Corrugated Metal White



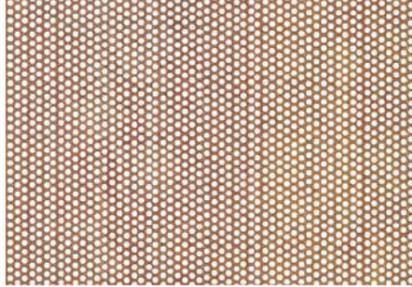
MT03 - Metal Standing Seam Olive



MT04 - Corrugated Metal Charcoal



MT05 - Copper Metal



MT06 - Copper Metal Perforated



PC01 - Precast Concrete Timber Texture - Warm



PC02 - Precast Concrete Timber Texture - White



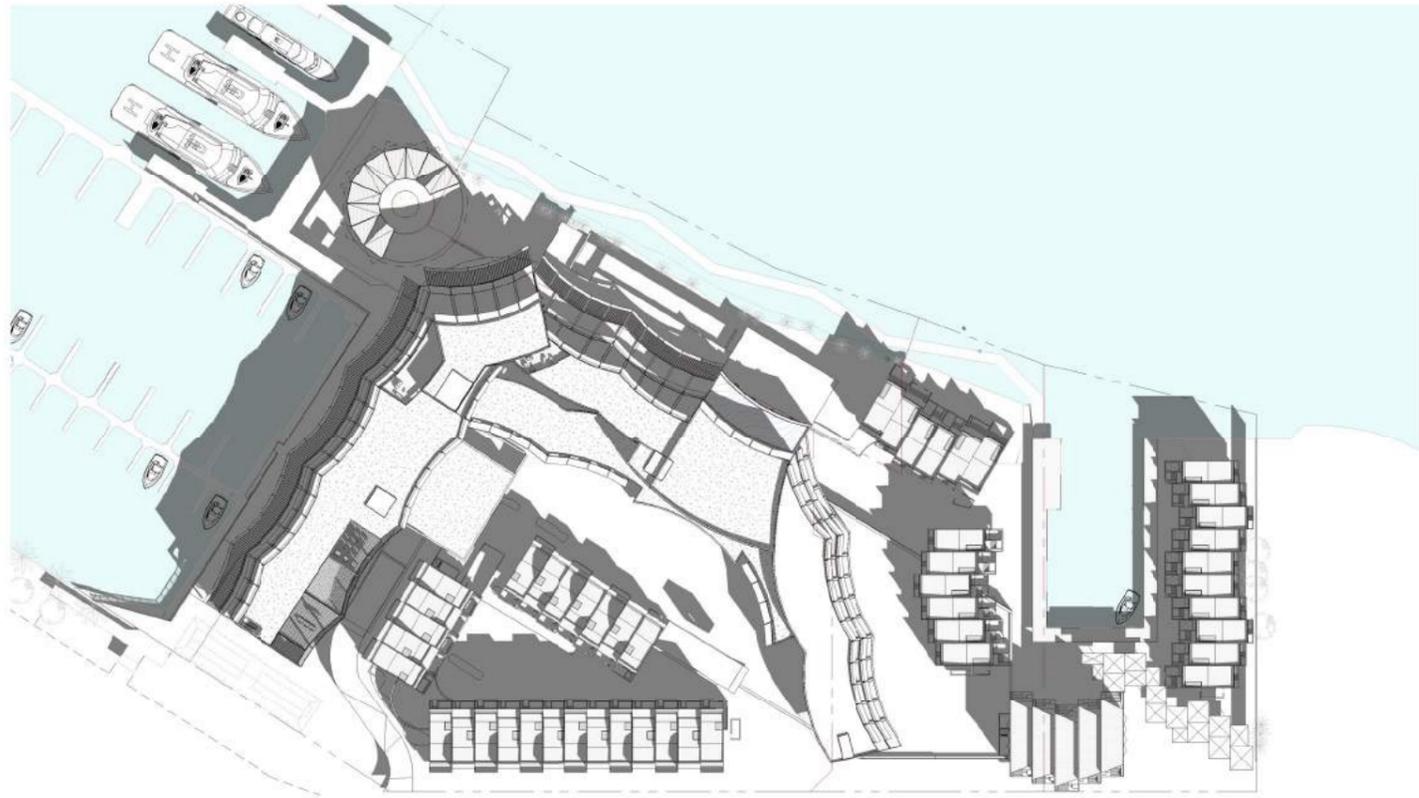
ST01 - Stone Large Warm



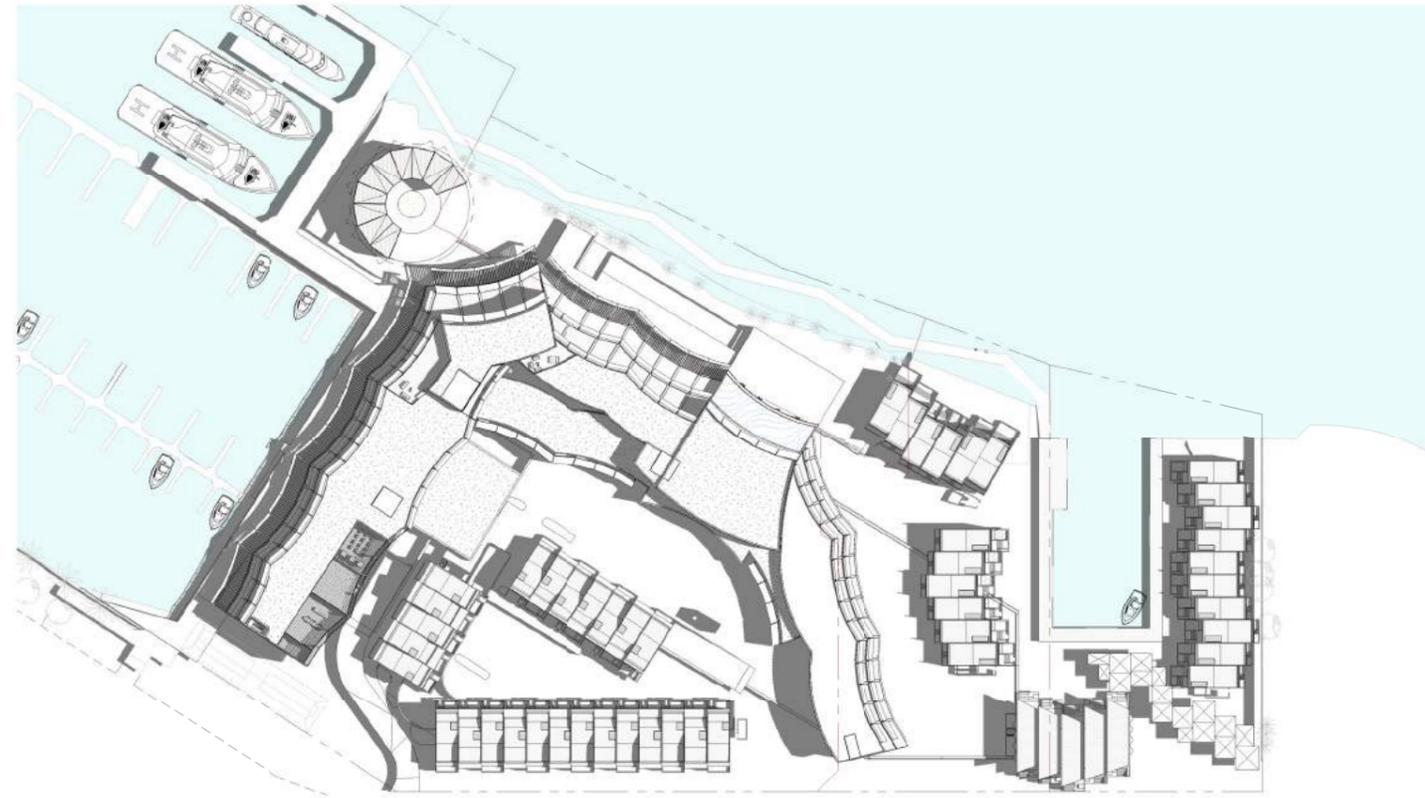
ST02 - Stone Tiling Grey



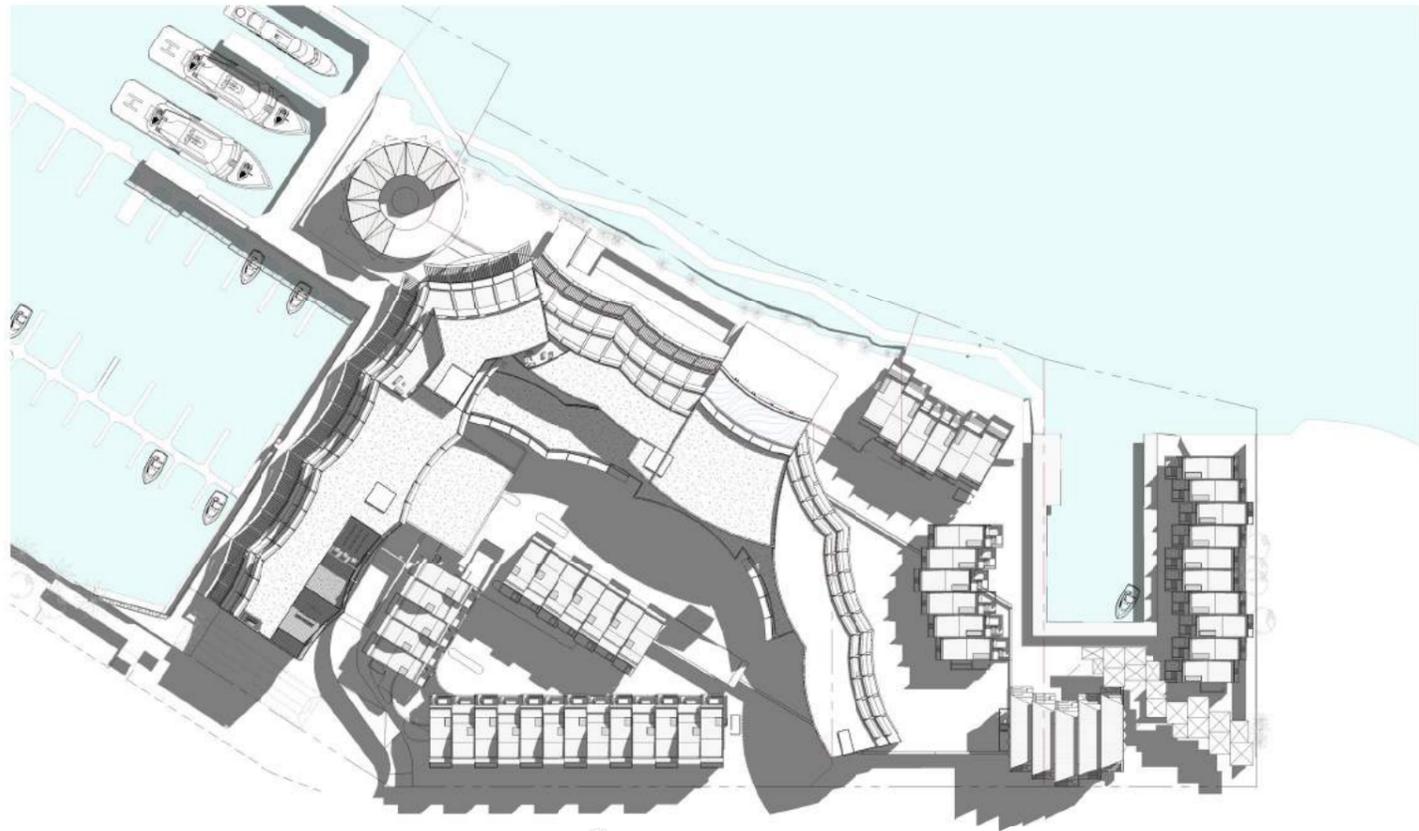
GL01 - Glazing Clear



2 SD_LR_SHADOW_9am_21 JUNE
SD05_01 SCALE 1:1000

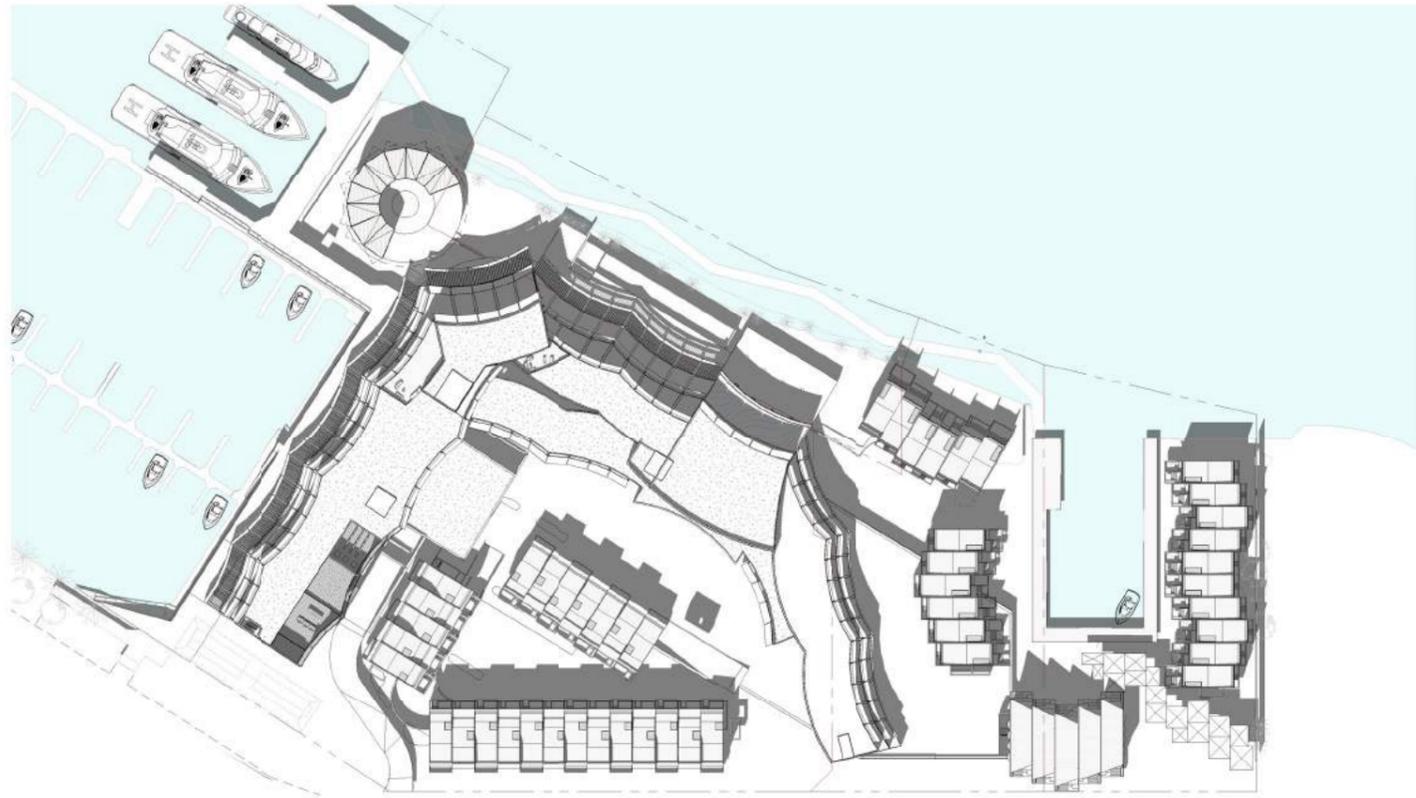


3 SD_LR_SHADOW_12pm_21 JUNE
SD05_01 SCALE 1:1000

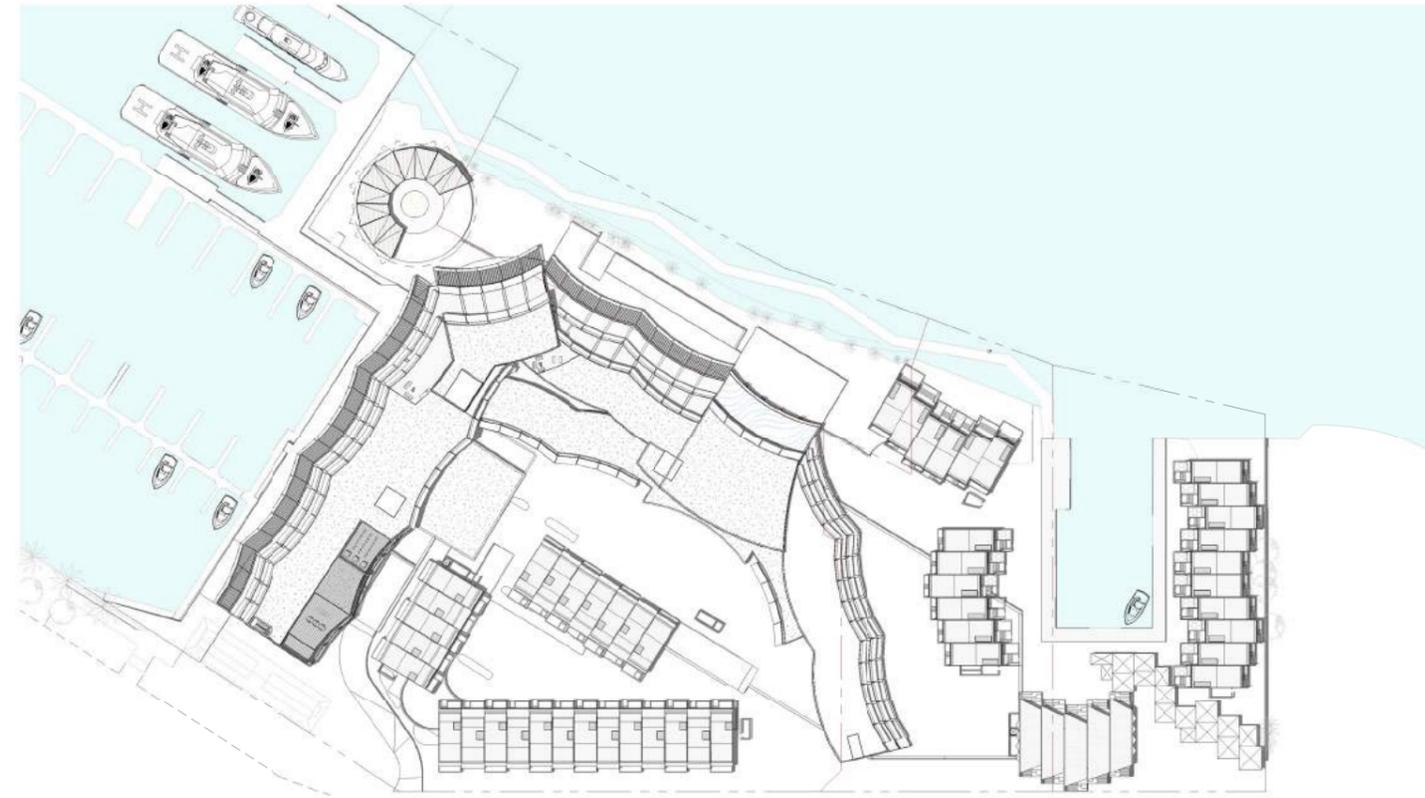


1 SD_LR_SHADOW_3pm_21 JUNE
SD05_01 SCALE 1:1000

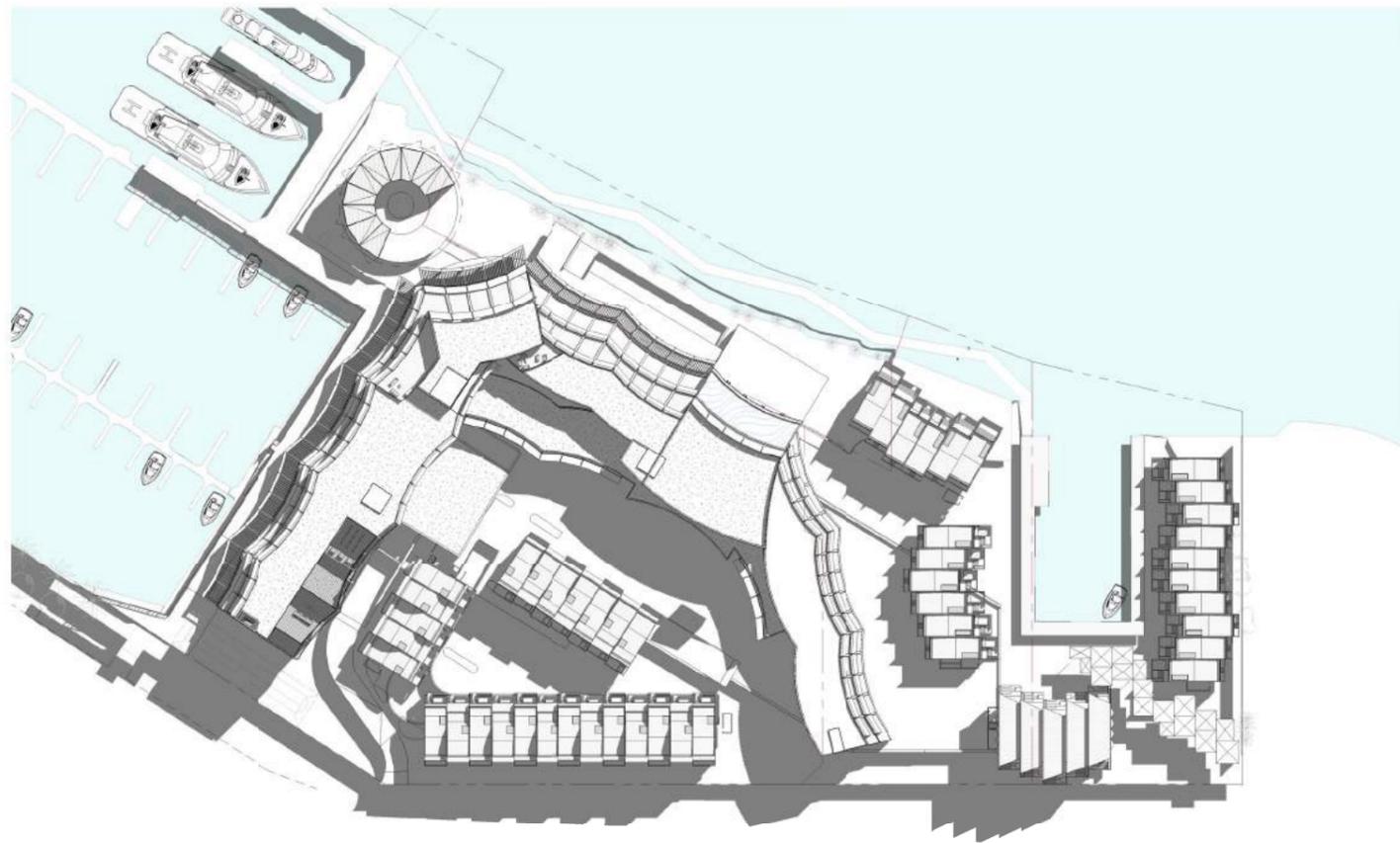




1 SD_LR_SHADOW_9am_21 DEC
SD05_01 SCALE 1:1000



2 SD_LR_SHADOW_12pm_21 DEC
SD05_01 SCALE 1:1000



3 SD_LR_SHADOW_3pm_21 DEC
SD05_01 SCALE 1:1000



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architects@sjb.com.au
sjb.com.au

ATTACHMENT 3 SITE SEARCHES



CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338099
Search Date: 15/11/2017 09:35

Title Reference: 51109676
Date Created: 25/08/2017

Previous Title: 40073926

REGISTERED OWNER

Dealing No: 718299071 27/09/2017

GAG PORT DOUGLAS PROPERTY COMPANY NO 2 PTY LTD
A.C.N. 619 937 754

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 288958
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 40073926 (Lot 1 on SP 288958)
2. SUB LEASE No 602819460 (K567434M) 05/03/1991
MOSSMAN CENTRAL MILL COMPANY LIMITED
OVER LOT B ON PLAN SR904
TERM: 4/9/1988 TO 3/8/2033
3. AMENDMENT No 707440277 03/02/2004 at 14:37
SUB LEASE: 602819460 (K567434M)
4. TRANSFER No 707444995 04/02/2004 at 14:42
SUB LEASE: 602819460 (K567434M)
PORT DOUGLAS STEAM TRAIN COMPANY PTY LTD A.C.N. 001 370 798
5. SUB LEASE No 716293332 03/02/2015 at 11:46
FORTANED PTY LTD A.C.N. 006 511 495 TRUSTEE
UNDER INSTRUMENT 716293332
OF PART OF THE GROUND FLOOR (LEASES 16 AND 16A)
TERM: 18/07/2014 TO 17/07/2017 OPTION 3 YEARS
6. SUB LEASE No 717074512 17/02/2016 at 11:27
STEVEN SHERWELL
OF PART OF THE GROUND FLOOR (LEASE 45)
TERM: 21/10/2015 TO 28/02/2018 OPTION AS THEREIN STATED
7. SUB LEASE No 717223122 03/05/2016 at 13:37
MARANO ENTERPRISES (MIALLO) PTY LTD A.C.N. 009 952 443
TRUSTEE
UNDER DOCUMENT 717223122
OF LEASE XC ON SP273338
TERM: 04/12/2015 TO 02/09/2033 OPTION NIL

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338099

Search Date: 15/11/2017 09:35

Title Reference: 51109676

Date Created: 25/08/2017

EASEMENTS, ENCUMBRANCES AND INTERESTS

8. SUB LEASE No 717419488 01/08/2016 at 15:27
HEMINGWAY'S BREWERY FNQ PTY LTD A.C.N. 603 792 418
OF PART OF THE GROUND FLOOR (LEASE 66) AND PART OF LEVEL B
(LEASE 67)
TERM: 24/06/2016 TO 23/06/2021 OPTION 5 YEARS
9. SUB LEASE No 717427615 04/08/2016 at 11:31
TRIPOD ENTERPRISES PTY LTD A.C.N. 600 613 607
OF PART OF THE GROUND FLOOR (LEASE 65) AND LEASE XD ON
SP277164
TERM: 16/12/2015 TO 31/05/2020 OPTION NIL
10. SUB LEASE No 717703242 08/12/2016 at 15:52
WAYNE DURHAM DOWELL
JILLIAN ANNE DOWELL TRUSTEE
UNDER DOCUMENT 717703242
OF PART OF LEVEL A (LEASES 40 AND 42)
TERM: 15/12/2016 TO 14/12/2019 OPTION AS THEREIN STATED
11. SUB LEASE No 717839331 14/02/2017 at 15:26
QUICKSILVER CONNECTIONS LIMITED A.C.N. 010 434 269
OF PART OF LEVEL B (LEASE 43)
TERM: 01/02/2017 TO 31/01/2022 OPTION NIL
12. SUB LEASE No 717839359 14/02/2017 at 15:28
QUICKSILVER CONNECTIONS LIMITED A.C.N. 010 434 269
OF PART OF LEVEL B (LEASE 53)
TERM: 01/02/2017 TO 31/01/2018 OPTION NIL
13. SUB LEASE No 717879978 06/03/2017 at 15:25
THE AUSTRALIANA ASPECT PTY LIMITED A.C.N. 006 380 516
OF PART OF THE GROUND FLOOR OF A BUILDING (SHOPS 13 & 14)
TERM: 01/02/2017 TO 31/01/2020 OPTION NIL
14. SUB LEASE No 717888913 09/03/2017 at 16:11
WAVELENGTH REEF CRUISES PTY LTD A.C.N. 168 338 627
OF PART OF THE GROUND FLOOR (SHOP 12)
TERM: 01/02/2017 TO 31/01/2020 OPTION NIL
15. LEASE No 718254970 05/09/2017 at 14:36
ARISTOS PORT DOUGLAS PTY LTD A.C.N. 103 374 698
OF PART OF THE GROUND FLOOR (SHOP 17)
TERM: 25/08/2017 TO 24/08/2020 OPTION 3 YEARS
16. LEASE No 718254971 05/09/2017 at 14:36
CALYPSO REEF CHARTERS PTY LTD A.C.N. 084 964 634
OF PART OF THE GROUND FLOOR (SHOP 44)
TERM: 25/08/2017 TO 24/08/2020 OPTION 3 YEARS

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338099

Search Date: 15/11/2017 09:35

Title Reference: 51109676

Date Created: 25/08/2017

EASEMENTS, ENCUMBRANCES AND INTERESTS

17. LEASE No 718257271 06/09/2017 at 12:14
RICHARD ALLAN MAXWELL TENANT IN COMMON 1/2
SHARON ELIZABETH CHAFFE TENANT IN COMMON 1/2
OF PART OF THE GROUND FLOOR (SHOP 46)
TERM: 25/08/2017 TO 24/08/2020 OPTION NIL

18. COVENANT No 718299114 27/09/2017 at 15:02
restricts dealings over
LOT 4 ON SP288958
LOT 1 ON SP288958
LOT 2 ON SP288958 AND
LOT 3 ON SP288958

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
718330550	CHANGE NAME	13/10/2017 10:22	UNVERIFIED

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338100

Search Date: 15/11/2017 09:35

Title Reference: 51109677

Date Created: 25/08/2017

Previous Title: 40073927

REGISTERED OWNER

Dealing No: 718299071 27/09/2017

GAG PORT DOUGLAS PROPERTY COMPANY NO 2 PTY LTD
A.C.N. 619 937 754

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 288958
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40073927 (Lot 2 on SP 288958)
2. COVENANT No 718299114 27/09/2017 at 15:02
restricts dealings over
LOT 4 ON SP288958
LOT 1 ON SP288958
LOT 2 ON SP288958 AND
LOT 3 ON SP288958

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
718330550	CHANGE NAME	13/10/2017 10:22	UNVERIFIED

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338098

Search Date: 15/11/2017 09:35

Title Reference: 51109678

Date Created: 25/08/2017

Previous Title: 40073928

REGISTERED OWNER

Dealing No: 718299071 27/09/2017

GAG PORT DOUGLAS PROPERTY COMPANY NO 2 PTY LTD
A.C.N. 619 937 754

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 288958
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40073928 (Lot 3 on SP 288958)
2. COVENANT No 718299114 27/09/2017 at 15:02
restricts dealings over
LOT 4 ON SP288958
LOT 1 ON SP288958
LOT 2 ON SP288958 AND
LOT 3 ON SP288958

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
718330550	CHANGE NAME	13/10/2017 10:22	UNVERIFIED

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

DESCRIPTION OF LAND

Tenure Reference: TL 0/239913

Lease Type: TERM

LOT 4 SURVEY PLAN 288958
Local Government: DOUGLAS

Area: 6.661000 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
COMMERCIAL/BUSINESS

TERM OF LEASE

Term and day of beginning of lease

Term: 50 years commencing on 30/06/2017

Expiring on 29/06/2067

REGISTERED LESSEE

Dealing No: 718299108 27/09/2017

GAG PORT DOUGLAS PROPERTY COMPANY NO 2 PTY LTD
A.C.N. 619 937 754

CONDITIONS

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

CONDITIONS

A131 SPECIFIED CONDITIONS FOR: Lease for a Term of Years
PURPOSE: Marine facility and Commercial/business

STATUTORY CONDITIONS:

Statutory conditions are the general mandatory conditions of a lease and binds the lessee in accordance with Part 2 Division 1 of the Land Act.

1. Permitted Use: The lessee must use the land only for the purpose for which the tenure was issued under the Land Act 1994.
2. Duty of Care: The lessee has the responsibility for a duty of care, for the land under the Land Act 1994.
3. Rent/Instalment: The lessee must pay the annual rent/instalment in accordance with the Land Act 1994 and the Land Regulation 2009.
For further information on how annual rent is determined, refer to the department's website at www.dnrm.qld.gov.au.
4. Noxious plants: The lessee must keep noxious plants on the land under control. If the lessee does not comply with this condition, the Minister may bring the noxious plants under control, the cost of which will be recovered from the lessee.
5. Information to Minister: The lessee must give the Minister administering the Land Act 1994, information the Minister asks for about the tenure.
6. Monies for Improvements: No money for improvements is payable by the State on the forfeiture, cancellation, surrender or expiry of this lease but money may be payable if the State receives payment from an incoming lessee or buyer for the improvements on the land. However, the previous lessee may apply to the Minister to remove the improvements that belong to the lessee, within a period of 3 months from the date of the forfeiture, surrender, or expiry of this lease. The lessee may only undertake the removal of the improvements in the presence of an authorised representative of the department, if required by the Minister. The lessee may only remove those improvements if all monies due from the lessee to the department under this lease have been paid.

REGULATORY-CONDITIONS:-----

A regulatory condition relates to a lease, in accordance with the Land Regulation.

1. Indemnity: The lessee indemnifies and agrees to keep indemnified the Minister, and the State of Queensland and its Representatives, (the "Indemnified parties") against all liability, costs, loss and expenses including claims in negligence (including any claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on a solicitor and client basis) ("Claim") arising from or incurred in connection with:

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

CONDITIONS

- a. the granting of this lease to the lessee;
- b. the lessee 's use and occupation of the land; or
- c. personal injury (including sickness and death) or property damage or loss in connection with the performance (or attempted purported performance or non-performance) of the lease or a breach of the lease by the lessee .

The lessee hereby releases and discharges to the full extent permitted by law, the Indemnified parties from all actions, claims, proceedings or demands and in respect of any loss, death, injury, illness or damage (whether personal or property and whether special, direct, indirect or consequential financial loss) arising out of the use and occupation of the lease.

To the full extent permitted by law, the Minister, the State of Queensland and their Representatives will not be liable to the lessee for any special, indirect or consequential damages, including consequential financial loss arising out of the use and occupation of the lease.

2. Public Liability: The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, if not so authorised then only with the Minister's approval, which can be given or withheld in the Minister's sole discretion, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the land or any improvements thereon and against all claims, demands, proceedings, costs, charges, and expenses whatsoever (including claims in negligence) Such policy must:
 - a. be for an amount of not less than twenty (20) million dollars and have no per event sublimit or such higher amounts as the Minister may reasonably require.
 - b. be effected on a "claims occurring" basis; and
 - c. be maintained at all times during the currency of the lease, and upon receipt of any notice of cancellation, the lessee must immediately effect another public insurance policy in accordance with the terms of the lease .

The lessee must, as soon as practicable, inform the Minister, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister is kept fully informed of subsequent actions and developments concerning the claim.

The lessee must renew such policy, at the lessee's expense, each year during the currency of this lease.

The condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.

This condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

CONDITIONS

cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.

3. Access: The provision of access, further access or services to the land will not be the responsibility of the State.
4. Survey Costs: If the land needs to be surveyed or re-surveyed the lessee must do this at their own cost under the Survey and Mapping Infrastructure Act 2003. This survey plan must be lodged in the land registry within the specified time.
5. Jurisdiction: The lessee is subject to the Land Act 1994 and all other relevant Queensland and Commonwealth legislation.
6. Compliance with Laws: The lessee must comply with all lawful requirements of the:
 - a. Local Government; and
 - b. any department within the Queensland or Commonwealth governments (including the department administering the Land Act 1994), local authority or statutory instrumentality having jurisdiction over the land, or the development, use and occupation of the land, in regard to its use, occupation and development of the land.

SPECIAL-CONDITIONS:-----

These conditions relate to this lease.

Cancellation/Forfeiture

1. The lease may be forfeited/cancelled if not used for the purpose for which it was issued or any subsequent additional purpose, defaults payment of the annual rent or by breach of a condition of the tenure.

Improvements or development on or to the land

1. The lessee must during the whole of the term of the lease, to the satisfaction of the relevant authorities, maintain all improvements on the land in a good and substantial state of repair.
2. The lessee must, during the whole of the term of the lease protect the leased land from erosion and effect such works as are considered necessary .
3. The lessee must ensure that the development and use of the land meets with the Planning Scheme, Local Laws and requirements of the Douglas Shire Council, binding the lessee.

Maintenance of landscape and beautification program

1. If, as a result of carrying out works or any other cause attributable to the lessee any bank or revetment wall within the lease area is damaged or displaced , the lessee must, at the lessees' expense, restore the bank or revetment wall to its former condition and take such other action as is necessary to ensure the stability of the bank or revetment wall to the satisfaction of the the relevant authorities.
2. All works constructed in, on, over, through or across and below high water mark within the leased land must be maintained.

Care, sustainability and protection of the land

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

CONDITIONS

1. The lessee must not keep, store or permit to be kept or stored on the land any materials of a dangerous, flammable or explosive nature unless all statutes, local laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
2. The lessee must ensure that each and every activity undertaken on the land which has the potential to pollute and/or contaminate Dickson Inlet is carried out in such a manner as to prevent this from occurring.
3. The lessee must, at the lessee s' expense, maintain a depth of water within the land sufficient to allow such waters to be freely navigated at the developed depths at all stages of the tide by the classes of the vessels using the facilities situated therein and should any dredging be required to maintain such depth of water, then the lessee must, at the lessees' expense, be responsible for obtaining the relevant statutory approvals required to permit the carrying out of such dredging and disposal of dredge spoil .

Conversion or renewal of the lease

1. The lessee of this lease is not allowed to make an application for conversion of this lease in terms of the Land Act 1994.

Tidal requirements

1. The lessee must not in any way interfere with any navigation mark or light erected on the land.
2. All works constructed in, on, over, through or across and below high water mark within the land must be maintained in a good and substantial state of repair.
3. The lessee must at all times take the necessary precautions to ensure that all lights on or above the land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties .
4. The lessee must, take all reasonable action to ensure that all vessels attached to moorings within the boundaries of the land must be moored wholly within such boundaries and that such vessels or any part/s thereof must not encroach beyond the boundaries of the land.

Quarry Material and Forest Products

1. The lessee must allow any person authorised under the Forestry Act 1959 access to the land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the land.
The lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements of a permit, licence,

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

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Date Created: 16/08/2017

CONDITIONS

agreement or contract granted or made under the Forestry Act 1959.

Other conditions the Minister considers appropriate

1. The lessee must not carry out or allow to be carried out, any offensive, noxious or noisy occupation or business, upon the land, in accordance with Douglas Shire Council requirements and any other relevant legislative Authority as required.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Lease No. 40073929
2. SUB LEASE No 602819460 (K567434M) 05/03/1991
MOSSMAN CENTRAL MILL COMPANY LIMITED
OVER LOT B ON PLAN SR904
TERM: 4/9/1988 TO 3/8/2033
3. AMENDMENT No 707440277 03/02/2004 at 14:37
SUB LEASE: 602819460 (K567434M)
4. TRANSFER No 707444995 04/02/2004 at 14:42
SUB LEASE: 602819460 (K567434M)
PORT DOUGLAS STEAM TRAIN COMPANY PTY LTD A.C.N. 001 370 798
5. SUB LEASE No 711086127 12/10/2007 at 16:18
SUB LEASE: 602819460 (K567434M)
DAVID ALAN THOM TENANT IN COMMON 1/3
RICKLIND PTY LTD A.C.N. 094 355 423 TENANT IN COMMON 1/3
MIESHA PTY LTD A.C.N. 051 478 687 TENANT IN COMMON 1/3
LEASE C ON PLAN IS146230
TERM: 14/08/2007 TO 31/12/2020 OPTION NIL
6. TRANSFER No 711244884 05/12/2007 at 14:48
SUB LEASE: 711086127
JOHN ALAN REVELL TENANT IN COMMON 1/3
KYLIE DANIELLE REVELL TENANT IN COMMON 1/3
CHERYL MAREE REVELL TENANT IN COMMON 1/3
7. SUB LEASE No 712963586 24/12/2009 at 14:44
J.J.R.J. PTY LTD A.C.N. 005 062 215
OF LEASE DB ON SP230812
TERM: 24/12/2009 TO 23/12/2029 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

ENCUMBRANCES AND INTERESTS

8. SUB LEASE No 713199555 27/04/2010 at 14:41
STARGATE MARINE SERVICES PTY LTD A.C.N. 007 150 290
OF LEASE DE ON SP230812
TERM: 14/04/2010 TO 13/04/2020 OPTION NIL
9. SUB LEASE No 713202205 28/04/2010 at 15:03
WAVELENGTH MARINE CHARTERS PTY LTD A.C.N. 126 970 429
OF LEASE CG ON SP230812 (BERTH C7)
TERM: 14/04/2010 TO 13/04/2030 OPTION NIL
10. TRANSFER No 716213053 18/12/2014 at 09:49
SUB LEASE: 713202205
WAVELENGTH PORT DOUGLAS PTY LTD A.C.N. 168 338 663
11. SUB LEASE No 714572386 17/07/2012 at 11:23
POSEIDON OUTER REEF CRUISES PTY LTD A.C.N. 077 142 557
OF LEASE DA ON SP230812
TERM: 16/07/2012 TO 15/07/2032 OPTION NIL
12. TRANSFER No 715813387 04/06/2014 at 15:12
SUB LEASE: 714572386
QUICKSILVER CONNECTIONS LIMITED A.C.N. 010 434 269
13. SUB LEASE No 714616739 10/08/2012 at 11:47
ARISTOS PORT DOUGLAS PTY LTD A.C.N. 103 374 698
OF LEASES CKC & CLC ON SP254668
TERM: 16/07/2012 TO 15/07/2032 OPTION NIL
14. SUB LEASE No 716293332 03/02/2015 at 11:46
FORTANED PTY LTD A.C.N. 006 511 495 TRUSTEE
UNDER INSTRUMENT 716293332
OF PART OF THE GROUND FLOOR (LEASES 16 AND 16A)
TERM: 18/07/2014 TO 17/07/2017 OPTION 3 YEARS
15. SUB LEASE No 717205741 21/04/2016 at 15:39
LADY DOUGLAS PTY LTD A.C.N. 169 963 026
OF LEASE CMC ON SP285532
TERM: 01/03/2016 TO 28/02/2031 OPTION NIL
16. SUB LEASE No 717419488 01/08/2016 at 15:27
HEMINGWAY'S BREWERY FNQ PTY LTD A.C.N. 603 792 418
OF PART OF THE GROUND FLOOR (LEASE 66) AND PART OF LEVEL B
(LEASE 67)
TERM: 24/06/2016 TO 23/06/2021 OPTION 5 YEARS

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27338096

Search Date: 15/11/2017 09:34

Title Reference: 40073929

Date Created: 16/08/2017

ENCUMBRANCES AND INTERESTS

17. SUB LEASE No 717842202 15/02/2017 at 15:45
QUICKSILVER CONNECTIONS LIMITED A.C.N. 010 434 269
OF LEASES QA, QB, QC & QD ON SP227599
TERM: 01/02/2017 TO 31/01/2022 OPTION NIL

18. SUB LEASE No 717948727 06/04/2017 at 15:34
IAIN PETER RALSTON
SUSAN CAROL RALSTON JOINT TENANTS
OF LEASE CAC ON SP288965
TERM: 14/03/2017 TO 13/03/2032 OPTION NIL

19. COVENANT No 718299114 27/09/2017 at 15:02
restricts dealings over
LOT 4 ON SP288958
LOT 1 ON SP288958
LOT 2 ON SP288958 AND
LOT 3 ON SP288958

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
718330537	CHANGE NAME	13/10/2017 10:17	UNVERIFIED

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act(1994) or
section 281 Land Act(1994)

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Requested By: D-ENQ CITEC CONFIRM



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: 50409905 EMR Site Id: 177290 05 October
2017

This response relates to a search request received for the site:

Lot: 4 Plan: SP288958

SEARCH RESULT

The site you have searched is a lot resulting from the amalgamation of the following sites, which are included on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR), as indicated below. Further details for these sites are available by contacting this Agency via email: emr.clr.registry@ehp.qld.gov.au

Lot	Plan	
126	SR868	EMR
146	SR861	EMR

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



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: 50420711 EMR Site Id: 177296 21 November
2017
This response relates to a search request received for the site:
Lot: 1 Plan: SP288958

EMR RESULT

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which IS included on the EMR or the CLR.

Lot: 146 Plan: SR861
Address: WHARF STREET
PORT DOUGLAS QLD 4871

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

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



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: 50422762 EMR Site Id: 29 November 2017
This response relates to a search request received for the site:
Lot: 2 Plan: SP288958

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



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: 50422759 EMR Site Id: 177289 29 November
2017
This response relates to a search request received for the site:
Lot: 3 Plan: SP288958

EMR RESULT

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which IS included on the EMR or the CLR.

Lot: 126 Plan: SR868
Address: 1-3 INLET ROAD
PORT DOUGLAS QLD 4871

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

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

Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)

 Cadastre (10k)

Queensland waterways for waterway barrier works

 1 - Low

 2 - Moderate

 3 - High

 4 - Major

Coastal management district

 Coastal management district

Coastal area - erosion prone area

 Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

 Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

 Coastal area - high storm tide inundation area

DA Mapping System – Print Screen

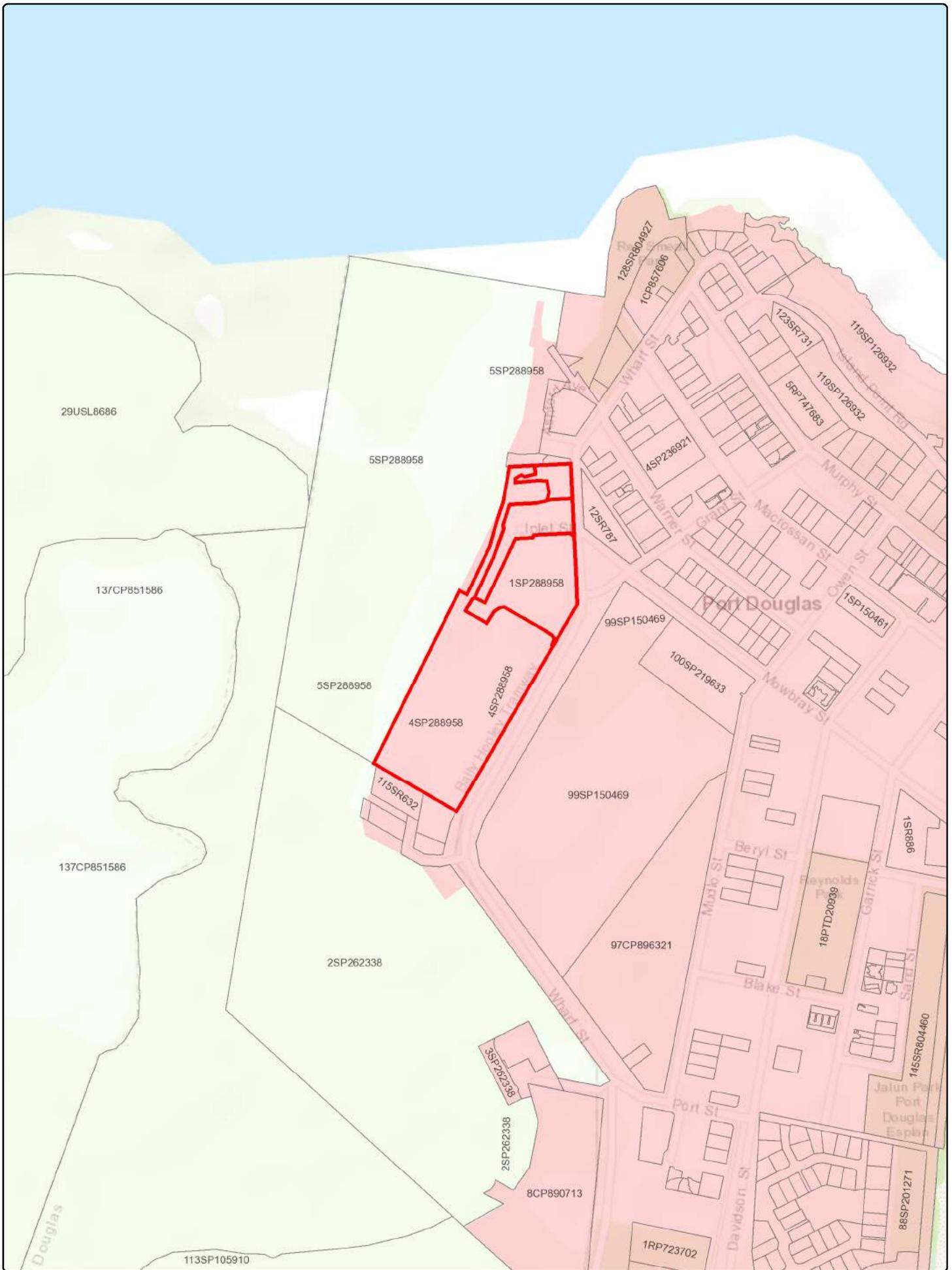
Date: 30/11/2017

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Infrastructure, Local
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DA Mapping System – Print Screen

Date: 30/11/2017

0 140 280 420 560

Metres



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Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)

 Cadastre (10k)

SEQRP 2009-2031 development area (superseded)

 Local Development Area

 Regional Development Area

SEQ regional biodiversity corridor

 SEQ regional biodiversity corridor

SEQ regional biodiversity value

 SEQ regional biodiversity value

SEQ regional greenspace network

 SEQ regional greenspace network

SEQ regionally significant scenic amenity

 SEQ regionally significant scenic amenity

Regional land use categories (SEQ, WBB, MIW, FNQ)

 Urban Footprint

 Rural Living Area

 Regional Landscape and Rural Production
Area

DA Mapping System – Print Screen

Date: 30/11/2017

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Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)

 Cadastre (10k)

MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)

Coastal management district

 Coastal management district

Erosion prone area

 Erosion prone area

High storm tide inundation area

 High storm tide inundation area

Medium storm tide inundation area

 Medium storm tide inundation area

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

MSES - Regulated vegetation (category R)

 MSES - Regulated vegetation (category R)

Disclaimer:

**ATTACHMENT 4
TRAFFIC MANAGEMENT REPORT
ENGINEERING SERVICES REPORT
- Flanagan Consulting Group**



ENGINEERING SERVICES REPORT

DA SUBMISSION

CRYSTALBROOK SUPERYACHT MARINA – WHARF STREET, PORT DOUGLAS



Project No. 4985
Reference No. R-JM0109
Date: December 2017

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APPENDIX G – MARINA E SPS INFORMATION

APPENDIX H – PUMP STATION DESIGN CALCULATIONS

APPENDIX I – WATER SUPPLY PRE AND POST DEMAND CALCULATIONS

CAIRNS +61 7 4031 3199 | cairns@flanaganconsulting.com.au | 138 Spence Street PO Box 5820 CAIRNS QLD 4870

DARWIN +61 8 8911 0046 | darwin@flanaganconsulting.com.au | 8 Shepherd Street GPO Box 4299 DARWIN NT 0800

MACKAY +61 7 4944 1200 | mackay@flanaganconsulting.com.au | 56 Gordon Street PO Box 45 MACKAY QLD 4740

TOWNSVILLE +61 7 4724 5737 | townsville@flanaganconsulting.com.au | 370 Flinders Street PO Box 891 TOWNSVILLE QLD 4810

Flanagan Consulting Group is a registered business name of South Pacificsands Pty Ltd A.C.N. 052 933 687

1.0 INTRODUCTION AND BACKGROUND

This engineering assessment report has been prepared for the development application in respect of the proposed 'Crystalbrook Superyacht Marina' located at Wharf Street, Port Douglas.

Crystalbrook Collection proposes a Material Change of Use (MCU) application for a 3.43 Ha parcel of land described as Lots 1,2,3 and 4 (Spillway) on SP 288958, shown in Figure 1 below, from the current mix of uses including commercial, industrial and retail into a proposed development consisting of a 5-star hotel and complementary other offerings including retailing tenancies, restaurants, bars, day spa, function facilities, residential accommodation and community areas. The site has approximately 280 metres of frontage to Wharf Road and 2 proposed access points with a further 141 external carparks on Wharf Street along the Marina to the south.

This report examines the engineering impacts upon Council services and whether the development is consistent with Councils' Standards in terms of civil engineering requirements under the Douglas Shire Council codes of:

- Acid Sulphate Soil Code
- Filling and Excavation Code
- Natural Areas and Scenic Amenity Code
- Vehicle Parking and Access Code



Figure 1: Proposed Development Site

Courtesy of Google Earth

2.0 PROJECT DESCRIPTION

The proposed MCU of Lots 1,2,3 and 4 on SP 288958 will comprise demolition of all existing facilities, site earthworks, new access construction, upgrade works to Wharf Road and provision for services for the proposed 130 room hotel and complementary other offerings including retailing tenancies, restaurants, bars, day spa and function facilities, residential villas and interfaces with the redeveloped marina facility.

The site is currently fully developed and operating as the Reef Marina and associated car parking facility, retail outlets, restaurants and a shipyard.

The following section of the report summaries the key engineering and traffic related matters relevant to Councils' assessment.

2.1 Demolition, Clearing, Earthworks and Erosion and Sediment Control

Prior to earthworks, full demolition of the existing facilities is required. Clearing of any existing vegetation will be required apart from the retention of some selective trees along the frontage.

The development proposes a basement carpark which will require significant excavation. Detailed earthworks design has not been undertaken; however, a preliminary review indicates the cut will generally be in the order of 3.0m - 3.5m.

As the site is located between RL 2.8m and RL3.3m AHD, detailed geotechnical investigations will be required to identify any ASS/PASS material within the excavation and the appropriate treatment required prior to removal. The level of the site also dictates that filling will be required to elevate the Habitable and Non-habitable floor levels to 4.17m and 3.87m AHD respectively.

Due to the flat nature of the site and minimal external catchments (refer section 2.3.1), the erosion and sediment control during construction can easily be managed by the appropriate use of sediment fences and diversion drains connecting to appropriately placed small onsite sediment ponds for treatment before discharging to Dicksons Inlet and Council infrastructure. It should also be noted that the large basement footprint will also act as a sediment basin to reduce site runoff during storm events.

2.2 Traffic and Car Parking Assessment

2.2.1 Site Vehicle Access

The site has approximately 280m of frontage to Wharf Street, a Council controlled collector road, and the proposed development will be serviced by 2 accesses of approximately 6m to 7m wide. The northern access point will services hotel guests only at ground level (via the porte cochere) whilst also providing guest only access to the underground basement car parking facility. No service vehicles will use this entrance. The largest vehicle expected to use the main entrance is a stretch limousine or possibly a small coaster type tourist bus.

The southern access, opposite Grant Street, is the defined entrance for service vehicles associated with the development. This proposed service vehicle access has been sized to accommodate the expected largest vehicle, an 11.0 m Class 5 Service Vehicle (as per Austroads vehicle classification system) to enable the garbage to access the service basement for collection by side or rear loading of a garbage compacter using Cleanaway's Scania P4408X45778WB truck. Sketch plan 4985-SK03 in **Appendix A** shows the proposed garbage collection route and turn around within the basement to enable site entry and exit in forward gear.

2.2.2 Bus Drop Off Facility

Current on-site bus parking facilities allow for 10 bus bays which are utilised by the commercial operators for drop off and parking. The site redevelopment will remove this on-site bus facility and replace it within Wharf Street by removing 15 of the existing Wharf Street car spaces and line marking a 52.5m long 4-bus bay drop-off/pick-up zone immediately south of the southern access. The extended stay and parking by

buses associated with the commercial operators will no longer occur within the drop off area as buses will now be required to source alternative parking arrangements off site.

Current bus numbers servicing the site have been provided by the current operators and in peak tourism time, total 19 buses per day (Quicksilver = 10, Calypso = 5, Sailaway = 1, Reef Sprinter = 2 Norseman = 1), spread across a morning and afternoon peak with differing scheduled drop off and pick up times. The 52.5m drop off zone can accommodate, if required, up to 4 x 12.5m buses in a nose to tail configuration.

The concept rationalisation proposes verge works to enable an exit taper and the removal of fifteen of the marina designated on-street parks. Refer 4985-SK01 in **Appendix B**. By rationalising the bus facilities to on-street, it will eliminate a significant number of heavy vehicle movements in and out of the development, improving safety at the two accesses.

2.2.3 On Site Car Parking

An assessment of the car parking supply/demand for the non-marina component of the development only has been undertaken in accordance with the Douglas Shire Town Plan’s Vehicle Parking and Access Code, Schedule 1 – Car Parking Requirements whilst the existing car parking arrangements for the marina have been checked against ‘best judgement’ assessment of car parks per marina berth type as shown in **Table 1** below, to confirm adequate parks are provided:

TABLE 1 – CAR PARKS FOR MARINA BERTH TYPES

Berth Type	Parks / Berth
Commercial	2.0
Long term Stay	0.6
Short Term Stay (float in/float out)	0.25

Car parking demands for both sites equate to 403 spaces (277 for the redevelopment and 126 for the marina) as per calculations provided in **Appendix C**.

It is understood that the existing 141 on street car parks in Wharf Street were provided by the previous marina development and Council has acknowledged such in its letter dated 1 June 2016; Ref:775801 titled “*Without Prejudice Advice Reef Marina Parking relative to Original Rezoning*” as shown in **Appendix D**.

The development proposes a total of 277 onsite basement car parks, as shown on the architect’s basement layout plan in **Appendix E**, plus utilising 15 of the existing Wharf Street car parks for a bus drop off zone as shown in **Appendix B**. The remaining 126 on-street car parks, from the original 141 on-street parks, have been determined to be sufficient for the marina’s current use and future 24 berth extension, based on the berth to car park ratios adopted in **Table 1** above and used in the ‘Car Park Demand’ calculations in **Appendix C**.

Table 2 below provides a snap shot summary of the proposed basement car parks assessed against Schedule 1 of the Vehicle Access and Parking Code.

TABLE 2 – BASEMENT CAR SPACES ASSESSMENT

Space Type	Hotel/Villa/Apartments/Restaurant/Bar	
	No. Spaces Required	No. Spaces Provided
Car Space as per AS 2890	277 (total)	277
Compact Car Space	0 (min) - 27 (10% max)	0
Disable Space	6 (2% min)	6
Motor Cycle Space	0 (min) - 6 (2% max)	6

In summary, the 403 car parking spaces provided by both the redevelopment site (277 parks) and the marina (126 parks) are consistent with the calculated demand of 403 spaces required for both sites.

2.2.4 Pedestrian and Cyclist Access

Pedestrian and cyclist access and connectivity will be greatly improved with the proposed development providing paths along the Wharf Street Frontage and through the development to proposed boardwalk on the marina and Dicksons Inlet frontage.

The proposed bus pick-up/drop-off zone is proposed to be 3.7 m off the existing vehicle lane thus providing cyclists ample passing room. The bus pick-up/drop-off zone is also suitably placed to avoid pedestrian conflicts with vehicles and cyclists, as the bus passengers can easily exit the bus onto the verge and access the development site directly.

2.3 Stormwater Drainage

2.3.1 External Catchment

This site has no external catchments.

The eastern boundary is bound by Wharf Street, which cuts off and conveys any overland flow, whilst the southern and western boundaries are bound by Dicksons Inlet. The northern boundary has minor yard catchments draining to Dicksons Inlet with some minimal flow crossing the boundary into the site. These flows are minimal and can easily be catered for within the site as explained in Section 2.3.2 below.

2.3.2 Internal Drainage

The site is generally flat with the majority of Lot 1 having localised grading to a piped drainage network across the existing marina site which discharges to the Council network. A small catchment along the eastern boundary of Lot 1 which is contained within Lot 3, sheet flows to Dicksons Inlet along with the majority of Lots 2 and 3. A small catchment in Lot 2, made up of the building on the corner of Inlet Street and Wharf Road, drains to Wharf Road and the majority of the catchment within Lot 3 is captured within a bund and passes through a primary treatment system before discharging to Dicksons Inlet.

Figure 2 below shows the catchment breakup of the existing site as described above.



Figure 2: Existing Stormwater Catchments

The new development will generally maintain the same catchments as the existing site. Whilst site earthworks are required to achieve the flood mitigations outlined in **Section 2.2.3** the only significant change to the catchments will be the combining of Catchments 3, 4 and 5 into a single Catchment. Catchment 1 will increase in size, taking part of Catchment 2 but will generally remain unchanged and continue to drain to the Council stormwater network while Catchment 2 will reduce in size marginally. Initial preliminary calculations for Q_{100} flows for the post development catchments will be shown in **Table 3**, below.

TABLE 3 - CRYSTALBROOK CATCHMENT HYDROLOGY

Catchment	C_{100}	I_{100} (mm/hr)	T_c (sec)	A (Ha)	Q (m^3/s)
1	1.0	332.3	5	1.99	1.84
2	1.0	332.3	5	0.63	0.63
3,4,5	1.0	332.3	5	1.01	0.93

The pipe network will be sized for the 10% AEP event in accordance with the FNQROC design manual with the remainder of the flow being conveyed using overland flow paths.

2.3.3 Flooding

The site straddles the Medium High/High Hazard Storm Tide zone and 100 Year ARI flood impact zone as confirmed by the Flood and Storm Tide Inundation Overlay for the Port Douglas Area. In accordance with the Table 5.1 of the 2012 BMTWBM storm tide inundation study the habitable floor levels throughout the development have all been set to or above the minimum RL of 4.17m.

The entrances to both basements are proposed to be set to RL 4.17mAHD to avoid flooding. The basement entrance have been setback between 30m and 50m from Wharf Street to allow suitable entrance grades of between 2% - 3% from the Wharf Street levels of approximately RL 3m to the basement entrance levels of RL 4.17m.

2.3.4 Water Quality

As per the SPP and FNQROC Development Manual D5 for Stormwater Quality Management an appropriately sized end of line SQID will be positioned within the proposed gardens along the Wharf Road and Dickson Inlet frontage to treat the site discharge before entering the existing Council Network or the Inlet itself.

The detailed design of the drainage system for the development will also incorporate water sensitive devices throughout the site to ensure water quality is maintained. An example of such devices envisaged will consist of, but not be limited to:

- Litter baskets to all field gullies.
- First flush devices to roof water lines.
- Use of Seabins in the marina / duck pond.

2.4 Sewerage Reticulation

2.4.1 Site Servicing – Existing and Proposed

Currently the site is serviced by 2 pump stations connected to the existing Council sewerage trunk network.

As the proposed MCU is utilising the site for a single development it is proposed to abandon the private pump station currently situated on Lot 3, servicing the Fisherman’s Markets, and upgrade Council pump station E, which is situated across Wharf Street and approximately 50 m south-west of the Wharf Street / Grant Street intersection, to ensure sufficient capacity is available to accommodate the proposed development flows.

Preliminary designs confirm the site can be serviced by an internal gravity network designed in accordance with AS3500. This is achieved because of the flooding requirement to lift the site approximately 1 m which, in turn, creates more than 4m fall from the furthest fixture situated approx. 360m from the pump station (habitable floor level for the buildings of 4.17m and an SPS inlet level of -0.15m).

Because of hydraulic service requirements, such as grease trap interceptors and bin wash down areas within the basement, a private pump station will also be required as the basement cannot be serviced by a gravity main. The exact location of the private pump station will be subject to detailed design.

An analysis of the proposed development has determined the generated flows from the development and the marina are 587 Eps as presented in **Table 4** below. Full details of the calculations and assumptions are contained in **Appendix F**.

TABLE 4 - DEVELOPMENT GENERATED FLOWS

Site EPs	ADWF (L/s)	PWWF (L/s)	PDWF (L/s)
587	1.83	9.17	4.41

2.4.2 Existing Council Marina E SPS

The current Marina E SPS is a 2.1 m diameter storage well with 2 x 5.5 kW pumps which pump to the Port Douglas Treatment Plant via an approx. 1200 m long, 150 mm dia uPVC rising main. An initial analysis of the configuration (supplied by Council and attached in **Appendix G**) has determined that the system currently operates with a pump rate of 11.2 l/s with a pipe flow velocity of 0.6 m/s under 8.74 m of head. While this velocity is under the minimum WSA requirement of 1 m/s for self-cleansing, an analysis of the pump and existing well storage confirm the pump station is sufficient to handle the proposed development flows shown in **Table 3** above.

Calculations, attached in **Appendix H**, confirm that the current well will be undersized for the FNQROC and WSA 4hr ADWF emergency storage requirements which equate to 26.4m³. Currently the pump station and connecting manholes provide approximately 1.81 hrs (or 12m³) of storage, so an additional storage volume of 14.4 m³ is required to meet the emergency storage requirements. It is proposed to achieve this storage by constructing an additional overflow tank/pipe adjacent to the existing pump station and this configuration will be confirmed during the detail design stage.

2.5 Water Reticulation

Currently the site is serviced by 2/150 mm dia PVC trunk mains on the Wharf Street frontage.

Initial calculations for the pre-development and post-development site flow requirements (including the existing marina facilities) have been determined in accordance with Water Supply Code of Australia and FNQROC and the summary is shown in **Table 5**, below.

TABLE 5 - PROPOSED DEVELOPMENT FLOW RATES

Stage	Development EPs	Average Day Flow (l/s)	Mean Day Max Month Flow (l/s)	Peak Day Flow (l/s)	Peak Hour Flow (l/s)	Fire Fighting Flow (l/s)
Pre-development	522	3.23	4.69	7.27	0.65	30 for 4 hrs
Post-development	567	3.28	4.92	7.38	0.62	30 for 4 hrs

Based on the calculations, the flows generated by the new development (and existing marina) show a slight increase in water demands for site of approximately 8%. therefore, no upgrades are expected to be required to the existing water network.

The proposed development will abandon one of the existing site connections and provide one metered connection point to the site. Furthermore it should be noted that a site flow and pressure check will be undertaken by the hydraulic consultant at the building design stage to confirm if supply is adequate for the site's firefighting requirements or if an engineered solution is required.

The pre- and post-development water demands are supplied in **Appendix I**.

3.0 ENGINEERING CODE ASSESSMENT

3.1 Potential or Actual Acid Sulphate Soil Material Code

To achieve the purpose of the Potential or Actual Acid Sulphate Soil Material Code, the proposed MCU is required to comply with the Performance Criteria outlined in the Code. The proposal’s compliance with the relevant provisions of the Code is detailed in the following.

Potential or Actual Acid Sulphate Soil Material Code

Performance Criteria	Development Compliance
Identification and Management of Acid Sulphate Soils	
P1 The extent and location of acid sulphate soils or potential acid sulphate soils must be identified.	The site is below the 5m AHD. No soil testing has been conducted at this stage, however prior to OPW design appropriate testing will be undertaken by a geotechnical consultant to determine if ASS or PASS is present and an appropriate management plan, if required, will be developed for incorporation into the OWP documentation. Able to comply
Disturbance of Acid Sulphate Soils	
P2 No environmental harm resulting from acid sulphate soils or potential acid sulphate soils exposure is caused.	If discovered a management plan will be developed and incorporated into the OPW documentation. Normal practice is to treat disturbed material at a predetermined liming rate before disposal off site. Able to comply
P3 The disturbance of acid sulphate soils or potential acid sulphate soils is avoided or minimised.	Excavation below RL 5.0m AHD will apply to the basement and services such as sewer and stormwater. The majority of the site will require some filling from either onsite or imported material. Able to comply
P4 The release of acid and associated metal contaminants into the environment is avoided or minimised.	If discovered a management plan will be developed and incorporated into the OPW documentation. Normal practice is to treat disturbed material at a predetermined liming rate. Able to comply

The proposed MCU is considered to comply with the Performance Criteria of the Potential or Actual Acid Sulphate Soil Material Code, having regard to the Acceptable Measures. It is therefore considered that the development meets the purpose of the Code.

3.2 Filling and Excavation Code

To achieve the purpose of the Filling and Excavation Code, the proposed MCU is required to comply with the Performance Criteria outlined in the Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following.

Filling and Excavation Code

Performance Criteria	Development Compliance
Filling and Excavation - General	
P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or surrounding area.	The earthworks will be designed to DSC standards and will not pose any impacts. Basement excavation will be undertaken in accordance with the recommendation of the geotechnical engineers reports. Able to Comply
Visual Impact and Site Stability	
P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	While there are earthworks required for the development to meet the Flooding and Storm Surge Overlay requirements the actual height of earthworks is not significant (approx. 0.8-1 m height) and will not impact on the visual amenity, privacy of the adjoining properties. The Site is generally flat and all earthworks will be done in accordance with DSC standards with no opportunity to cause issue with adjoining properties. Able to Comply
Flooding and Drainage	
P3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact upon the Shire or nearby land or adjacent road reserves.	Proposed filling will not impact the existing run-off characteristics of the site and the only cut is solely for the purpose of basement which will not impact on drainage. Complies.
Water Quality	
P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	All run-off during construction will be managed through an erosion and sediment strategy to be developed prior to OPW and all development run-off will be controlled through end-of-line squids in or similar in accordance with FNQROC to ensure no impact to the receiving waters. Able to Comply

The proposed MCU is considered to comply with the Performance Criteria of the Excavation and Filling Code having regard to the Acceptable Measures. It is therefore considered that the development meets the purpose of the Code.

3.3 Natural Areas and Scenic Amenity Code

To achieve the purpose of the Natural Areas and Scenic Amenity Code, the proposed MCU is required to comply with the Performance Criteria outlined in the Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following.

Natural Areas and Scenic Amenity Code

Performance Criteria	Development Compliance
Development in Areas of natural and Scenic Amenity Value	
P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	The proposed development is to be built within the DDA in accordance with the site plans. Able to comply
P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	The existing site is fully developed and the proposed development will enhance the area within the current boundaries. Able to comply
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	All run-off during construction will be managed through an erosion and sediment strategy to be developed prior to OPW and all development run-off will be controlled through end-of-line squids in or similar in accordance with FNQROC to ensure no impact to the receiving waters. Able to Comply
Setback Areas/Riparian Corridors	
P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	Refer Landscaping submission which details the site works proposed. Able to Comply
Use of Setback Areas/Riparian Corridors	
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	Refer Landscaping submission which details the site works proposed. Able to comply
Retaining and Protecting Highly Visible Areas	
P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	The site is generally very flat and does not contain any slopes greater than 15%. Complies

The proposed MCU is considered to comply with the Performance Criteria of the Natural Areas and Visual Amenity Code having regard to the Acceptable Measures. It is therefore considered that the development meets the purpose of the Code.

3.4 Vehicle Parking and Access Code

To achieve the purpose of the Vehicle Parking and Access Code, the proposed MCU is required to comply with the Performance Criteria outlined in the Code. The proposal’s compliance with the relevant provisions of the Code is detailed in the following.

Vehicle Parking and Access Code

Performance Criteria	Development Compliance
Vehicle Parking Numbers	
<p>P1. Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation • 	<p>Parking space demands have been calculated as per Schedule 1 to be 277 spaces for the development and as per best judgement approach for the Marina. Refer Appendix C for Car Park demand calculations.</p> <p>Note: The Marina has 156 berths and 126 on street spaces (which are associated with the development site) are provided. That equates to a ratio of 0.8/berth</p> <p>Able to comply</p>
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p>???</p> <p>Able to comply</p>
Motor Cycles	
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle 	<p>8 motorcycle spaces have been provided</p> <p>Able to Comply</p>
Compact Vehicles	

<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	<p>All spaces are sized as per AS 2890. No compact spaces are proposed</p> <p>Complies</p>
<p>Bicycle Parking</p>	
<p>P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	<p>A 92sqm bike parking area has been allocated within the basement which can easily store 25 bicycles. Schedule 1 requires 1 space per 10 rooms. – which equates to 19 bicycles.</p> <p>Able to comply</p>
<p>Vehicle Access to the Site</p>	
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 	<p>The site has been rationalised from 4 access points to 2 access points. The southern access point is for service vehicles only. Access widths are sufficient (approx. 7m) to accommodate the largest design vehicles for the site. Semi-trailers will not be accessing the site, the largest vehicle will be the garbage truck.</p> <p>Complies</p>
<p>Accessibility and Amenity for Users</p>	
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>On site parking is in a basement.</p> <p>Complies</p>
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>Basement circulation complies with AS 2890</p> <p>Complies</p>
<p>Access Driveways</p>	
<p>P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.</p>	<p>Access widths are sufficient (approx. 7m) to accommodate the largest design vehicles for the site. Semi-trailers will not be accessing the site, the largest vehicle will be the garbage truck.</p> <p>Complies</p>
<p>P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the</p>	<p>Complies</p>

driveway.	
Access for People with Disabilities	
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	The basement will be flat with grades of less than 1%. Complies
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	A lift and stairs will be provided as required by the BCA. Complies
Access for Cyclists	
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	Access to the bike storage is via the basement entrance for staff whilst guests, if requested, would be provided with a bicycle at the porte cochere. Complies
Dimensions of Parking Spaces	
P14 Parking spaces have adequate areas and dimensions to meet user requirements.	Spaces comply with AS 2890 and will be certified upon completion Complies
O-Site Driveways, Manoeuvring, Areas and Parking/Standing Areas	
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	Carparking layout and manoeuvring complies with AS 2890 and will be certified upon completion. Complies
Vehicle Circulation, Queuing and Set Down Areas	
P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	Carparking layout, queuing and manoeuvring complies with AS 2890 and will be certified upon completion. Complies
P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	Carparking layout, queuing and manoeuvring complies with AS 2890 and will be certified upon completion. Complies
P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	Set down will occur at the porte cochere. Carparking layout, queuing and manoeuvring complies with AS 2890 and will be certified upon completion. Complies

The proposed MCU is considered to comply with the Performance Criteria of the Vehicle Parking and Access Code having regard to the Acceptable Measures. It is therefore considered that the development meets the purpose of the Code.

4.0 CONCLUSION

The development complies with the Council codes addressed herein and the preliminary plans, development assessment and calculations attached are of sufficient detail to provide surety to Council in terms of the future servicing of the proposed redevelopment of the site.