

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Nathan Verri Pty Ltd
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5150
Email address <i>(non-mandatory)</i>	Patrick.C@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20193787

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		24	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	PTD2095	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Dwelling House	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
6.2) Provide details about the second development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House	1	N/A

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$	
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PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

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16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
 Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
 No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane’s port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
 No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
 No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes

No

Note: See guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 A certificate of title
 No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
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QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

Individual owner's consent for making a development application under the *Planning Act 2016* *in*

We, Darryl Keith Croser & Mary Lenee Croser

as owner of the premises identified as follows:

24 Murphy Street, Port Douglas, described as Lot 1 on PTD2095

consent to the making of a development application under the *Planning Act 2016* by:

Nathan Verri Pty Ltd

on the premises described above for:

The purpose of a Dwelling House

D. Croser
M. Croser

20/12/2019

[signature of owners and
date signed]



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Nathan Verri
Development: Dwelling House
At: 24 Murphy Street, Port Douglas (Lot1 PTD2095)
Prepared by: GMA Certification Group
File Ref: 20193787
Revision: A

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1.0 Introduction

This report has been prepared in behalf of Nathan Verri in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at 24 Murphy Street, Port Douglas, and described as Lot 1 PTD2095.

The application site is a single irregular shaped allotment and has an area of 1,340m² and frontage to Murphy Street to the south of approximately 31 metres and to the north west to an unconstructed section of Grant Street of approximately 58 metres. The site currently contains a small house and slopes from the north to the south with a fall of approximately 20 metres for the full length of the site. Mature vegetation is established within the northern section of the site with a cleared area located in the south of the site and adjacent the frontage to Murphy Street. The Locality containing the site is a commonly known as Flagstaff Hill and is dominated by hillside allotments containing large established dwelling houses and multiple dwellings. The Port Douglas Town Centre and Macrossan Street are located 150 metres to the south west of the site, which contain the principal recreation and retail area of Port Douglas.

It is proposed to demolish the existing dwelling and develop the site for the purpose of a new Dwelling House. The Dwelling House would be two storey in height and would be located predominantly in the cleared area in the south west of the site. The siting for the proposed dwelling house has been selected to reduce the level of earthworks and vegetation removal required to facilitate the development and to limit the impact that the proposed development would have on the visual amenity of the area. The Dwelling House, itself is considered to be of a modern tropical design with a good indoor/outdoor relationship and with an external palette that complements the locality.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks contained within the Planning Scheme. The proposal is considered to satisfy these benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	24 Murphy Street, Port Douglas
Real Property Description:	Lot 1 PTD2095
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 1,340m ² Frontage: <ul style="list-style-type: none"> • Approx. 31 Metres – Murphy Street • Approx. 58 Metres – Grant Street (unconstructed)
Registered Owner:	Daryl & Mary Croser
Proposal:	Dwelling House
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none"> • Environment and Heritage – <ul style="list-style-type: none"> ○ MSES Regulated Vegetation (Category B) ○ MSES Regulated Vegetation (Essential Habitat) • Safety and Resilience to Hazards – <ul style="list-style-type: none"> ○ Very High Potential Bushfire Intensity.
State Interests – SARA Mapping:	<ul style="list-style-type: none"> • Native Vegetation Clearing <ul style="list-style-type: none"> ○ Category B on the Regulated Vegetation Management Map; ○ Category X on the Regulated Vegetation Management Map; ○ Category A or BA area containing of concern Regional Ecosystems.

Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Environmental Management Zone
Local Plan Designation:	Port Douglas/Craiglie Local Plan – Precinct 1f.
Overlays:	<ul style="list-style-type: none"> • Bushfire Hazard Overlay; • Hillslopes Overlay; • Landscape Values Overlay; and, • Potential Landslide Hazard Overlay.

3.0 Site and Locality

The application site is a single irregular shaped allotment located at 24 Murphy Street, Port Douglas and described as Lot 1 on PTD 2095. The site has an area of 1,340m² and frontage to Murphy Street to the south of approximately 31 metres and to the north west to an unconstructed section of Grant Street of approximately 58 metres.

The site is currently improved by an existing older timber house and has a slope from the north to the south with a fall of approximately 20 metres for the full length of the site. Mature vegetation is established within the northern section of the site with a cleared area located in the south of the site and adjacent the frontage to Murphy Street.

The Locality containing the site is a commonly known as Flagstaff Hill and is dominated by hillside allotments containing large established dwelling houses and multiple dwellings. The nearest dwellings on the adjacent sites are approximately 35 metres from the site of the proposed dwelling and are located to the rear of those allotments at a higher elevation. The dwelling house to the east is accessed from Island Point Road to the north whilst the house to the west is accessed from Murphy Street. To the south, on the opposite side of Murphy Street, land has been developed for Multiple Dwellings.

Murphy Street at the site frontage is a wide road reserve of approximately 36.5 metres. The trafficable section of Murphy Street is located adjacent the southern boundary of the road reserve and approximately 25 metres from the site frontage. Murphy Street is a fully constructed and Council maintained road reserve.

The Port Douglas Town Centre and Macrossan Street are located 150 metres to the south west of the site, which contain the principal recreation and retail area of Port Douglas.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to demolish the existing dwelling and develop the site for the purpose of a new Dwelling House. The Dwelling House would be two storey in height and would be located predominantly in the cleared area in the south west of the site. The siting for the proposed dwelling house has been selected to reduce the level of earthworks and vegetation removal required to facilitate the development and to limit the impact that the proposed development would have on the visual amenity of the area.

Access to the house would be provided from Murphy Street via a shared driveway with the adjacent premises to the east. The driveway would terminate at a double integrated garage setback 16.3 metres from the site frontage and located adjacent the eastern side boundary and setback 900mm from that boundary. The driveway would be configured such that vehicles would be able to enter and leave the site in a forward gear. A separate pedestrian entrance would be provided to the west of the frontage at a gatehouse that would be accessed via a pedestrian path directly from Murphy Street.

To the north west of the driveway would be the principle recreation area associated with the dwelling house containing a swimming pool and deck areas. This area would step down the site with the slope and would be retained by retaining walls separated by landscaped garden beds. The retaining walls would be setback 600mm from the Murphy Street Road frontage and 1.1 metres from the frontage to the unconstructed Grant Street.

The dwelling house would be located behind the recreation area and swimming pool and would be setback approximately 13 metres from the Murphy Street frontage and 1.4 metres from the Grant Street frontage. The ground floor would contain two bedrooms and a kitchen/living area. The first floor would contain the master bedroom and media room, the primary kitchen/dining and living area and the utility rooms.

The Dwelling House, itself is considered to be of a modern tropical design with a good indoor/outdoor relationship and with an external palette that complements the locality. Tropical vegetation would be a significant feature of the overall development with the terraced areas heavily landscaped and landscaping provided as part of a 'green-roof' design.

Plans of the proposed Dwelling House are attached for reference. Proposal Plans are attached at [Appendix 2](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	1,340m ²
Frontage:	<ul style="list-style-type: none"> • Murphy Street – 31metres • Grant Street (unconstructed) - 58 metres.
Height:	7 Metres
Floor Area:	<ul style="list-style-type: none"> • Internal – 363m² • External (covered) – 199m²
Site Cover:	Approximatley 28%
Setbacks:	<ul style="list-style-type: none"> • Murphy Street: <ul style="list-style-type: none"> ○ Retaining Wall – 600mm ○ Dwelling – 13 metres ○ Garage – 16.3 metres • Grant Street <ul style="list-style-type: none"> ○ Retaining wall – 1.1 metres ○ Dwelling 1.4 metres • Minimum side and rear – 900mm (south eastern)
Access:	Murphy Street (Shared driveway)
Car Parking Spaces:	4 spaces (two uncovered)

5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

5.1 Planning Act 2016

5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the Planning Regulations 2017
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is Douglas Shire Council.

5.1.3 Level of Assessment

The application involves the development of a Dwelling House. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Dwelling House	Table 5.6.d Environmental Management Zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning benchmarks.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at [Appendix 3](#)

5.1.5 State Planning Policy

The application site has the following State Planning Policy designations/classifications:

- Environment and Heritage –
 - MSES Regulated Vegetation (Category B)
 - MSES Regulated Vegetation (Essential Habitat)
- Safety and Resilience to Hazards –
 - Very High Potential Bushfire Intensity

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Urban Footprint designation of the FNQ Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shore Council Planning Scheme (2018), the site is identified within the Environmental Management Zone and is affected by the following Overlays:

- Bushfire Hazard Overlay;
- Hillslopes Overlay;
- Landscape Values Overlay; and,
- Potential Landslide Hazard Overlay

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Detailed consideration is required in respect of PO1 and PO2, refer Appendix 3 .
Craiglie/Port Douglas Local Plan	Applies	Detailed consideration is required in respect of PO6, PO63 and PO64, refer Appendix 3 .
Bushfire Hazard Overlay Code	Applies	Complies with relevant Acceptable Outcomes
Hillslopes Overlay Code	Applies	Detailed consideration is required in respect of PO1, PO2 and PO2, refer Appendix 3 .
Landscape Values Overlay Code	Not Applicable	Not identified as an Assessment Benchmark
Potential Landslide Hazard Overlay Code	Applies	Detailed consideration is required in respect of PO2 refer Appendix 3 .
Dwelling House Code	Applies	Complies with relevant Acceptable Outcomes.
Access, Parking and Servicing Code	Applies	Complies with relevant Acceptable Outcomes.
Filling and Excavation Code	Applies	Detailed consideration is required in respect of

		PO1 and PO2, refer Appendix 3.
Infrastructure Works Code	Applies	Complies with relevant Acceptable Outcomes.
Vegetation Management Code	Applies	Complies with relevant Acceptable Outcomes

6.2 Pre - lodgement Meeting/ Enquiry

The application was the subject of pre-application enquiry with Officers of Douglas Shire Council. No in principle objection was raised in respect of the proposed development and the officers requested that the application address the following:

- Earthworks Plan, specifically quantities;
- Site Stability, specifically the provision of a Geotechnical Report;
- Front Boundary Setback, to be increased to satisfy planning requirements;
- Gatehouse size, to be reduced in size and prominence;
- Planning Benchmark Assessment in terms of building setback, construction and design; and,
- Pathway to Murphy Street to be provided on the proposal plans.

The proposal plans have been amended in response to officer requests and the additional material associated with the geotechnical assessment and drainage requirements has been provided.

7.0 Summary and Conclusion

This report has been prepared in behalf of Nathan Verri in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at 24 Murphy Street, Port Douglas, and described as Lot 1 PTD2095.

The application site is a single irregular shaped allotment and has an area of 1,340m² and frontage to Murphy Street to the south of approximately 31 metres and to the north west to an unconstructed section of Grant Street of approximately 58 metres. The site currently contains a small house and slopes from the north to the south with a fall of approximately 20 metres for the full length of the site. Mature vegetation is established within the northern section of the site with a cleared area located in the south of the site and adjacent the frontage to Murphy Street. The Locality containing the site is a commonly known as Flagstaff Hill and is dominated by hillside allotments containing large established dwelling houses and multiple dwellings. The Port Douglas Town Centre and Macrossan Street are located 150 metres to the south west of the site, which contain the principal recreation and retail area of Port Douglas.

It is proposed to demolish the existing dwelling and develop the site for the purpose of a new Dwelling House. The Dwelling House would be two storey in height and would be located predominantly in the cleared area in the south west of the site. The siting for the proposed dwelling house has been selected to reduce the level of earthworks and vegetation removal required to facilitate the development and to limit the impact that the proposed development would have on the visual amenity of the area. The Dwelling House, itself is considered to be of a modern tropical design with a good indoor/outdoor relationship and with an external palette that complements the locality.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks contained within the Planning Scheme. An assessment has indicated that the proposed development is not able to satisfy all the Acceptable Outcomes of the relevant Assessment Benchmarks. The Acceptable Outcomes that the development does not satisfy relate predominantly to building design and siting, specifically roof form and impacts of the character of the area and separation from neighbouring buildings and road frontages.

The proposed Dwelling House would have a roof height of approximately 1.3 metres. Whilst this is less than the desired Acceptable Outcome of 2.0 metres, the house has been designed to sit below the tree canopy and is sited on the site to reduce the visual impact of the building and to maintain the scenic prominence of Flagstaff Hill. An increased roof height would increase the visibility of the house when viewed external to the site. The proposed house design and associated roof form are considered to be consistent with the desired performance outcome of low-rise structures that are not unduly visible from external sites. In addition, the proposed house would incorporate a 'green roof' that includes landscaping on the roof to further complement the landscaped backdrop of Flagstaff Hill and mitigate the visual impact.

In terms of building siting, the proposed Dwelling House would be sited on the lowest portion of the site and predominantly within an existing cleared area. The site of the proposed Dwelling House has been selected to reduce the level of earthworks and vegetation clearing required to facilitate the development. This approach results in the site having a retaining structure setback 600mm to the Murphy Street road frontage and with a building setback of 9.2 metres. To the north western frontage to the unconstructed grant street road reserve the retaining structure would be setback approximately 1.1 metres from the boundary and with the building setback 1.379 metres. To the south eastern frontage the garage would be setback 900mm to the side boundary. This is less than the Acceptable Outcomes.

In support of the proposed siting, it is important to note that the constructed portion of Murphy Street is located approximately 24 metres from the site frontage and is separated from the site by a change in ground level and established mature vegetation. The Grant Street Road reserve is heavily vegetated with mature vegetation and does not contain a constructed road. It is also important to note that the adjoining residence to the south east is located at a higher elevation than the proposed Dwelling House, is accessed from Island Point Road rather than Murphy Street and is located some 35 metres from the site of the proposed house. Whilst the proposed setbacks would be less than the Acceptable Outcomes, the proposed development would achieve appropriate separation from adjoining premises and the proposed siting would limit the impact of the proposed development on the landscape and visual amenity to the largest degree possible. The siting of the development in accordance with the setback requirements would result in an increased impact in terms of vegetation damage, earthworks and visibility.

Notwithstanding that the proposed development does not satisfy all the Acceptable Outcomes, the proposal is considered to satisfy the relevant Performance Outcomes and therefore the Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

The application is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32797559

Search Date: 09/12/2019 10:44

Title Reference: 20325197

Date Created: 24/02/1938

Previous Title: 20019107

20019108

REGISTERED OWNER

Dealing No: 711590944 21/04/2008

DARRYL KEITH CROSER

MARY LENNEE CROSER

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 CROWN PLAN PTD2095

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10366107 (ALLOT 1 SEC 12)
Deed of Grant No. 10366108 (ALLOT 1 SEC 12)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX TERRAIN

Appendix 2.

PROPOSAL PLANS

Appendix 3.

PLANNING BENCHMARK ASSESSMENT



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6.2.4 Environmental management zone code

6.2.6.1 Application

- (1) This code applies to assessing development in the Environmental management zone.
- (2) When using this code, reference should be made to Part 5.

6.2.4.2 Purpose

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;



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- (c) Development reflects and responds to the natural features and environmental values of the area;
- (d) Visual impacts are minimised through the location and design of development;
- (e) Development does not adversely affect water quality;
- (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

6.2.4.3 Criteria for assessment

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Complies with AO1 The proposed development would have a maximum height of approximately 7 metres above ground.
	AO1.2 Buildings have a roof height not less than 2 metres	Complies with PO1 The proposed Dwelling House would have a roof height of approximately 1.3 metres. Whilst this is less than the desired Acceptable Outcome, the



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Performance outcomes	Acceptable outcomes	Compliance
		<p>house has been designed to sit below the tree canopy and is sited low on the site to reduce the visual impact of the building and to maintain the scenic prominence of Flagstaff Hill and the natural vegetation. An increased roof height would increase the visibility of the house when viewed external to the site. The proposed house design and associated roof form are considered to be consistent with the performance outcome of low-rise structures that are not unduly visible from external sites.</p>
<p>PO2</p> <p>Buildings and structures are set back to:</p> <ul style="list-style-type: none"> (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages 	<p>AO2</p> <p>Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; 	<p>Complies with PO2</p> <p>The proposed Dwelling House would be sited on the lowest portion of the site and predominantly within an existing cleared area. The site of the proposed Dwelling House has been selected to reduce the level of earthworks and vegetation clearing required to facilitate the development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) 6 metres from the side and rear boundaries of the site.</p>	<p>This approach results in the site having a retaining structure setback 600mm to the Murphy Street road frontage and with a building setback of 9.2 metres. To the north western frontage to the unconstructed grant street road reserve retaining structure would be setback approximately 1.1 metres from the boundary and with the building setback 1.379 metres. To the south eastern frontage the garage would be setback 900mm to the side boundary.</p> <p>The constructed portion of Murphy Street is located approximately 24 metres from the site frontage and is separated from the site by a change in ground level and established mature vegetation. The Grant Street Road reserve is heavily vegetated with mature vegetation and does not contain a constructed road. It is also important to note that the adjoining residence to the south east is located at a higher elevation than the proposed Dwelling House, is accessed from</p>



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Performance outcomes	Acceptable outcomes	Compliance
		<p>Island Point Road rather than Murphy Street and is located some 35 metres from the site of the proposed house.</p> <p>The proposed development would achieve appropriate separation from adjoining premises and the proposed siting would limit the impact of the proposed development on the landscape and visual amenity to the largest degree possible. It is considered that the proposed Dwelling House complies with PO2.</p>
For assessable development		
<p>PO3</p> <p>Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>A03</p> <p>Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.</p>	<p>Complies with A03</p> <p>A Dwelling House is not identified as an inconsistent use.</p>
<p>PO4</p> <p>The site coverage of all buildings and structures and associated services do not have an adverse</p>	<p>A04</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO4</p> <p>The proposed site coverage would be less than 25% and the proposed Dwelling House would be</p>



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Performance outcomes	Acceptable outcomes	Compliance
effect on the environmental or scenic values of the site.		sited predominantly within an existing cleared area.
<p>PO5</p> <p>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1</p> <p>Buildings, structures and associated access, infrastructure and private open space are sited:</p> <ul style="list-style-type: none"> (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. 	<p>Complies with AO5.1</p> <p>The proposed Dwelling House would be sited predominantly within an existing cleared area and within that part of the site that has historically been the subject of earthworks.</p>
	<p>AO5.2</p> <p>Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline</p>	<p>Complies with PO5</p> <p>The proposed Dwelling would not be located on a ridge line and it would be located on the least steep portion of the site; however, this would still be greater than 1 in 6. As a result the Dwelling House has been designed to appear so as to sit</p>



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Performance outcomes	Acceptable outcomes	Compliance
		within the site and step down the slope as required by AO6.1.
<p>PO6</p> <p>Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <ul style="list-style-type: none"> (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development 	<p>AO6.1</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p>	<p>Complies with AO6.1</p> <p>The proposed dwelling house would be located on the least steep portion of the site; however, this would still be greater than 1 in 6. As a result the Dwelling House has been designed to step down the site and follow the natural contours of the site.</p> <p>A geotechnical assessment of the site has been undertaken and the proposed development has been designed having regard to these constraints. An engineering assessment has confirmed that a suitable engineering solution is able to be provided and that minor instability is able to be managed by retaining structures and stormwater management. A copy of the Engineering Assessment is provided at Appendix 4.</p>
	<p>AO6.2</p>	<p>Complies with AO6.2</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site. 	<p>The proposed driveway would be located within an existing cleared area identified for access and would be designed to limit the extent of earthworks required. It would follow the existing contours of the land and would be appropriately drained to minimise erosion.</p>
<p>PO7</p> <p>The exterior finishes of buildings and structures are consistent with the surrounding natural environment</p>	<p>AO7</p> <p>The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>	<p>Complies with AO7</p> <p>The proposed Dwelling House would be finished with timber cladding, light charcoal tiles and natural look stone. The materials are non-reflective and would complement the natural environment.</p>
<p>PO8</p> <p>Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO8</p> <p>A Dwelling House is anticipated on the site and the development would not adversely affect the planned amenity of the area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO9</p> <p>The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.</p>	<p>AO9</p> <p>The maximum residential density is one dwelling house per lot.</p>	<p>Complies with AO9</p> <p>Only one Dwelling House is proposed.</p>
<p>PO10</p> <p>Lot reconfiguration results in no additional lots.</p> <p>Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.</p>	<p>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>No lot reconfiguration is proposed.</p>

Table 6.2.4.3.b — Inconsistent uses within the Environmental management zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Aquaculture • Bar 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel 	<ul style="list-style-type: none"> • Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex



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<ul style="list-style-type: none"> • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre 	<ul style="list-style-type: none"> • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship • Port services 	<ul style="list-style-type: none"> • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

- (1) This code applies to assessing development within the Port Douglas/Craigie local plan area as identified on the Port Douglas/Craigie local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.4.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Port Douglas/Craigie local plan code.

The Port Douglas/Craigie local plan encompasses the traditional Port Douglas town centre and surrounding tourist and residential areas, including Four Mile Beach and Craigie.

Port Douglas was officially named in 1877. It was initially settled as the port of entry and supply for the Hodgkinson goldfield on the Hann Tableland which was proclaimed in 1876. It was the dominant port in Far North Queensland until a decision was made to establish Cairns as the terminus for a new railway in 1884. This ended the town's dominance, and it gradually became a small centre for local residents and fishing activities. During the 1970s and 1980s, a renewed interest in Far North Queensland as a holiday destination led to a boom in large scale tourism and residential development with Port Douglas re-emerging as a premium destination.

The Captain Cook Highway runs north-south to the west of Port Douglas through Craigie (Four Mile). Craigie caters for the permanent resident population associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both sides of the street for almost the entire length of the corridor into the heart of Port Douglas.



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Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

Macrossan Street is the main shopping area in Port Douglas running in a general east-west direction at the base of Flagstaff Hill connecting Four Mile Beach to Dickson Inlet. Tourist and commercial development is concentrated towards the western side of Macrossan Street, with marine orientated activity focussed around the inlet. The western side of the inlet provides unspoiled views across mangroves to the distinctive formations and features of the coastal range.

The street pattern in the town centre is based on the original grid pattern survey of 1878. While the town has lost many of its original buildings to cyclones and redevelopment, a number of important built features remain including the Central Hotel, the Court House Hotel, a number of relocated buildings such as St Mary's Church, the former Clink Theatre and the Court House Museum and scattered memorials such as the Carstens memorial in Macrossan Street and the Port Douglas War memorial in Wharf Street. The Sugar Wharf on Dickson Inlet was the original terminus of the tramline to Mossman. The tramline now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

A particular characteristic of the local plan area is its high quality, lush landscaping complementing the tropical resort town atmosphere. This theme will be carried throughout the local plan area with gateways, nodes and corridor planting emphasising the role of the town as a tropical tourist destination.

7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
 - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.



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- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
 - (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
 - (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
 - (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
 - (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
 - (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.
 - (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
 - (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
 - (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.
- (4) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
 - (b) Precinct 2 – Integrated Resort precinct
 - (c) Precinct 3 – Craiglie Commercial and Light Industry precinct



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- (d) Precinct 4 – Old Port Road / Mitre Street precinct
- (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
 - (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
 - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
 - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
 - (B) reducing reliance on the waterfront as a car parking resource.
 - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
 - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:
 - Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
 - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
 - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
 - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
 - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
 - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
 - (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
 - (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
 - (i) environment and sustainability is integrated into the township through:
 - (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
 - (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
 - (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.



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- (ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
 - (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;
 - (B) is compatible with the desired character and amenity of local places and neighbourhoods;
 - (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
 - (D) implements high quality landscaped environments around buildings and on streets;
 - (E) protects the recognisable character and locally significance sites throughout the precinct.
- (iii) public spaces and the streetscape are enhanced through:
 - (A) an increase in the quantity and quality of public land and places throughout the precinct;
 - (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
 - (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;
 - (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
 - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
 - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (iv) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

- (6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:
 - (a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;
 - (b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;
 - (c) development contributes to a high quality public realm;
 - (d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;
 - (f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;



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- (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.

Sub-precinct 1b - Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
 - (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;
 - (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
 - (j) marine infrastructure is established to service the tourism, fishing and private boating community;
 - (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;
 - (l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:



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- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
- (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
- (c) marine-based industry achieves appropriate environmental standards;
- (d) industrial buildings have a high standard of layout and building design;
- (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
- (f) the precinct is protected from encroachment of incompatible land use activities.

Sub-precinct 1d – Limited Development sub-precinct

(9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:

- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
- (b) the open nature and character of the precinct is retained maintaining view lines across the inlet;
- (c) community and recreation land use activities are established that promote public access to the foreshore.

Sub-precinct 1e – Community and recreation sub-precinct

(10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:

- (a) development for community uses, including sport and recreation is facilitated.
- (b) sport and recreation activities predominantly involve outdoor activities;
- (c) areas of natural vegetation are protected from further development;
- (d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

(11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:



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- (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
- (b) development minimises excavation and filling;
- (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;
- (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

- (12) In addition to the overall outcomes, development in the Integrated Resort precinct facilitates development in accordance with the *Integrated Development Resort Act, 1987*.

Editor's note – The development of land within this precinct is subject to the Integrated Development Resort Act 1987 (IDRA). Where a conflict exists between this planning scheme and the IDRA, the IDRA prevails.

Precinct 3 – Craiglie Commercial and Light Industry precinct

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
- (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;
 - (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;
 - (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
 - (d) adjacent residential areas are protected from industry nuisances;
 - (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.



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Precinct 4 – Old Port Road / Mitre Street precinct

(14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:

- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
- (b) areas of significant vegetation are protected from development and retained;
- (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

(15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:

- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
- (b) minimum lot sizes exceed 2 hectares;
- (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

Note - Undeveloped lots in this precinct are located on very low-lying land. Council may consider a consolidation of existing land titles via lot reconfiguration to lot sizes less than 2 hectares, where the reconfigured lots are consolidated onto the highest terrain, to avoid a pattern of development consisting of dwelling houses located on isolated islands of raised building pads.

7.2.4.4 Criteria for assessment

Table 7.2.4.4.a — Port Douglas / Craiglie local plan - assessable development



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Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
<p>PO1</p> <p>Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO1</p> <p>A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p>Not Applicable</p> <p>There is no requirement for a pedestrian or cycle path through the site.</p>
<p>PO2</p> <p>Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified</p>	<p>AO2.1</p> <p>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <p>(a) the tree covered backdrop of Flagstaff Hill;</p>	<p>Complies with AO2.1</p> <p>The proposed dwelling house has been sited such that it is located on the lower portion of the subject site and predominantly within an existing cleared area to reduce the clearing required to facilitate the development. The proposed development would not result in the loss of vegetation that contributes</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<ul style="list-style-type: none"> (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront. 	<p>to the lush tropical tree covered backdrop of Flagstaff Hill.</p>
	<p>AO2.2</p> <p>Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p>	<p>Complies with AO2.2</p> <p>The proposed development would not result in a built form that would affect the important view or vista of Flagstaff Hill. The proposed Dwelling House would be located on the lowest portion of</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	the site and would sit beneath the height of adjacent mature trees and the ridge to the rear. The proposed dwelling house would not intrude into the important views of or from Flagstaff Hill.
	AO2.3 Important landmarks, memorials and monuments are retained.	Not Applicable The site does not contain any important landmarks, memorials or monuments.
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not Applicable The site is not located adjacent a gateway or node.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO4</p> <p>Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p>AO4</p> <p>Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.</p>	<p>Able to comply with AO4</p> <p>It is proposed to undertake limited landscaping on the site. Landscaping would be limited to landscaping of the retaining walls. Existing landscaping that screens the development would be retained as part of the development.</p>
<p>PO5</p> <p>Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO5</p> <p>Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p>Complies with AO5</p> <p>No direct access to a state controlled road would be provided.</p>
<p>For assessable development</p>		
<p>Additional requirements in Precinct 1 – Port Douglas precinct</p>		
<p>PO6</p>	<p>AO6.1</p>	<p>Complies with AO6.1</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.</p>	<p>Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p>	<p>The proposed Dwelling House would be located on the lowest portion of the site and would not impede existing views or streetscapes.</p>
	<p>AO6.2</p> <p>Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.</p>	<p>Complies with PO6</p> <p>The proposed Dwelling House would be sited on the lowest portion of the site and predominantly within an existing cleared area to limit the extent of clearing and earthworks required to facilitate the development. Whilst this results in the development having a setback of less than the 6 metres required it maintains the views and vistas of the area and reduces the visual impact of the development when viewed externally from the site.</p> <p>It is also important to note that the constructed portion of Murphy Street is on the other side of the Murphy Street road reserve from the site and the topography between the constructed part of the road and the site results in the development being</p>



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Performance outcomes	Acceptable outcomes	Compliance
		screened from passing traffic.
<p>PO7</p> <p>Vehicle access, parking and service areas:</p> <p>(a) do not undermine the relationship between buildings and street or dominate the streetscape;</p> <p>(b) are designed to minimise pedestrian vehicle conflict;</p> <p>(c) are clearly identified and maintain ease of access at all times.</p>	<p>AO7.1</p> <p>For all buildings, parking is:</p> <p>(a) to the side of buildings and recessed behind the main building line; or</p> <p>(b) behind buildings; or</p> <p>(c) wrapped by the building façade, and not visible from the street.</p>	<p>Complies with AO7.1</p> <p>The car parking would be to the side and behind the main building line in an integrated garage.</p>
	<p>AO7.2</p> <p>Ground level parking incorporates clearly defined pedestrian routes.</p>	<p>Complies with AO7.2</p> <p>The pedestrian access to the front door is clearly defined.</p>
	<p>AO7.3</p> <p>Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary</p>	<p>Not applicable</p> <p>No porte-cochere is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	of new or refurbished development.	
	<p>AO7.4</p> <p>Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p>	<p>Not applicable</p> <p>The development is not a mixed use development.</p>
	<p>AO7.5</p> <p>On-site car parking available for public use is clearly signed at the site frontage.</p>	<p>Not applicable</p> <p>No public car parking is proposed.</p>
	<p>AO7.6</p> <p>Boom gates, pay machines or other regulatory</p>	<p>Not applicable</p> <p>No boom gates etc are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>devices to control access to a publicly available car parking area are not constructed or installed.</p>	
<p>PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>Not applicable No advertising signs are proposed.</p>
<p>Additional requirements for Sub-precinct 1a – Town Centre sub-precinct</p>		
<p>PO9 Building heights: (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape; (c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct;</p>	<p>AO9 Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres. Note – Height is inclusive of the roof height.</p>	<p>Not applicable The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(d) remain subservient to the natural environment and the backdrop of Flagstaff Hill. (e) do not exceed 3 storeys.		
PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.	AO10 No acceptable outcomes are prescribed.	Not applicable The site is within sub-precinct 1f.
PO11 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas.	AO11 No acceptable outcomes are prescribed.	Not applicable The site is within sub-precinct 1f.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO12</p> <p>Setbacks at ground level provide for:</p> <ul style="list-style-type: none"> (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street. 	<p>AO12</p> <p>Setbacks at ground level:</p> <ul style="list-style-type: none"> (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths. 	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>AO13</p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; 	<p>AO13</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(d) places of significance.		
<p>PO14</p> <p>Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.</p>	<p>AO14</p> <p>Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s;</p> <p>or</p> <p>If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s.</p> <p>Note – PO24 provides more detail on awning design.\</p>	<p>. Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO15</p> <p>Development is predominantly commercial in nature with any tourist accommodation having a</p>	<p>AO15.1</p> <p>Centre activities establish at street level on active street frontages; a maximum of one level above</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>street level.</p>	
	<p>AO15.2 Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.</p>	<p>Not applicable The site is within sub-precinct 1f.</p>
<p>PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character;</p>	<p>AO16 No acceptable outcomes are prescribed.</p>	<p>Not applicable The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.</p>		
<p>PO17</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO18</p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>P019</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p>	<p>AO19</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades. 		
<p>PO20</p> <p>Buildings are finished with high quality materials, selected for:</p> <ul style="list-style-type: none"> (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not 	<p>AO20</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
to readily stain, discolour or deteriorate.		
<p>PO21</p> <p>Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO21</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO22</p> <p>Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO22.1</p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
	<p>AO22.2</p> <p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO22.3</p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO23</p> <p>Building facades that face public spaces at ground level:</p>	<p>AO23</p> <p>Building facades at the ground floor of development that face public space are designed</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) complement the appearance of the development and surrounding streetscape;</p> <p>(b) enhance the visual amenity of the public place;</p> <p>(c) include a variety of human scale architectural elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>to ensure:</p> <p>(a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development;</p> <p>(b) a visually prominent main entrance that faces the principal public place;</p> <p>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p>PO24</p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and:</p> <p>(a) extend and cover the footpath to provide protection from the sun and rain;</p>	<p>AO24</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>(b) include lighting under the awning;</p> <p>(c) are continuous across the frontage of the site;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p>PO25</p> <p>Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p>AO25</p> <p>Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p>Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.</p>	
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
<p>PO26</p> <p>The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.</p>	<p>AO26</p> <p>Uses identified as inconsistent uses in Table 7.2.4.4.b – inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO27</p> <p>The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.</p>	<p>AO27</p> <p>Buildings and structures are not more than:</p> <ul style="list-style-type: none"> (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. <p>Note – Height is inclusive of roof height.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO28</p> <p>Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO28</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>PO29</p> <p>Public pedestrian access along the water's edge is maximised.</p>	<p>AO29.1</p> <p>Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
	<p>AO29.2</p> <p>A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
	<p>AO29.3</p> <p>Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO30</p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces.</p>	<p>AO30</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO31</p> <p>Setbacks at ground level provide for:</p> <p>(a) connection between pedestrian paths and public places;</p> <p>(b) areas for convenient movement of pedestrians;</p> <p>(c) changes in gradient.</p>	<p>AO31</p> <p>Setbacks at ground level:</p> <p>(a) are clear of columns and other obstructions;</p> <p>(b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites;</p> <p>(c) connect without any lip or step to adjoining footpaths.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO32</p>	<p>AO32</p>	<p>Not applicable</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings do not result in a reduction of views and vistas from public places to:</p> <p>(a) Dickson Inlet;</p> <p>(b) public open space;</p> <p>(c) places of significance.</p>	<p>No acceptable outcomes are prescribed.</p>	<p>The site is within sub-precinct 1f.</p>
<p>PO33</p> <p>Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.</p>	<p>AO33</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO34</p> <p>Development is predominantly commercial in nature with any tourist accommodation having a</p>	<p>AO34.1</p> <p>Centre activities establish:</p> <p>(a) at street level on active street frontages;</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.</p>	<p>(b) a maximum of one level above street level.</p> <p>AO34.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.</p>	<p>Not applicable The site is within sub-precinct 1f.</p>
<p>PO35 Detailed building design:</p> <p>(a) enhances the visual amenity of the streetscape;</p> <p>(b) has a legible and attractive built form that is visually enhanced by architectural elements;</p> <p>(c) contributes to a distinctive tropical north Queensland, seaside tourist town character;</p>	<p>AO35 No acceptable outcomes are prescribed.</p>	<p>Not applicable The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.</p>		
<p>PO36</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>	<p>AO36</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO37</p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO37</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO38</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p>	<p>AO38</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades. 		
<p>PO39</p> <p>Buildings are finished with high quality materials, selected for:</p> <ul style="list-style-type: none"> (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate. 	<p>AO39</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO40</p> <p>Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO40</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO41</p> <p>Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO41.1</p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
	<p>AO41.2</p> <p>Any break in the building façade varies the alignment by a 1 metre minimum deviation.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO41.3</p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO42</p> <p>Building facades that face public spaces at ground level:</p>	<p>AO42</p> <p>Building facades at the ground floor of development that face public space are designed</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) complement the appearance of the development and surrounding streetscape;</p> <p>(b) enhance the visual amenity of the public place;</p> <p>(c) include a variety of human scale architectural elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>to ensure:</p> <p>(a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development;</p> <p>(b) a visually prominent main entrance that faces the principal public place;</p> <p>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p>PO43</p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <p>(a) extend and cover the footpath to provide protection from the sun and rain;</p>	<p>AO43</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>(b) include lighting under the awning;</p> <p>(c) are continuous across pedestrian circulation areas;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p>PO44</p> <p>The Balley Hooley rail line and turn-table is</p>	<p>AO44.1</p> <p>Bally Hooley rail line and turn-table is retained and</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>retained and incorporated into development and maintains its functionality.</p>	<p>incorporated into development to maintain its functionality.</p>	
	<p>AO44.2</p> <p>Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO45</p> <p>Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of:</p> <p>(a) noise;</p> <p>(b) odour;</p>	<p>AO45</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
(c) hazardous materials; (d) waste and recyclable material storage.		
PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	AO46 No acceptable outcomes are prescribed.	Not applicable The site is within sub-precinct 1f.
PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by: (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape	AO47 No acceptable outcomes are prescribed.	Not applicable The site is within sub-precinct 1f.



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>design;</p> <p>(d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront.</p>		
<p>PO48</p> <p>Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.</p>	<p>AO48</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO49</p> <p>Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.</p>	<p>AO49</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO50</p>	<p>AO50</p>	<p>Not applicable</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
Marine infrastructure to service the tourism, fishing and private boating community is provided.	No acceptable outcomes are prescribed.	The site is within sub-precinct 1f.
<p>PO51</p> <p>Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.</p>	<p>AO51</p> <p>Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
<p>PO52</p> <p>The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront</p>	<p>AO52</p> <p>Uses identified as inconsistent uses Table 7.2.4.4.c – are not established in Precinct 1c –</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
South.	Waterfront South.	
<p>PO53</p> <p>Development does not adversely impact on the natural environment, natural vegetation or watercourses.</p>	<p>AO53.1</p> <p>An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
	<p>AO53.2</p> <p>An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p>Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	Environmental Management Plan.	
<p>PO54</p> <p>Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.</p>	<p>AO54</p> <p>A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO55</p> <p>Buildings and structures are of a height and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.</p>	<p>AO55.1</p> <p>Development has a height of not more than 10 metres.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
	<p>AO55.2</p> <p>Development is setback from all property boundaries not less than 3 metres.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO56</p> <p>The site coverage of all buildings and structures ensures development:</p> <p>(a) is sited in an existing cleared area or in an area approved for clearing;</p> <p>(b) has sufficient area for the provision of services;</p> <p>(c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.</p>	<p>AO56</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO57</p> <p>Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <p>(a) be accommodated on-site;</p>	<p>AO57.1</p> <p>Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas.	AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.	Not applicable The site is within sub-precinct 1f.
	AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to: (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.	Not applicable The site is within sub-precinct 1f.
PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	AO58 No acceptable outcomes are prescribed.	Not applicable The site is within sub-precinct 1f.



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO59</p> <p>Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.</p>	<p>AO59</p> <p>Areas used for loading and unloading, storage, utilities and car parking are screened from public view:</p> <p>(a) by a combination of landscaping and screen fencing;</p> <p>(b) dense planting along any road frontage is a minimum width of 3 metres.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>PO60</p> <p>Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.</p>	<p>AO60</p> <p>For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>Additional requirements for Sub-precinct 1d – Limited Development sub-precinct</p>		



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>PO61</p> <p>The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.</p>	<p>AO61</p> <p>Buildings and structures are not more than one storey and 4 metres in height.</p> <p>Note - Height is inclusive of the roof height.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct</p>		
<p>PO62</p> <p>The precinct is developed for organised sporting activities and other community uses.</p>	<p>AO62</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within sub-precinct 1f.</p>
<p>Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct</p>		
<p>PO63</p> <p>Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a</p>	<p>AO63</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO63</p> <p>The proposed house would be sited in the lowest portion of the site and predominantly within an existing cleared area. The siting of the proposed</p>



20193738 – 24 Murphy Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
<p>vegetated backdrop to the Town centre.</p>		<p>dwelling has been selected to reduce the extent of earthworks and vegetation clearing required to facilitate the development. Similarly, the design of the dwelling house with a low roof line and stepped nature is intended to reduce the visual bulk of the building and to maintain the visual prominence of Flagstaff Hill as the vegetated backdrop to the Town Centre.</p>
<p>PO64</p> <p>All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through:</p> <p>(a) building design which minimises excavation and filling;</p> <p>(b) buildings being designed to step down the site and incorporate foundations and footings on</p>	<p>AO64</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO64</p> <p>The proposed house would be sited in the lowest portion of the site and predominantly within an existing cleared area. The siting of the proposed dwelling has been selected to minimise the extent of earthworks and vegetation clearing required to facilitate the development.</p> <p>Similarly, the design of the dwelling house with a low roof line and stepped nature is intended to reduce the visual bulk of the building and to</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>piers or poles;</p> <p>(c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed;</p> <p>(d) protection of the views from public viewing points in the Port Douglas precinct.</p>		<p>maintain the visual prominence of Flagstaff Hill as the vegetated backdrop to the Town Centre.</p> <p>An engineering assessment of the proposed plans, provided at Appendix 4, confirms that the construction would include piers into the weathered rock layer.</p> <p>Externally, the Dwelling house would be finished with timber cladding, light charcoal tiles and natural look stone. The materials are non-reflective and would complement the natural environment.</p>
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		
<p>PO65</p> <p>Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be</p>	<p>AO65</p> <p>Development consists of service and light industries and associated small scale commercial activities.</p>	<p>Not applicable</p> <p>The site is within Precinct 1.</p>



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Performance outcomes	Acceptable outcomes	Compliance
better suited to a location outside the Port Douglas Town Centre Precinct.		
<p>PO66</p> <p>Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.</p>	<p>AO66.1</p> <p>Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.</p>	<p>Not applicable</p> <p>The site is within Precinct 1.</p>
	<p>AO66.2</p> <p>The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.</p>	<p>Not applicable</p> <p>The site is within Precinct 1.</p>
	<p>AO66.3</p>	<p>Not applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area	The site is within Precinct 1.
	AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.	Not applicable The site is within Precinct 1.
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
PO67 No additional lots are created within the precinct.	AO67 No acceptable outcomes are prescribed.	Not applicable The site is within Precinct 1.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO68</p> <p>Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.</p>	<p>AO68</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is within Precinct 1.</p>



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Table 7.2.4.4.b — Inconsistent uses in sub-precinct 1b - Waterfront North sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Table 7.2.4.4.c — Inconsistent uses in sub-precinct 1c - Waterfront South sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • Home based business 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Relocatable home park



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<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation 	<ul style="list-style-type: none"> • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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8.2.2 Bushfire hazard overlay code

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:
 - (a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Medium bushfire risk sub-category;
 - (b) High bushfire risk sub-category;
 - (c) Very high bushfire risk sub-category;
 - (d) Potential impact buffer sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;



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- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.



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8.2.2.3 Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Compatible development		
<p>PO1</p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1</p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p>	<p>Complies with AO1</p> <p>The proposed development would not involve a vulnerable use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	
<p>PO2</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2</p> <p>Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.</p>	<p>Not Applicable</p> <p>The proposal would not involve any emergency services or uses providing community support.</p>
<p>PO3</p> <p>Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.</p>	<p>AO3</p> <p>The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.</p>	<p>Not Applicable</p> <p>The development would not involve any manufacture or storage of hazardous materials.</p>
<p>Development design and separation from bushfire hazard – reconfiguration of lots</p>		
<p>PO4.1</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from</p>	<p>AO4.1</p> <p>No new lots are created within a bushfire hazard sub-category.</p>	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>or</p>	
<p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p>	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>PO5</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed</p>	<p>AO5.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p>	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	
	<p>AO5.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant</p>	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p> <p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in 	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with the standards prescribed in a planning scheme policy;</p> <ul style="list-style-type: none"> (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7</p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire</p>	<p>AO7</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>PO8</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8</p> <p>The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive</p>	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled “Undertaking a Bushfire Protection Plan.</p> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p>PO9</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Not Applicable</p> <p>Reconfiguring a lot is not proposed.</p>
<p>Development design and separation from bushfire hazard – material change of use</p>		
<p>PO10</p> <p>Development is located and designed to ensure proposed buildings or building envelopes achieve</p>	<p>AO10</p> <p>Buildings or building envelopes are separated from</p>	<p>Complies with PO10</p> <p>Given the location of the site and vegetation on adjacent properties it is not possible to achieve the</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(e) 10kW/m² where involving a vulnerable use; or (f) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>required separation distances. Consequently, the required heat flux levels would be achieved through design and building materials which would be assessed in detail at the application for building works stage.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO11</p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; 	<p>Complies with PO11</p> <p>The proposed Dwelling House would be located immediately adjacent the Murphy Street road frontage and would be accessible by fire fighting vehicles. Given the size of the site a fire trail is not considered practical in this instance.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; 	<p>Complies with AO12</p> <p>The proposed Dwelling House would not have a driveway that would exceed 60 metres in length and it would not have a gradient greater than 12.5% or a width less than 3.5 metres.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings. 	
<p>PO13</p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13</p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or</p>	<p>Not Applicable</p> <p>The site is within the reticulated water supply area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>dams.</p> <p>(ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings;</p> <p>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14</p> <p>Landscaping does not increase the potential bushfire risk.</p>	<p>AO14</p> <p>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Complies with AO14</p> <p>The proposed landscaping would be limited and would not include species that would increase bushfire loads.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO15</p> <p>The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).</p>	<p>AO15</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>Complies with AO15</p> <p>Given the proposed siting of the Dwelling House adjacent the Murphy Street frontage and the associated access and ease of means of escape, it is not proposed to undertake any specific mitigation treatments. Consequently, there would be limited impact on the natural environment.</p>



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8.2.5 Hillslopes overlay code

8.2.5.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:



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- (a) development on hillslopes is safe, serviceable and accessible;
- (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
- (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
- (d) Development responds to the constraints of the site including gradient and slope stability;
- (e) Works do not involve complex engineering solutions.

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable development		
<p>PO1</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO1.1</p> <p>Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.</p>	<p>Complies with PO1</p> <p>The proposed dwelling house would be established on the lowest part of the site, predominantly within an existing cleared area and it would be of a height that does not project above the existing ridgeline or the height of adjacent trees. Consequently, whilst the house would be within the Hillslopes constraint subcategory, it</p>



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		<p>would be designed and sited to protect the scenic backdrop of Flagstaff Hill and the visual amenity of the area.</p>
<p>For assessable development</p>		
<p>PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region</p>	<p>AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p>	<p>Complies with AO2.1 The proposed dwelling house would be located on the least steep portion of the site; however, this would still be greater than 1 in 6. As a result the Dwelling House has been designed to step down the site and follow the natural contours of the site.</p>
	<p>AO2.3 Access ways and driveways are:</p> <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. 	<p>Complies with AO2.3 The proposed driveway would be constructed of exposed aggregate or similar and would be located within an existing area identified and cleared for the purpose of a driveway. Given the location of the road in respect of the driveway the visual impact of the driveway would be limited and further softened by the use of landscaping.</p>



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	<p>AO2.4</p> <p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance. 	<p>Complies with AO2.4</p> <p>It is proposed to site the proposed Dwelling House predominantly within an existing cleared area towards the frontage of the site. Whilst this results in the development having lesser setbacks than desired by the Planning Scheme (refer assessment against the Environmental Management Code), it reduces the necessary clearing required and minimises the visual impact of the development.</p>
	<p>AO2.5</p> <p>On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p>	<p>Complies with AO2.5</p> <p>The proposed Dwelling House has been sited on the least sloping area of the site. This results in the proposed development having a lesser setback than that desired by the Planning Scheme; however, it reduces the level of earthworks required to facilitate the development. In addition the Dwelling House has been designed such that it steps down the contours and settles into the terrain rather than being an imposition upon it. An engineering assessment, provided at Appendix 4,</p>



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		has confirmed that piers would be incorporated into the building design.
	<p>AO2.6 Development does not alter the sky line.</p>	<p>Complies with AO2.6 The proposed Dwelling House has been sited on the lowest portion of the site in an existing cleared area. Whilst this reduces the setbacks desired by the Planning Scheme (refer assessment against the Environmental Management Zone Code), it reduces the visual impact of the development and locates the dwelling house as far below the ridgeline as possible.</p>
	<p>AO2.7 Buildings and structures:</p> <ul style="list-style-type: none"> (a) are finished predominantly in the following exterior colours or surfaces: <ul style="list-style-type: none"> (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and 	<p>Complies with AO2.7 The proposed Dwelling House would be finished in timber cladding, light charcoal tiles and natural look stone, consistent with the colours of the natural environment surrounding the site.</p>



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	<p>hues of the surrounding vegetation and landscape;</p> <p>(b) are not finished in the following exterior colours or surfaces:</p> <p>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</p> <p>(ii) reflective surfaces.</p>	
	<p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p>	<p>Complies with AO2.8 White is not proposed to be used as an external colour.</p>
	<p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p>	<p>Complies with AO2.9 The areas between first floor and ground would not be visible.</p>
	<p>AO2.10</p>	<p>Complies with PO2</p>



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	<p>Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p> <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	<p>The proposed swimming pool would be designed such that it is integrated into the design of the dwelling house. It would be located within an existing cleared area and on the lowest portion of the site. It would not affect the visual amenity or quality of the hillslopes and would not affect the scenic backdrop of Flagstaff Hill.</p>
<p>PO3</p> <p>Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<p>AO3</p> <p>Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	<p>Complies with PO3</p> <p>Retaining walls would form part of an integrated design of the overall dwelling house and would provide for the establishment of screen landscaping to maintain the amenity of the locality.</p> <p>Given the intent to reduce the impact of the development on the topography and existing vegetation, it is proposed to locate the dwelling house within an existing cleared area where the least earthworks would be required to facilitate the development. This results in the overall development being located within proximity to the Murphy Street road frontage, with a retaining wall setback 600mm to the frontage, and within</p>



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		<p>proximity to the unconstructed portion of Grant Street to the north east.</p> <p>Dwellings on adjacent and adjoining lots are constructed on land at a higher elevation than the proposed dwelling and the Murphy Street trafficable area of the road is located a significant distance from the site frontage and at a lower elevation.</p> <p>The proposed location of the dwelling on the site and its juxtaposition in relation to other built forms would result in the proposed development, including retaining walls and earthworks, having limited impact on privacy, solar access or visual amenity of adjacent occupiers. It also enables the site to be developed with the least complex engineering solutions (refer to the engineering assessment provided at Appendix 4.)</p>
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Lot reconfiguration		
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<p>PO4 For development that involves reconfiguring a lot,</p>	<p>AO4.1 The frontage and depth of all lots is of sufficient</p>	<p>Not Applicable No reconfiguration is proposed.</p>
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lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.	
	AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.	Not Applicable No reconfiguration is proposed.
	AO4.3 Development does not alter ridgelines.	Not Applicable No reconfiguration is proposed.
	AO4.4	Not Applicable



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	Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	No reconfiguration is proposed.
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8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Potential landslip hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.
- (3) When using this code, reference should be made to Part 5.

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.



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8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
 - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.



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8.2.9.3 Criteria for assessment

Table 8.2.9.3.a – Potential landslide hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>AO1.1</p> <p>Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p> <p>or</p> <p>AO1.2</p> <p>Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p>AO1.3</p>	<p>Complies with AO1.1</p> <p>The proposed Dwelling House is proposed to be sited on the least sloping portion of the site and with the built form outside of the area affected by the potential landslide hazard overlay. A geotechnical report identifying the site constraints is provided at Appendix 4.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>A competent person certifies that:</p> <ul style="list-style-type: none">(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;(b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;(c) the site is not subject to the risk of landslide activity on other land;(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;(e) development does not concentrate existing ground water and surface water paths;(f) development does not incorporate on-site waste water disposal.	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>	
<p>PO2</p> <p>The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p>A02</p> <p>Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; 	<p>Complies with PO2</p> <p>Retaining walls would form part of an integrated design of the overall dwelling house and would provide for the establishment of screen landscaping to maintain the amenity of the locality.</p> <p>Given the intent to reduce the impact of the development on the topography and existing vegetation, it is proposed to locate the dwelling house within an existing cleared area where the</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	<p>least earthworks would be required to facilitate the development. This results in the overall development being located within proximity to the Murphy Street road frontage, with a retaining wall setback 600mm from the boundary, and within proximity to the unconstructed portion of Grant Street to the north east.</p> <p>Dwellings on adjacent and adjoining lots are constructed on land at a higher elevation than that the proposed dwelling and the Murphy Street trafficable area of the road is located a significant distance from the site frontage and at a lower elevation.</p> <p>The proposed location of the dwelling on the site results in the necessary retaining structures not causing an adverse visual impact on the landscape character or scenic amenity quality of the area</p>
<p>Additional requirements for Community infrastructure</p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO3</p> <p>Development for community infrastructure:</p> <ul style="list-style-type: none"> (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties. 	<p>AO3</p> <p>Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	<p>Not Applicable</p> <p>The development does not involve community infrastructure.</p>



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9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment;
or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where it does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;



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- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
- (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Secondary dwellings:</p> <ul style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriately sized lots; (d) do not cause adverse impacts on adjoining properties. 	<p>AO1</p> <p>The secondary dwelling:</p> <ul style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	<p>Not Applicable</p> <p>No secondary dwellings are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Resident's vehicles are accommodated on- site.</p>	<p>AO2</p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <p>(a) 2 car parking spaces which may be in tandem for the dwelling house;</p> <p>(b) 1 car parking space for any secondary dwelling on the same site.</p>	<p>Complies with AO2</p> <p>An integrated double garage and tandem car parking for an additional two vehicles is proposed. (Total - 4 car parking spaces)</p>
<p>PO3</p> <p>Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create an overbearing development for adjoining dwelling houses and their private open space;</p>	<p>AO3</p> <p>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	<p>Complies with AO3</p> <p>Refer to the assessment against the Environmental Management Zone Code.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.		



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do



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not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table 9.4.1.3.a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies with AO1.1</p> <p>The proposed development would provide for the parking of four vehicles, two in an integrated garage and two tandem spaces.</p>
<p>(c) the number of employees and the likely number of visitors to the site;</p>	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used</p>	<p>Complies with AO1.2</p> <p>The parking spaces would be retained for the parking of vehicles.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4</p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>Not Applicable</p> <p>No motorcycle parking is proposed.</p> <p>Not applicable</p> <p>The number of parking spaces would not exceed 50.</p>
<p>PO2</p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2</p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p>	<p>Complies with AO2</p> <p>The parking spaces have been designed in accordance with the Australian Standard.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
<p>PO3</p> <p>Access points are designed and constructed:</p> <p>(a) to operate safely and efficiently;</p> <p>(b) to accommodate the anticipated type and volume of vehicles</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p>	<p>AO3.1</p> <p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <p>(a) Australian Standard AS2890.1;</p> <p>(b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <p>(a) are not placed over an existing:</p>	<p>Complies with AO3.1</p> <p>Only one vehicle crossover is proposed.</p> <p>Complies with AO3.2</p> <p>The proposed driveway would be in the location the existing unconstructed driveway and clear of infrastructure.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p>	<p>Complies with AO3.3</p> <p>The proposed driveway would be in the location the existing unconstructed driveway and has been designed to achieve the required gradients and in accordance with the FNQROC manual requirements.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p>AO3.4</p>	<p>Complies with AO3.4</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	The driveway would be constructed of exposed aggregate.
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Not applicable</p> <p>Wheel chair spaces are not required.</p>
<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Not applicable</p> <p>Access for people with disabilities is not required.</p>
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found..</p>	<p>Not applicable</p> <p>Bicycle parking spaces are not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>A07.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	<p>Not applicable</p> <p>Bicycle parking spaces are not required.</p>
	<p>A07.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Not applicable</p> <p>Bicycle parking spaces are not required.</p>
	<p>A07.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not applicable</p> <p>Bicycle parking spaces are not required.</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p>	<p>A08</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p>	<p>Not applicable</p> <p>Thoroughfares are not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The driveway and vehicle manoeuvring areas has been designed in accordance with the relevant Australian Standard.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not applicable</p> <p>No service and loading facilities are required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Not applicable</p> <p>Service vehicle access is not required.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p> <p>(c) educational establishment where for a school;</p>	<p>Not applicable</p> <p>Vehicle queueing is not required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable Vehicle queueing is not required.



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9.4.4 Filling and excavation code

9.4.4.1 Application

- (1) This code applies to assessing:
 - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

- (2) When using this code, reference should be made to Part 5.

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;



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(e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Filling and excavation - General		
<p>PO1</p> <p>All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1</p> <p>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p>	<p>Complies with PO1</p> <p>No excavation or fill would be undertaken as part of the development that does not form part of building works. There would be no batters or retaining walls that are not part of the construction of the Dwelling House.</p> <p>Retaining walls would be provided as part of the construction that step down the site and provide screen planting and landscaping between the retaining walls.</p>



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Performance outcomes	Acceptable outcomes	Compliance
		The stability of the site has been assessed in a Geotechnical Report and it has been confirmed that the construction can be undertaken without complex engineering solutions. Engineering assessments are attached at Appendix 4 .
	<p>AO1.2</p> <p>Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p>	<p>Complies with AO1.2</p> <p>All excavation would be limited to and associated with the construction of the dwelling house and would be suitably retained by appropriately engineered structures.</p>
	<p>AO1.3</p> <p>Cuts are screened from view by the siting of the building/structure, wherever possible.</p>	<p>Complies with AO1.3</p> <p>No cuts would be visible and earthworks would be limited to that necessary for the construction of the Dwelling House.</p>
	<p>AO1.4</p> <p>Topsoil from the site is retained from cuttings and</p>	<p>Not Applicable</p> <p>No excavation would occur outside of the footprint</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>reused on benches/terraces.</p> <p>AO1.5</p> <p>No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p>	<p>of the proposed Dwelling House.</p> <p>Complies with AO1.5</p> <p>The proposed Dwelling House would be sited on the lowest portion the site and predominantly in a cleared area to reduce the extent of earthworks and vegetation removal required to facilitate the development. This results in the construction of a retaining structure setback 600mm from the front boundary to Murphy Street.</p> <p>The trafficable area of the Murphy Street Road reserve is located on the other side of the road reserve approximately 24 metres from the site frontage. It is also topographically lower than the site and screened from the site by established mature vegetation in the road reserve.</p> <p>The location of the proposed structures would not adversely affect slope stability and would be engineered in accordance with the requirements</p>



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Performance outcomes	Acceptable outcomes	Compliance
		of the relevant building approval. They would also be screened from view and would not result in a built form that would adversely affect the visual amenity of the locality.
	<p>AO1.6</p> <p>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p>Not applicable</p> <p>No non-retained earthworks are proposed.</p>
Visual Impact and Site Stability		
<p>PO2</p> <p>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.</p>	<p>AO2.1</p> <p>The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p>	<p>Complies with AO2.1</p> <p>Earthworks required to facilitate the construction of the dwelling would not exceed 500m² in area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO2.2</p> <p>Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>Complies with PO2</p> <p>Whilst no excavation would occur within 2 metres of the site boundary, it is proposed to construct a terrace to the property frontage and north eastern elevation. This would include garden terraces that would be integrated into the overall Dwelling House design and provide for landscaping. The result is that there would be retaining structures setback 600mm from the Murphy Street frontage, 1.2 metres from the unconstructed portion of Grant Street and 900mm of the south eastern side boundary.</p> <p>The siting of the proposed Dwelling House has been identified to reduce the extent of earthworks and vegetation clearing required to facilitate the proposed development. The site of the proposed development is topographically lower and approximately 35 metres from the adjacent and adjoining dwellings on the same side of Murphy</p>



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Performance outcomes	Acceptable outcomes	Compliance
		<p>Street and the site is well screened by existing vegetation.</p> <p>It is considered that the proposed development would not compromise the scenic amenity of the area or the privacy or stability of adjoining properties.</p>
Flooding and drainage		
<p>PO3</p> <p>Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1</p> <p>Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p>	<p>Complies with AO3.1</p> <p>The design of the proposed development would not alter the topography of the site outside of the building footprint. Storm water infrastructure would be designed in accordance with good engineering principles for hillslopes development. This would include cut off drains above structures where required and management of flows to the legal point of discharge so there is no worsening effect on downstream properties or infrastructure. (please see engineering statement provided at</p>



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Performance outcomes	Acceptable outcomes	Compliance
		Appendix 4.)
	<p>AO3.2</p> <p>Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p>	<p>Complies with AO3.2</p> <p>The design of the proposed development would not alter the topography of the site outside of the building footprint. Storm water infrastructure would be designed in accordance with good engineering principles for hillslopes development. This would include cut off drains above structures where required and management of flows to the legal point of discharge so there is no worsening effect on downstream properties or infrastructure. (please see engineering statement provided at Appendix 4.)</p>
	<p>AO3.3</p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p>	<p>Complies with AO3.3</p> <p>The design of the proposed development would not alter the topography of the site outside of the building footprint. Storm water infrastructure would be designed in accordance with good</p>



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Performance outcomes	Acceptable outcomes	Compliance
		<p>engineering principles for hillslopes development. This would include cut off drains above structures where required and management of flows to the legal point of discharge so there is no worsening effect on downstream properties or infrastructure. (please see engineering statement provided at Appendix 4.)</p>
	<p>AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>Able comply AO3.4 All filling and excavation would be undertaken in accordance with the requirements of the FNQROC Manual.</p>
Water quality		
<p>PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>Able to comply with AO4 Excavation and filling would be limited to the footprint of the proposed Dwelling House. All sediment and erosion control measures would be installed in accordance with building works</p>



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Performance outcomes	Acceptable outcomes	Compliance
		requirements.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Complies with AO5 No public utilities would be affected by the proposed development.



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9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



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- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Filling and excavation code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable Works on the public road would be limited to a driveway crossover and a pedestrian footpath to link the site to the road frontage. The proposed works have been designed and would be constructed in accordance with the FNQROC Manual requirements.
	AO1.2 Kerb ramp crossovers are constructed in	Complies with AO1.2 The driveway crossover and pedestrian pathway,



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Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p>	<p>which has been designed and would be constructed in accordance with the FNQROC Manual requirements.</p>
	<p>AO1.3</p> <p>New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <p>(a) are installed via trenchless methods; or</p> <p>(b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p>	<p>Not applicable</p> <p>No footpath exists at the site frontage.</p>
	<p>AO1.4</p> <p>Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p>	<p>Able to comply with AO1.4</p> <p>Any damage would be repaired to the standard required by the FNQROC Manual.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.	
	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	Not applicable No structures are proposed within the road reserve.
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and	AO2.1 Accessibility structures are not located within the road reserve.	Not applicable No accessibility structures are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
<p>accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>AO2.2</p> <p>Accessibility structures are designed in accordance with AS1428.3.</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>
	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>
<p>Water supply</p>		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p>	<p>Complies with AO3.1</p> <p>The site has connectivity to the Councils reticulated water supply.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p>AO3.2</p> <p>Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
Treatment and disposal of effluent		
<p>PO4</p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse</p>	<p>AO4.1</p> <p>The site is connected to Council's sewerage system and the extension of or connection to the</p>	<p>Complies with AO4.1</p> <p>The site has connectivity to the Councils sewerage system.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2</p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	
<p>Stormwater quality</p>		
<p>PO5</p> <p>Development is planned, designed, constructed</p>	<p>AO5.1</p> <p>A connection is provided from the premises to</p>	<p>Complies with AO5.</p> <p>The site would be connected to the Councils</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>Council's drainage system;</p> <p>or</p> <p>AO5.2</p> <p>An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>drainage system in Murphy Street.</p>
	<p>AO5.3</p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); 	<p>Complies with AO5.3</p> <p>A stormwater Management Plan has been prepared to provide for the capture of stormwater from the development site, minor retention and discharge to the infrastructure in Murphy Street.</p> <p>The stormwater management plan has been prepared to address the potential minor slips identified in the geotechnical report prepared for</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.</p>	<p>the site. Refer to the engineering assessments provided at Appendix 4.</p>
	<p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p>	<p>Able to comply with AO5.4 Appropriate erosion and sediment control practices would be installed at the time of building works.</p>
	<p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act</i></p>	<p>Complies with AO5.5 A stormwater management plan has been prepared for the development and is attached at Appendix 4. The assessment has identified that minor detention of 3m³ is required to mitigate post development Q11 flows, which would be provided prior to discharge to the infrastructure in Murphy Street.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>1994.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
Non-tidal artificial waterways		
<p>PO6</p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p> <p>(b) be compatible with the land use constraints for the site for protecting water environmental values;</p> <p>(c) be compatible with existing tidal and non-tidal waterways;</p>	<p>AO6.1</p> <p>Development involving non-tidal artificial waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p> <p>(b) any ground water recharge areas are not affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p>	<p>Not applicable</p> <p>No non-tidal artificial waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	(d) existing areas of ponded water are included.	
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	Not applicable No non-tidal artificial waterways are proposed.
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely	Not applicable No non-tidal artificial waterways are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	
	<p>AO6.4</p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	<p>Not applicable</p> <p>No non-tidal artificial waterways are proposed.</p>
	<p>AO6.5</p> <p>The end-use purpose of the non-tidal artificial</p>	<p>Not applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>waterway is designed and operated in a way that protects water environmental values.</p>	<p>No non-tidal artificial waterways are proposed.</p>
	<p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p>	<p>Not applicable No non-tidal artificial waterways are proposed.</p>
	<p>AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>	<p>Not applicable No non-tidal artificial waterways are proposed.</p>
<p>Wastewater discharge</p>		
<p>PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental</p>	<p>AO7.1 A wastewater management plan is prepared and addresses:</p>	<p>Not applicable Wastewater discharge would be limited to discharge to Councils Sewerage system.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p> <p>(ii) avoid adverse impact on ecosystem health or waterway health;</p>	<p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p>	
<p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p> <p>(iv) offset impacts on high ecological value waters.</p>	<p>A07.2</p> <p>The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p>	<p>Not applicable</p> <p>Wastewater discharge would be limited to discharge to Councils Sewerage system</p>
	<p>A07.3</p> <p>Wastewater discharge is managed to avoid or</p>	<p>Not applicable</p> <p>Wastewater discharge would be limited to</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>discharge to Councils Sewerage system</p>
	<p>AO7.4</p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of</p>	<p>Not applicable</p> <p>Wastewater discharge would be limited to discharge to Councils Sewerage system</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
Electricity supply		
<p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity</p>	<p>Complies with AO8.1</p> <p>Connectivity of the site to the electricity distribution network is available and the proposed Dwelling House would be connected.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	
<p>PO9</p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.1</p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p>	<p>Not applicable</p> <p>No padmount infrastructure is proposed</p>
	<p>AO9.2</p> <p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p>	<p>Not applicable</p> <p>No padmount infrastructure is proposed</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 Connectivity to the telecommunications network is available.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Able to comply with AO11 Conduits are able to be provided in accordance with the Planning Scheme Policy.
Road construction		
PO12	AO12.1	Complies with AO12.1



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Performance outcomes	Acceptable outcomes	Compliance
<p>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p> <p>(b) pedestrians and cyclists adjacent to the site;</p> <p>(c) vehicles on the road adjacent to the site;</p> <p>(d) vehicles to and from the site;</p> <p>(e) emergency vehicles.</p>	<p>The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.</p>	<p>Murphy Street road reserve is a fully constructed and Council maintained road.</p>
	<p>AO12.2</p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p>Complies with AO12.2</p> <p>Murphy Street road reserve is a fully constructed and Council maintained road.</p>
	<p>AO12.3</p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p>Complies with AO12.3</p> <p>Murphy Street Road Reserve is a fully constructed and Council maintained road.</p>
<p>Alterations and repairs to public utility services</p>		
<p>PO13</p>	<p>AO13</p>	<p>Not applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Infrastructure is integrated with, and efficiently extends, existing networks.</p>	<p>Development is designed to allow for efficient connection to existing infrastructure networks.</p>	<p>No alterations or repairs to public utilities are expected to be required.</p>
<p>PO14</p> <p>Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO14.1</p> <p>Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>AO14.2</p> <p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Complies with AO14.1</p> <p>No public utility mains are required to be altered to facilitate the development.</p>
<p>Construction management</p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO15</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15</p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds. 	<p>Able to comply with AO15</p> <p>All protective fencing and legislative signage is able to be installed at the time of building works.</p>
<p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p>AO16</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Able to comply with AO16</p> <p>Any damage would be repaired to the required FNQROC Manual standard.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	
For assessable development		
High speed telecommunication infrastructure		
<p>PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>	<p>Complies with AO17 The site is able to be serviced by high speed telecommunications infrastructure.</p>
Trade waste		
<p>PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	<p>Not applicable No trade waste would be generated by the proposed development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>		
<p>Fire services in developments accessed by common private title</p>		
<p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1</p> <p>Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p>	<p>Not applicable</p> <p>No common property is proposed.</p>
	<p>AO19.2</p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and</p>	<p>Not applicable</p> <p>No common property is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	
<p>PO20</p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p>AO20</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>No common property is proposed.</p>



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9.4.9 Vegetation management code

9.4.9.1 Application

- (1) This code applies to assessing operational works for vegetation damage if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; (
 - (b) impact assessable development, to the extent relevant.

- (2) When using this code, reference should be made to Part 5.

9.4.9.2 Purpose

- (1) The purpose of the Vegetation management code is achieved through the overall outcomes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) vegetation is protected from inappropriate damage;
 - (b) where vegetation damage does occur it is undertaken in a sustainable manner;
 - (c) significant trees are maintained and protected;
 - (d) biodiversity and ecological values are protected and maintained;
 - (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
 - (f) landscape character and scenic amenity is protected and maintained;
 - (g) heritage values are protected and maintained.



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9.4.9.3 Criteria for assessment

Table 9.4.9.3.a – Vegetation Management – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1 Vegetation is protected to ensure that:</p> <ul style="list-style-type: none"> (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire’s biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation 	<p>AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p>or</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
	<p>AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p>or</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
	<p>AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or</p> <p>(b) vegetation identified within the local government’s register of declared plants pursuant to the local government’s local laws; or</p> <p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;</p> <p>or</p>	
	<p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is:</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; or	
	AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval; or	Complies with AO1.5 Any vegetation damage would be necessary to give effect to a development approval for building works or for material change of use.
	AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999; or	Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO1.7 Vegetation damage is essential to the maintenance of an existing fire break; or</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
	<p>AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling; or</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
	<p>AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999; or</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
	<p>AO1.10 Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	2009.	
	<p>AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
	<p>AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	<p>Complies with AO1.5 Vegetation would only be removed to give effect to a valid development approval.</p>
<p>PO2 Vegetation damaged on a lot does not result in a nuisance.</p>	<p>AO2.1 Damaged vegetation is removed and disposed of at an approved site; or</p>	<p>Able to comply with AO2.1 All vegetation removed from the site would be disposed of at an approved site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>	<p>Complies with AO2.1 All vegetation removed from the site would be disposed of at an approved site</p>
For assessable development		
<p>PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>Not applicable The site is not identified on the places of significance overlay.</p>

Appendix 4.

ENGINEERING ASSESSMENTS AND PROPOSALS

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REPORT ON

GEOTECHNICAL INVESTIGATION

24 MURPHY STREET

PORT DOUGLAS, NORTH QUEESLAND

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August, 2001

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Figure 1 Site Plan

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Appendix A	Results of Fieldwork
Appendix B	Results of Laboratory Testing
Appendix C	Results of Stability Analysis
Appendix D	“Important Information About Your Geotechnical Engineering Report”

1.0 INTRODUCTION

Golder Associates has carried out a geotechnical investigation for a proposed development at 24 Murphy Street, Port Douglas. The investigation was carried out at the request of Leosun Pty Limited and was authorised by a facsimile dated 6 July 2001.

The site had been investigated for a previously proposed villa development by others in 1994/1995. It is understood that the currently proposed development will comprise a seven unit building with associated access road, swimming pool and basement car parking. The building will be of two to three levels and mainly of reinforced concrete/masonry block construction.

The aims of the current investigation were as follows:-

- to confirm subsurface conditions in areas of the site not previously investigated;
- to confirm the stability of the slopes following proposed development;
- to comment on site preparation and earthworks procedures;
- to comment on the requirement for slope stabilisation/retention and to provide comments on stabilisation/retention options; and
- to comment on footing options and to provide geotechnical design parameters.

This report presents the results of the investigation together with the engineering comments outlined above.

2.0 METHOD OF INVESTIGATION

2.1 Review of Previous Investigations

As outlined above, the site was investigated by others in 1994/1995 for a previously proposed development. A copy of the investigation report was reviewed as part of the current investigation.

The previous investigations involved excavation of four test pits to a maximum depth of 3.5 m, with two test pits (Pit No. 2 and Pit No. 3) located near the lower boundary of the site and two test pits (Pit No. 1 and Pit No. 4) located below the lower boundary in the Murphy Street road reserve. The report indicated that “there were no indications that any major deep seated slope instability is likely to develop” and that “even if the proposed buildings are founded in very low strength or stronger rock, some risk of future site slope instability must be accepted”. Engineering comments were presented on site stability, site preparation,

earthworks, retaining walls and footing design. Some of the engineering comments are not relevant to the currently proposed development.

2.2 Current Fieldwork

Fieldwork for current investigation was carried out on 20 and 26 July, 2001 and involved the following:

- a walkover survey of the site and the slopes above and below the site;
- excavation of four test pits (TP1 to TP4) to a maximum depth of about 4.2 m;

A senior geotechnical engineer from Golder Associates carried out the walkover survey, positioned the test pits, logged the materials encountered, recovered samples and carried out the field tests. The approximate test locations, plus the approximate test locations from previous investigations are shown on the Site Plan, Figure 1.

The results of the fieldwork are presented in Appendix A.

2.3 Laboratory Testing

Laboratory plasticity and grading tests were carried out on two samples of the materials encountered in the test pits tests to confirm field classifications. The laboratory test results are summarised as follows:-

Test Pit No.	TP2	TP3
Sample Depth (m)	0.5-0.6	1.5-1.6
Moisture Content (%)	9.5	9.1
Liquid Limit (%)	35	31
Plastic Limit (%)	25	21
Plasticity Index	10	10
Percentage Fines (%<75µm)	52	48
Sample Description	Sandy SILT	Silty Clayey SAND*

* Logged as extremely weathered rock in the field, breaks down to soil with these properties

The laboratory test results are presented in Appendix B.

3.0 RESULTS OF INVESTIGATION

3.1 Surface Conditions

The site is located on the uphill side of Murphy Street with the north west boundary facing the Grant Street road reserve. The proposed building area is situated on the eastern side of a gully which runs along the north west boundary of the site. The site measures about 59 m in length with the width varying from about 14 m at the rear boundary to about 32 m at the front boundary. Access to the site is gained from a gravel driveway off Murphy Street.

The upper part of the site on the south west side of the gully comprises a hillslope covered by vegetation consisting of small to large trees and some low-level shrubs. This part of the site generally slopes at about 25° to the west with some locally shallower and steeper slopes. Parts of the garden of the neighbouring property have been terraced using stone pitching. Stormwater discharges from the neighbouring property onto the subject site near the upper boundary (refer Figure 1).

In the upper part of the site on the north west side of the gully, the hillslope is covered by low level but thick vegetation, with fewer large trees. This part of the site generally slopes at about 40° to the south with some locally shallower or steeper slopes. Rock outcrops were observed on the surface and it appears that the steeper area may be the scarp of previous slumping or may be the result of previous erosion/wash outs.

The lower central part of the site is occupied by a pole home building on a platform measuring about 20 m by 10 m overall. The cut batter above the platform ranges in height from about 2 m to 3 m. Portions of the batter are supported by a timber retaining wall. The remaining unsupported batter slopes at about 50°. The front of the platform has been filled with a batter slope of about 25°.

The lower part of the site slopes at about 11° to 18° towards the Murphy Street road reserve. A large rock outcrop was observed on the cut batter face on Murphy Street below the site.

A cut/fill platform has been formed in land that is understood to be road reserve about 15 m above the rear boundary of the site. This platform is being used as access and carparking for a residence on the adjacent allotment to the south east. The batter below the platform slopes at about 30° to 35° and is partly covered by loose fill with some timber, metal and bottles. Erosion channels were noted on the batter which have been caused by runoff from the access road.

Slumps, washouts and erosion have occurred in areas above and below the upper boundary of the site. Runoff from the access road to the neighbouring house to the east has contributed to the slumps, washouts and erosion. No signs of large scale instability were apparent during the walkover survey of the site.

3.2 Subsurface Conditions

Subsurface conditions encountered in test pit TP1 generally consisted of a layer of uncontrolled sandy clay fill to a depth of about 0.6 m, over residual clayey sand to a depth of about 1.6 m, over extremely weathered rock to a depth of about 4.2 m, the maximum depth investigated.

Subsurface conditions encountered in the test pits TP2 to TP4 generally consisted of a layer loose topsoil and medium dense residual clayey sand to depths ranging from about 0.7 m to 1.3 m overlying extremely weathered rock to depths ranging to about 3 m, the maximum depth investigated.

The extremely weathered rock breaks down to a soil similar to the overlying residual soils in terms of plasticity and grading. Previous investigations on Flagstaff Hill about 100 m east of the site indicate that similar weathered rock extends to a depth of about 11.5 m. Less weathered, medium to high strength rock may be encountered locally at the site as evidenced by the presence of rock outcrops on, above and below the site.

At the time of the current fieldwork, no groundwater was observed in the test pits to the depths investigated.

4.0 STABILITY ANALYSIS

Stability analyses were carried out for a proposed profile at Section A-A' and the existing profile at Section B-B' as shown on Figure 1. Section A-A runs across the proposed development area, whereas Section B-B mainly runs across the natural slopes above the proposed development. Based on judgement and previous experience with similar materials, the following strength parameters were adopted for the stability analyses:

Material Type	Strength Parameters	
Clayey Sand Fill	$c' = 3 \text{ kPa}$	$\phi' = 30^\circ$
Stiff Clayey Sand/Sandy Clay/ Sandy Silt Residual Soils	$c' = 5 \text{ kPa}$	$\phi' = 30^\circ$
Extremely Weathered Rock	$c' = 20 \text{ kPa}$	$\phi' = 30^\circ$

Analyses were initially performed for what were considered to be dry or "normal" conditions. Analyses were then performed for what were considered to be wet or "extreme" conditions. A pore water pressure co-efficient ($R_u=0.1 - 0.2$) was used to simulate seepage/water infiltration for "extreme" conditions.

The analyses were carried out using Bishop's simplified method for a potential circular failure using the proprietary computer software SLOPE/W. This method of analysis is considered to be appropriate for evaluating factors of safety against large scale failures within the slope, although it recognised that shallow translational failures (including slumping and erosion/washout) could occur as evidenced by the debris material observed in the gully area. The results of the stability analyses are presented in Appendix C and summarised as follows:

Section	Calculated Minimum Factor of Safety (FOS)	
	Dry Conditions	Wet Conditions
A-A – Upper Batter	1.03	0.87
	– Lower Batter	1.27
B-B – Upper Slope	1.68	1.36
	– Lower Slope	1.68

5.0 ENGINEERING COMMENTS

5.1 Proposed Development

Available plans indicate that the proposed building will be a two to three level structure, stepping down the slope. Excavations would be mainly less than 2 m deep, but could range locally to about 6 m deep. Excavations greater than about 2 m deep are proposed to be supported by retaining walls (ie. the walls of the building). Engineering comments regarding stability, cut and fill earthworks, retaining structures, footings and excavation conditions are presented in the following sections.

5.2 Stability

It is considered that with the adoption of sound engineering practices relevant to hillside construction (ie. those to be addressed in the following sections), the overall slope following the proposed development should be stable. As is the case for all hillslope developments in the Port Douglas area, some minor instability should be expected. This instability is expected to be in the form of relatively minor slips and slumps on locally steep slopes or unsupported batters during prolonged periods of heavy rainfall, such as that which has previously occurred along the cut batter above Murphy Street. This instability is generally accepted in the Port Douglas area as evidenced by previous subdivisional and residential development in the area of Flagstaff Hill (ie. the batters formed in the construction of Murphy Street are in excess of 10 m high in parts).

As recommended in the previous investigation report by others, stability analyses have been carried out for proposed profiles (as well as the existing profile above the site). It is noted in the previous investigation report that they considered there is a high to very high "risk" of slope instability in the gully area. We consider that there is a high potential for instability to occur within the gully area shown on Figure 1. However, we consider that this instability will be

limited to shallow slumps, erosion and washouts in the near surface soils as has previously occurred.

For the purposes of assessing stability we provide the following guidelines which are appropriate to the conditions at this site:

- A calculated factor of Safety (FOS) > 1.5 indicates the profile is likely to be stable;
- A calculated FOS from 1.0 – 1.5 indicates a marginally stable profile;
- A calculated FOS < 1.0 indicates the profile is likely to be unstable.

For this site we consider that marginal stability is acceptable for the “extreme” conditions modelled, and that stability should be achieved for the “normal” conditions modelled.

The results of the stability analyses for Section A-A indicate that a 5 m high batter without ground support would be only marginally stable under the “normal” conditions modelled and not stable under the “extreme” conditions modelled. Ground support will be required for proposed basement excavations greater than 4 m high formed below the hillslope.

The results of stability analyses for Section B-B indicate that the upper and lower slopes would be stable under the “normal” conditions modelled. The lower slope would also be stable under the “extreme” conditions modelled, however the upper slope (ie. the area below the access road/carpark in the road reserve) would only be marginally stable for the “extreme” conditions modelled. It should be noted that while the analyses indicate appropriate factors of safety for larger scale circular failures, a high potential for shallow failures remains. We therefore recommend that a retaining wall be constructed around the high side of the proposed building (as shown on Figure 1) to protect the building from slip debris should instability occur.

5.3 Drainage

The stability of the site is highly dependent on the provision and maintenance of adequate drainage. Drainage measures that should be implemented include:

- provision of concrete lining or similar lining in the gully area.
- provision of concrete lined cutoff drains to intercept runoff on the uphill side of retaining walls and unsupported batters greater than 1.5 m high.
- provision of subsurface drainage behind retaining walls.

All stormwater should be collected and discharged from the site via pipes or lined drains rather than be allowed to flow onto the ground. Side entry pits should be spaced at appropriate distances such that runoff along the access road does not overflow from the road.

In addition to the above an assessment should be made as to the adequacy of drainage measures on the access road and carparking area formed within the road reserve above the site. At present it appears that drainage measures are not adequate as run-off from the access road discharges on to the steeper slopes above the subject site. If drainage measures are not adequate (as appears to be the case) then the adjacent landowner will need to be advised and measures implemented to minimise the potential for run-off from the access road discharging onto the slopes above the subject site. Similarly the adjacent landowner will need to be advised regarding the apparent discharge of their stormwater onto the slopes above the gully on the subject site.

5.4 Cut and Fill Earthworks

It is recommended that cut and fill earthworks on this site be carried out under the technical supervision of Golder Associates. Areas of permanently unsupported cuts and fills should be minimised. The height of permanently unsupported cut batters should be limited to about 1.5 m at 1V:1H. Filling should be limited to about 1.5 m in thickness and be supported within and near the building areas and be limited to about 2 m at 1V:2H beyond the building areas. Where filling is proposed site preparation and earthworks procedures should comprise the following: -

- Strip and remove topsoil material, previously placed uncontrolled fill and soil containing significant amounts of organic materials;
- Compact subgrade areas with a heavy roller to reveal soft or loose zones;
- Soft materials that can not be improved by compaction should be removed and replaced with engineered fill;
- Place fill in uniform horizontal layers not exceeding 200 mm loose thickness and compact to achieve a density ratio of at least 98% using Standard Compaction. Each layer should be keyed into natural ground

Compaction levels should be checked by field density testing during filling.

5.5 Retaining Structures

Retaining walls where they form part of the building can be designed using an earth pressure coefficient of 0.6, plus any surcharge loads imposed on the wall. Other stand alone retaining walls can be designed using an earth pressure coefficient of 0.4, plus any surcharge load imposed on the walls. Footings for retaining walls should be founded at least 1.0 m into extremely weathered or less weathered rock. Footings for retaining walls founded at least 1.0 m into extremely weathered rock can be designed using allowable bearing pressures up to 300 kPa.

5.6 Footings

It is understood that most of the building will be supported on concrete piers or strip/pad footings. Strip/pad footings should be founded at least 0.5 m into extremely weathered or less weathered weathered rock and can be designed using allowable bearing pressures of up to 300kPa. Bored pier footings extended at least three times their diameter into weathered rock can be designed using an allowable end bearing pressure of 400 kPa and an allowable side adhesion of up to 40kPa, neglecting the contribution of the upper 1.0 m of the shaft.

It is recommended that footing excavations be inspected by Golder Associates to confirm that founding conditions are consistent with those on which the design guidelines are based.

5.7 Excavation Conditions

The results of this investigation and previous investigations on Flagstaff Hill indicate that within proposed excavation depths of up to 6 m the materials are expected to be essentially very low strength extremely weathered rock with localised layers or zones of stronger rock. Based on our experience on similar projects in this area, it is considered that most of the proposed excavations at the site should be able to be achieved using large excavators (say 30 tonne). Heavy impact breakers may be required if stronger zones of rock such as those observed outcropping on or near the site are encountered.

5.8 Ground Support Options

Given the depths of excavation proposed and the proximity of some of the proposed excavations to the property boundary, ground support will be required in some parts of the site. Excavations greater than 4 m in height adjacent to the property boundaries as shown on Figure 1 should be supported. The following options could be adopted.

- Soil Nail Option – This option will involve staged excavations and installation of soil nails. A conceptual sketch of this option is presented on Figure 1. This would require permission to install soil nails into the adjacent property.

- Soldier Pile Option – Soldier piles could also be installed to support excavations. A conceptual sketch is presented on Figure 1.

6.0 IMPORTANT INFORMATION

Your attention is drawn to the document - “Important Information About Your Geotechnical Engineering Report”, which is included in Appendix D of this report. This document has been prepared by the ASFE (*Professional Firms Practicing in the Geosciences*), of which Golder Associates is a member. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be, and to present you with recommendations on how to minimise the risks associated with the groundworks for this project. The document is not intended to reduce the level of responsibility accepted by Golder Associates, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

We would be pleased to answer any questions about this important information from the reader of this report.

GOLDER ASSOCIATES PTY LTD



Malcolm Cook
North Queensland Manager

KC/MSC/klm

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APPENDIX A

RESULTS OF FIELDWORK



REPORT OF TEST PIT: TP1

CLIENT: Leosun Pty Limited
 PROJECT: Proposed Development
 LOCATION: 24 Murphy St, Port Douglas
 JOB NO: 01672051

POSITION: Refer to Site Plan
 LENGTH: m WIDTH: m
 BUCKET TYPE: 300mm

SHEET: 1 OF 1
 MACHINE: Kubota Excavator
 LOGGED: KC DATE: 20/7/01
 CHECKED: *mm* DATE: 1.8.01

Excavation			Sampling		Field Material Description								
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
EX			0.0					CL	FILL- Sandy CLAY Low plasticity, red brown, trace of gravel, some rotten logs	D	SI		
			0.60		pp @ 0.30m = 150 - 200kPa			SC	Clayey SAND Fine to medium grained, dark grey, trace of cobbles and with roots	M	MD		
			1.60		pp @ 1.20m = 200 - 300kPa			CI	Sandy CLAY Medium plasticity, red brown, zones of extremely weathered rock		VS		
			2.40		pp @ 1.60m = 300 - 400kPa				Extremely Weathered ROCK Fine to coarse grained, red brown, very low strength				
M			2.80		DS 2.80-2.90m								
			3.50							- Becomes red brown mottled grey brown			
H			4.20						TEST PIT DISCONTINUED @ 4.2m (Due to Bucket Refusal on Rock)				
			5.0										

This report of test pit must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

GAP4.GLB FULL PAGE S:\DATA\2001\01672051\TP.GPJ GAP4.GDT 01/08/2001 1:56:38 PM



REPORT OF TEST PIT: TP2

SHEET: 1 OF 1
MACHINE: Kubota Excavator

CLIENT: Leosun Pty Limited
PROJECT: Proposed Development
LOCATION: 24 Murphy St, Port Douglas
JOB NO: 01672051

POSITION: Refer to Site Plan
LENGTH: m WIDTH: m
BUCKET TYPE: 300mm

LOGGED: KC DATE: 20/7/01
CHECKED: *Just* DATE: 1-8-01

Excavation			Sampling			Field Material Description				
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
EX	L	Groundwater Not Encountered	0.0				SC	TOPSOIL:- Clayey SAND Fine to medium grained, dark grey, low plasticity	D	L
			0.40				ML	Sandy SILT Low to medium liquid limit, red brown/orange brown, with trace of fine gravel		
			0.70	DS 0.50-0.60m			Extremely Weathered Rock Orange brown/light grey, very low strength			
M			1.0	pp @ 1.00m = >600kPa						
H			2.0							
			2.20					TEST PIT DISCONTINUED @ 2.2m (Due to Bucket Refusal on Weathered Rock)		
			2.5							
			3.0							
			3.5							
			4.0							
			4.5							
			5.0							

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REPORT OF TEST PIT: TP3

CLIENT: Leosun Pty Limited
 PROJECT: Proposed Development
 LOCATION: 24 Murphy St, Port Douglas
 JOB NO: 01672051

POSITION: Refer to Site Plan
 LENGTH: m WIDTH: m
 BUCKET TYPE: 300mm

SHEET: 1 OF 1
 MACHINE: Kubota Excavator
 LOGGED: KC DATE: 20/7/01
 CHECKED: *use* DATE: 1.8.01

Excavation			Sampling		Field Material Description				
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
EX	L	Groundwater Not Encountered	0.0			SC	TOPSOIL:- Clayey SAND Fine to medium grained, dark grey, with tree roots	D	L
			0.50	pp @ 0.60m = 300 - 400kPa	SC	Clayey SAND Fine to medium grained, orange brown	MD		
			1.00						
M			1.50	pp @ 1.50m >600kPa DS 1.50-1.60m			Extremely Weathered Rock Red brown/orange, very low strength		
H			2.20	DS 2.20-2.30m					
			2.50				TEST PIT DISCONTINUED @ 2.5m (Due to Bucket Refusal)		
			3.0						
			3.5						
			4.0						
			4.5						
			5.0						

GAP4.GLB FULL PAGE S:\DATA\2001\01672051\TP3.GPJ GAP4.GDT 01/08/2001 1:57:20 PM

This report of test pit must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.



REPORT OF TEST PIT: TP4

CLIENT: Leosun Pty Limited
 PROJECT: Proposed Development
 LOCATION: 24 Murphy St, Port Douglas
 JOB NO: 01672051

POSITION: Refer to Site Plan
 LENGTH: m WIDTH: m
 BUCKET TYPE: 300mm

SHEET: 1 OF 1
 MACHINE: Kubota Excavator
 LOGGED: KC DATE: 20/7/01
 CHECKED: *[Signature]* DATE: 1-8-01

Excavation			Sampling		Field Material Description						
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS	
EX	L	Groundwater Not Encountered	0.0			[Graphic Log: Topsoil]	SC	TOPSOIL:- Clayey SAND Fine to medium grained, dark grey, with trace roots	D	L	Excavate on Existing Batter to a depth of 2.5m
			0.70			[Graphic Log: Clayey Sand]	SC	Clayey SAND Fine to medium grained, brown			
			1.30			[Graphic Log: Rock]		Extremely Weathered ROCK Orange brown/mottled light grey, very low strength			
M			3.00					TEST PIT DISCONTINUED @ 3.0m			
			5.0								

GAP4.GLB FULL PAGE S:\DATA\26E001\01672051\TP.GPJ GAP4.GDT 01/08/2001 1:57:40 PM

This report of test pit must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

EXPLANATION OF NOTES, ABBREVIATIONS & TERMS USED ON BOREHOLE AND TEST PIT REPORTS

DRILLING/EXCAVATION METHOD

AS	Auger Screwing	RD	Rotary blade or drag bit	HQ	Diamond Core - 63 mm
AV	Auger V-Bit	RT	Rotary Tricone bit	NMLC	Diamond Core - 52 mm
ATC	Auger TC-Bit	RAB	Rotary Air Blast	NQ	Diamond Core - 47 mm
HA	Hand Auger	RC	Reverse Circulation	BH	Tractor mounted backhoe
WB	Washbore or Bailer	PT	Push Tube	EX	Tracked hydraulic excavator
JET	Jetting	CT	Cable Tool Rig	EE	Existing Excavation

PENETRATION/EXCAVATION RESISTANCE

- L** Low resistance. Rapid penetration possible with little effort from the equipment used.
- M** Medium resistance. Excavation/possible at an acceptable rate with moderate effort from the equipment used.
- H** High resistance to penetration/excavation. Further penetration is possible at a slow rate and requires significant effort from the equipment.
- R** Refusal or Practical Refusal. No further progress possible without the risk of damage or unacceptable wear to the digging implement or machine.

These assessments are subjective and are dependent on many factors including the equipment power, weight, condition of excavation or drilling tools, and the experience of the operator.

WATER

	Water level at date shown		Partial water loss
	Water inflow		Complete water loss

GROUNDWATER NOT OBSERVED The observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave in of the borehole/test pit.

GROUNDWATER NOT ENCOUNTERED The borehole/test pit was dry soon after excavation, however groundwater could be present in less permeable strata. Inflow may have been observed had the borehole/test pit been left open for a longer period.

SAMPLING AND TESTING

SPT	Standard Penetration Test to AS1289.6.3.1-1993
4,7,11 N=18 30/80mm	4,7,11 = Blows per 150mm. N = Blows per 300mm penetration following 150mm seating Where practical refusal occurs, the blows and penetration for that interval are reported
RW	Penetration occurred under the rod weight only
HW	Penetration occurred under the hammer and rod weight only
HB	Hammer double bouncing on anvil
DS	Disturbed sample
FP	Field permeability test over section noted
FV	Field vane shear test expressed as shear strength s_v
PID	Photoionisation Detector reading in ppm
PM	Pressuremeter test over section noted
PP	Pocket penetrometer test (expressed as instrument reading in kPa)
U63	Thin walled tube sample - number indicates nominal sample diameter in millimetres




Ranking of Visually Observable Contamination and Odour (for specific soil contamination assessment projects)

R = 0	No visible evidence of contamination	R = A	No non-natural odours identified
R = 1	Slight evidence of visible contamination	R = B	Slight non-natural odours identified
R = 2	Visible contamination	R = C	Moderate non-natural odours identified
R = 3	Significant visible contamination	R = D	Strong non-natural odours identified

ROCK CORE RECOVERY

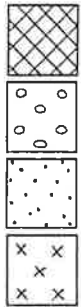
TCR = Total Core Recovery	SCR = Solid Core Recovery	RQD = Rock Quality Designation
$= \frac{\text{Length of core recovered}}{\text{Length of core run}} \times 100\%$	$= \frac{\sum \text{Length of cylindrical core recovered}}{\text{Length of core run}} \times 100$	$= \frac{\sum \text{Axial lengths of core} > 100\text{mm long}}{\text{Length of core run}} \times 100$

ROCK STRENGTH TEST RESULTS

	Point Load Strength Index (I_{s50}) (Axial test - MPa)
	Point Load Strength Index (I_{s50}) (Diametral test - MPa)
	Uniaxial Compressive Strength (UCS) test result (MPa)

METHOD OF SOIL DESCRIPTION USED ON BOREHOLE AND TEST PIT REPORTS

GRAPHIC LOG - TYPICAL SYMBOLS FOR SOILS



FILL



GRAVEL (GP OR GW)



SAND (SP or SW)



SILT (ML or MH)

Modified from BS5930 - 1981



CLAY (CL or CI)



CLAY (CH)



Organic Soils (OL or OH or Pt)



COBBLES or BOULDERS

Combinations of these basic symbols may be used to indicate mixed materials such as sandy clay.

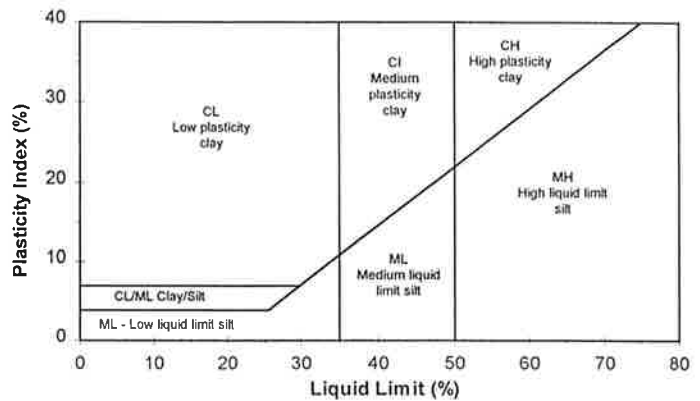
CLASSIFICATION AND INFERRED STRATIGRAPHY

Soil and Rock is classified and described in Reports of Boreholes and Test Pits using the preferred method given in AS1726 - 1993, Appendix A. The material properties are assessed in the field by visual/tactile methods.

Particle Size

Major Division	Sub Division	Particle Size
BOULDERS		> 200 mm
COBBLES		60 to 200 mm
GRAVEL	Coarse	20 to 60 mm
	Medium	6.0 to 20 mm
	Fine	2.0 to 6.0 mm
SAND	Coarse	0.6 to 2.0 mm
	Medium	0.2 to 0.6 mm
	Fine	0.075 to 0.2 mm
SILT		0.002 to 0.075mm
CLAY		< 0.002 mm

Plasticity Properties



MOISTURE CONDITION

AS1726 - 1993

Symbol Term Description

D	Dry	Sands and gravels are free flowing. Clays & Silts may be brittle or friable and powdery
M	Moist	Soils are darker than in the dry condition & may feel cool. Sands and gravels tend to cohere
W	Wet	Soils exude free water. Sands and gravels tend to cohere.

CONSISTENCY AND DENSITY

AS1726 - 1993

Symbol	Term	Undrained Shear Strength	Symbol	Term	Density Index %	SPT "N" *
VS	Very Soft	0 to 12 kPa	VL	Very Loose	Less than 15	0 to 4
S	Soft	12 to 25 kPa	L	Loose	15 to 35	4 to 10
F	Firm	25 to 50 kPa	MD	Medium Dense	35 to 65	10 to 30
St	Stiff	50 to 100 kPa	D	Dense	65 to 85	30 to 50
VSt	Very Stiff	100 to 200 kPa	VD	Very Dense	above 85	Above 50
H	Hard	above 200 kPa				

SPT correlations may be subject to corrections for overburden pressure and equipment type.

In the absence of test results, consistency and density may be assessed from correlations with the observed behaviour of the material.

APPENDIX B

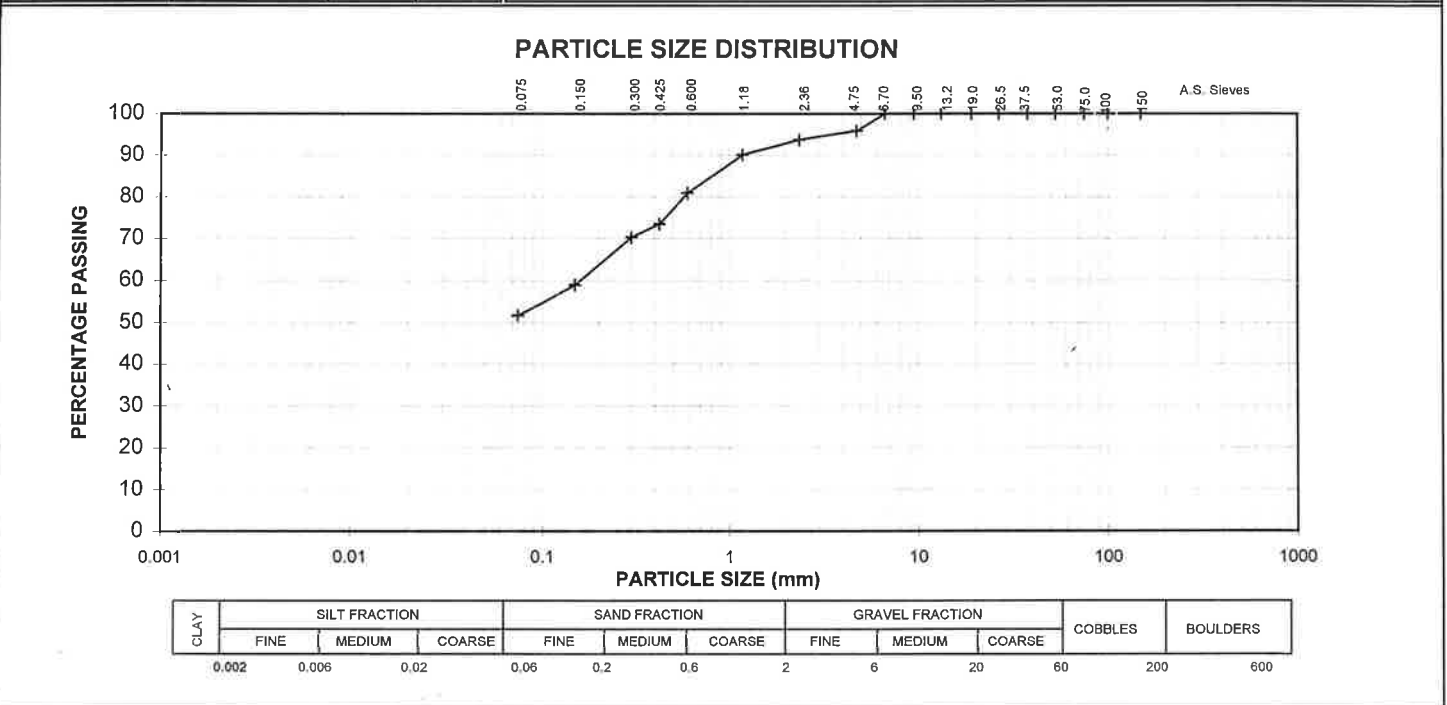
RESULTS OF LABORATORY TESTING



PARTICLE SIZE DISTRIBUTION & CONSISTENCY LIMITS TEST REPORT

Client Leosun Pty Ltd	Job Number 01672051
Client Address PO Box 928 Port Douglas Qld 4871	Date 23.07.01
Project Geotech Investigation	Report Number NQ-01147 Page No 1 of 1
Location 24 Murphy Street, Port Douglas	Sampling Method As Supplied To Laboratory
Lab Ref No. 01/237	Sample Identification TP2 0.5-0.6m

Laboratory Specimen Description ML Sandy SILT, low to medium liquid limit, red brown/orange brown, with trace of fine gravel.

PARTICLE SIZE DISTRIBUTION AS1289 3.6.1				CLASSIFICATION LIMITS AND MOISTURE CONTENT				
Sieve Size	% Passing	Spec. Lower	Spec. Upper	Test	Method	Result	Spec. Lower	Spec. Upper
150 mm	100			Liquid Limit	% AS1289 3.1.2	35		
100 mm	100			Plastic Limit	% AS1289 3.2.1	25		
75 mm	100			Plasticity Index	% AS1289 3.3.1	10		
53 mm	100			Linear Shrinkage	% AS1289 3.4.1	ND		
37.5 mm	100			Moisture Content	% AS1289 2.1.1	9.5		
26.5 mm	100			Sample History : Air dried Preparation Method : Dry sieved Crumbling / Curling of Linear Shrinkage : NA Linear Shrinkage Mould Length : - mm NP = non-plastic NO = not obtainable ND = not determined				
19.0 mm	100							
13.2 mm	100							
9.5 mm	100							
6.7 mm	100							
4.75 mm	96							
2.36 mm	94							
1.18 mm	90							
0.600mm	81							
0.425mm	73							
0.300mm	70							
0.150mm	59							
0.075mm	52							



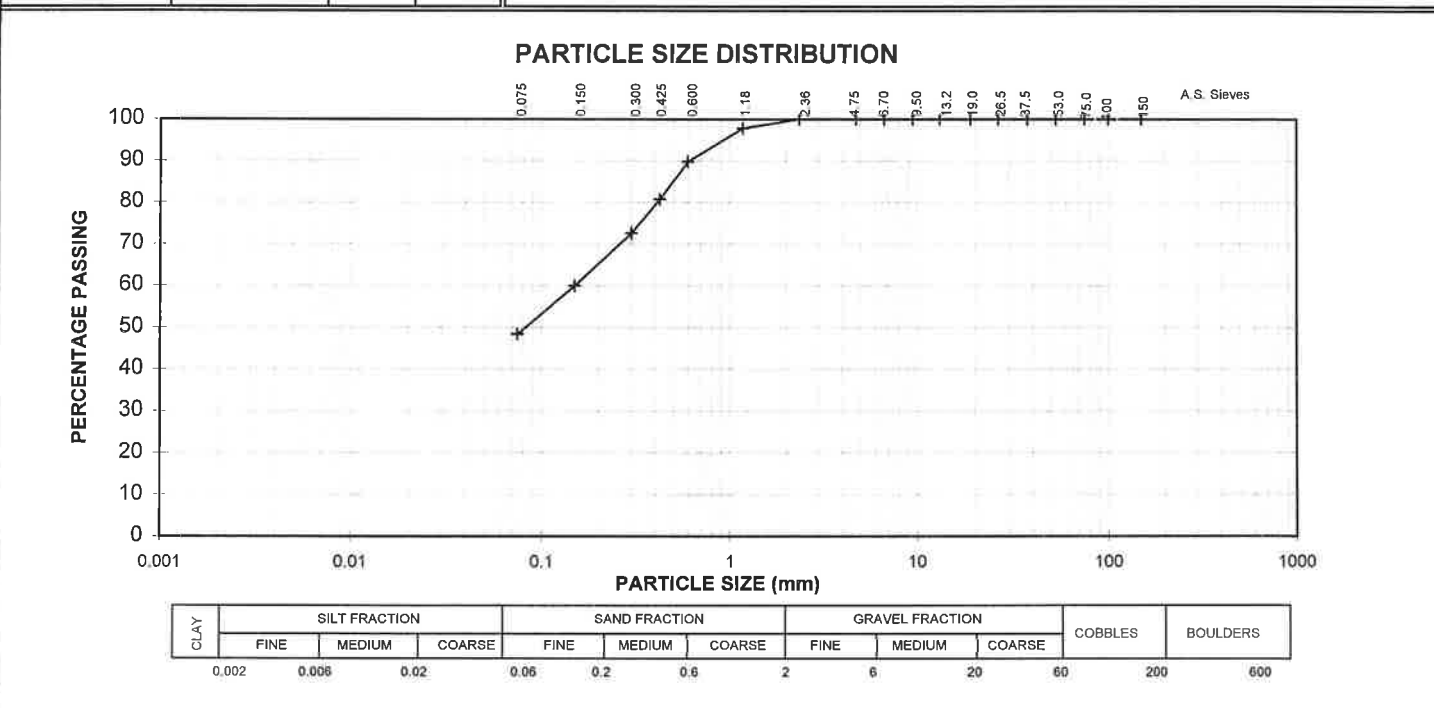
	This laboratory is accredited by the National Association of Testing Authorities, Australia. The tests reported herein have been performed in accordance with its terms of accreditation.	 Darryl Murphy Laboratory Manager	24.07.01
	THIS DOCUMENT SHALL ONLY BE REPRODUCED IN FULL	AUTHORISED SIGNATORY	DATE



PARTICLE SIZE DISTRIBUTION & CONSISTENCY LIMITS TEST REPORT

Client Leosun Pty Ltd	Job Number 01672051
Client Address PO Box 928 Port Douglas Qld 4871	Date 23.07.01
Project Geotechnical Investigation	Report Number NQ-01148 Page No 1 of 1
Location 24 Murphy Street Port Douglas	Sampling Method As Supplied To Laboratory
Lab Ref No. 01/238	Sample Identification TP 3 1.5-1.6m

Laboratory Specimen Description SC Silty clayey SAND, fine to coarse grained, red brown (Extremely Weathered Rock)

PARTICLE SIZE DISTRIBUTION AS1289 3.6.1				CLASSIFICATION LIMITS AND MOISTURE CONTENT				
Sieve Size	% Passing	Spec. Lower	Spec. Upper	Test	Method	Result	Spec. Lower	Spec. Upper
150 mm	100			Liquid Limit	% AS1289 3.1.2	31		
100 mm	100			Plastic Limit	% AS1289 3.2.1	21		
75 mm	100			Plasticity Index	% AS1289 3.3.1	10		
53 mm	100			Linear Shrinkage	% AS1289 3.4.1	ND		
37.5 mm	100			Moisture Content	% AS1289 2.1.1	9.1		
26.5 mm	100			Sample History : Air dried Preparation Method : Dry sieved Crumbling / Curling of Linear Shrinkage : NA Linear Shrinkage Mould Length : - mm NP = non-plastic NO = not obtainable ND = not determined				
19.0 mm	100							
13.2 mm	100							
9.5 mm	100							
6.7 mm	100							
4.75 mm	100							
2.36 mm	100							
1.18 mm	98							
0.600mm	90							
0.425mm	81							
0.300mm	73							
0.150mm	60							
0.075mm	48							



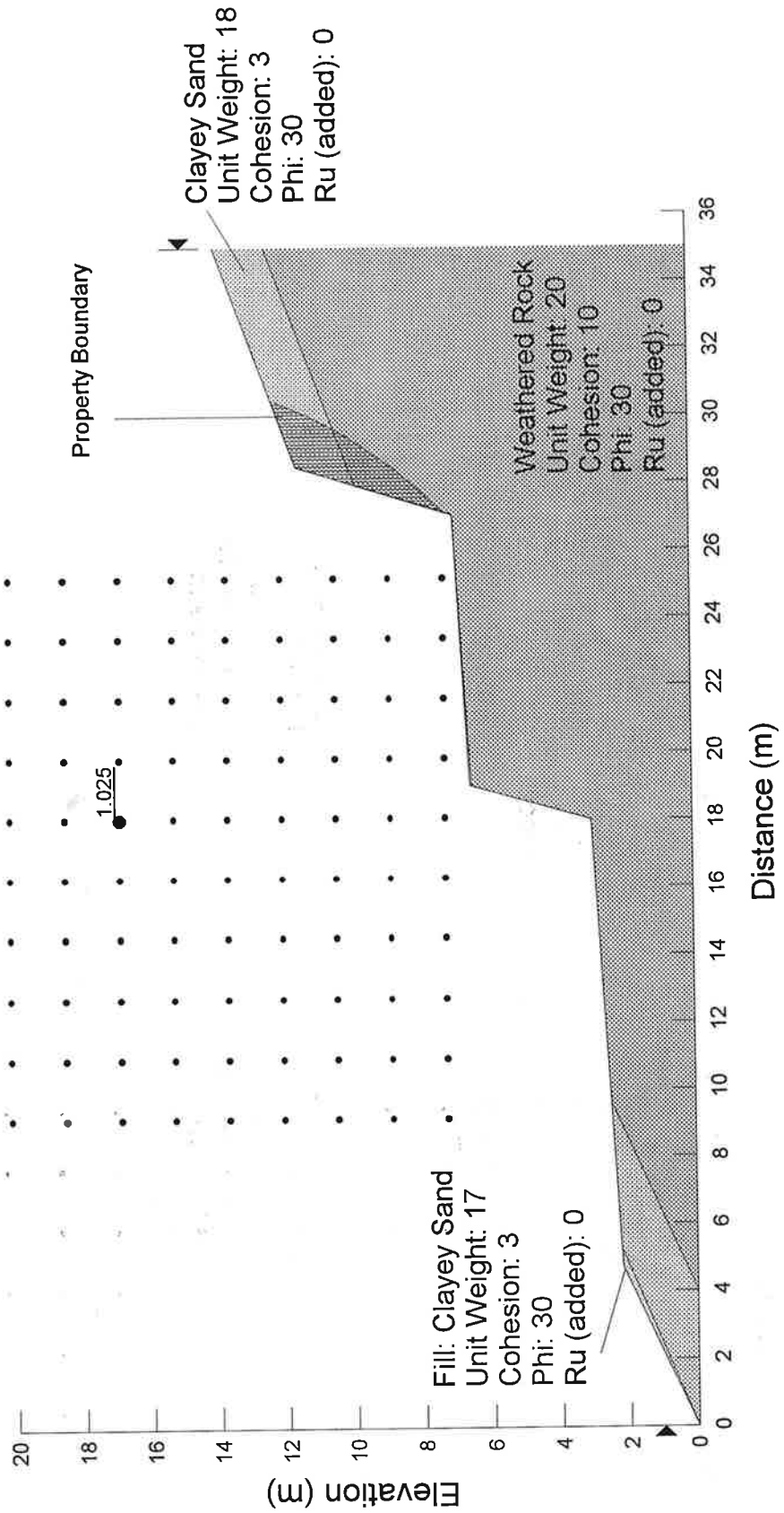
	This laboratory is accredited by the National Association of Testing Authorities, Australia. The tests reported herein have been performed in accordance with its terms of accreditation.	 Darryl Murphy Laboratory Manager	24.07.01
	THIS DOCUMENT SHALL ONLY BE REPRODUCED IN FULL	AUTHORISED SIGNATORY	DATE

APPENDIX C

RESULTS OF STABILITY ANALYSIS



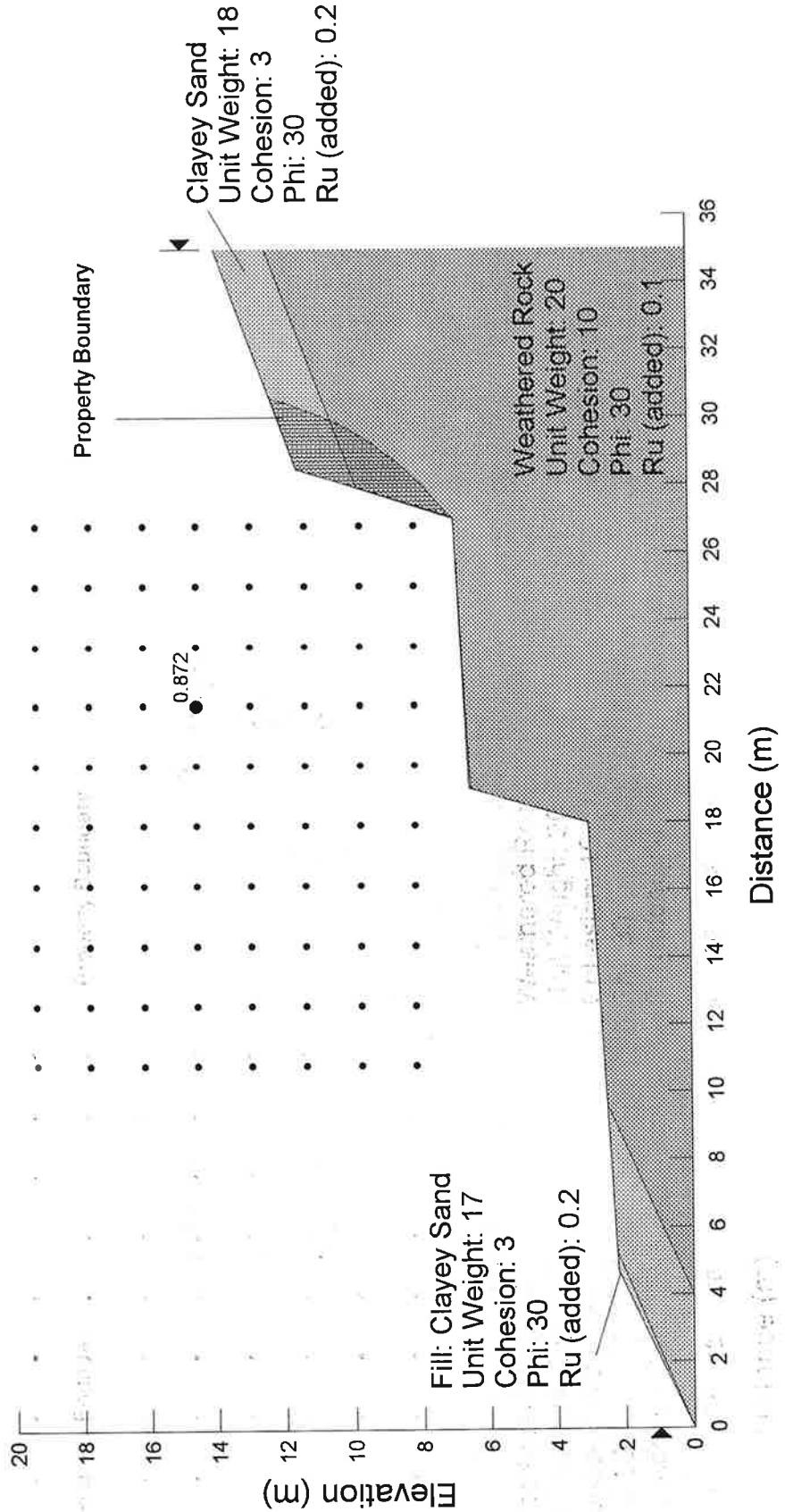
24 Murphy St Port Douglas (01670051)
 Section A (Dry)
 File Name: 24murphyAd.slp
 Seismic Coefficient: (none)



Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>[Signature]</i>	
Date:	31-07-01	Date: 1.8.01	



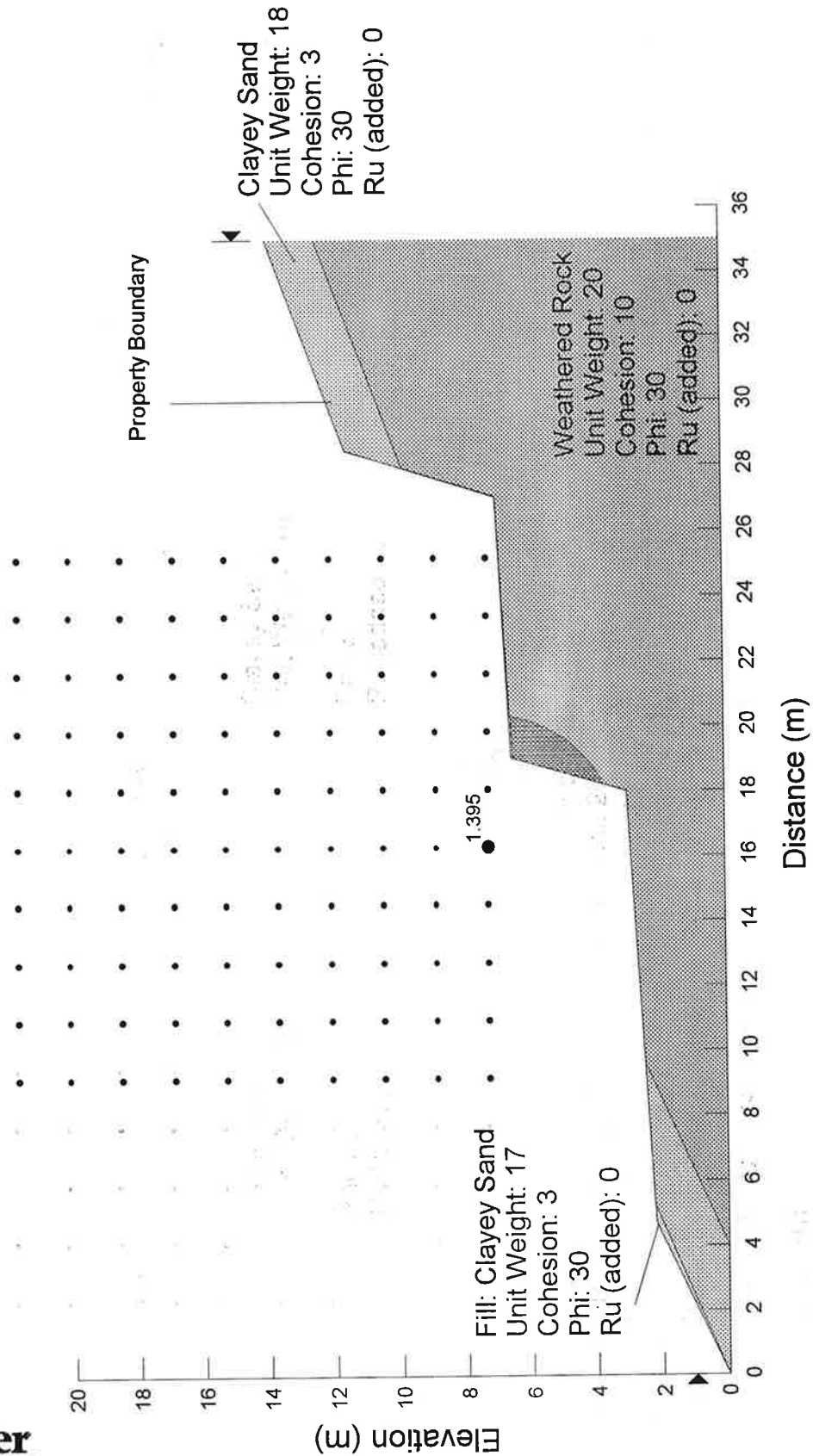
24 Murphy St Port Douglas (01670051)
 Section A (Wet)
 File Name: 24murphyAw.slp
 Seismic Coefficient: (none)



Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>mm</i>	
Date:	31-07-01	Date: 1.8.01	



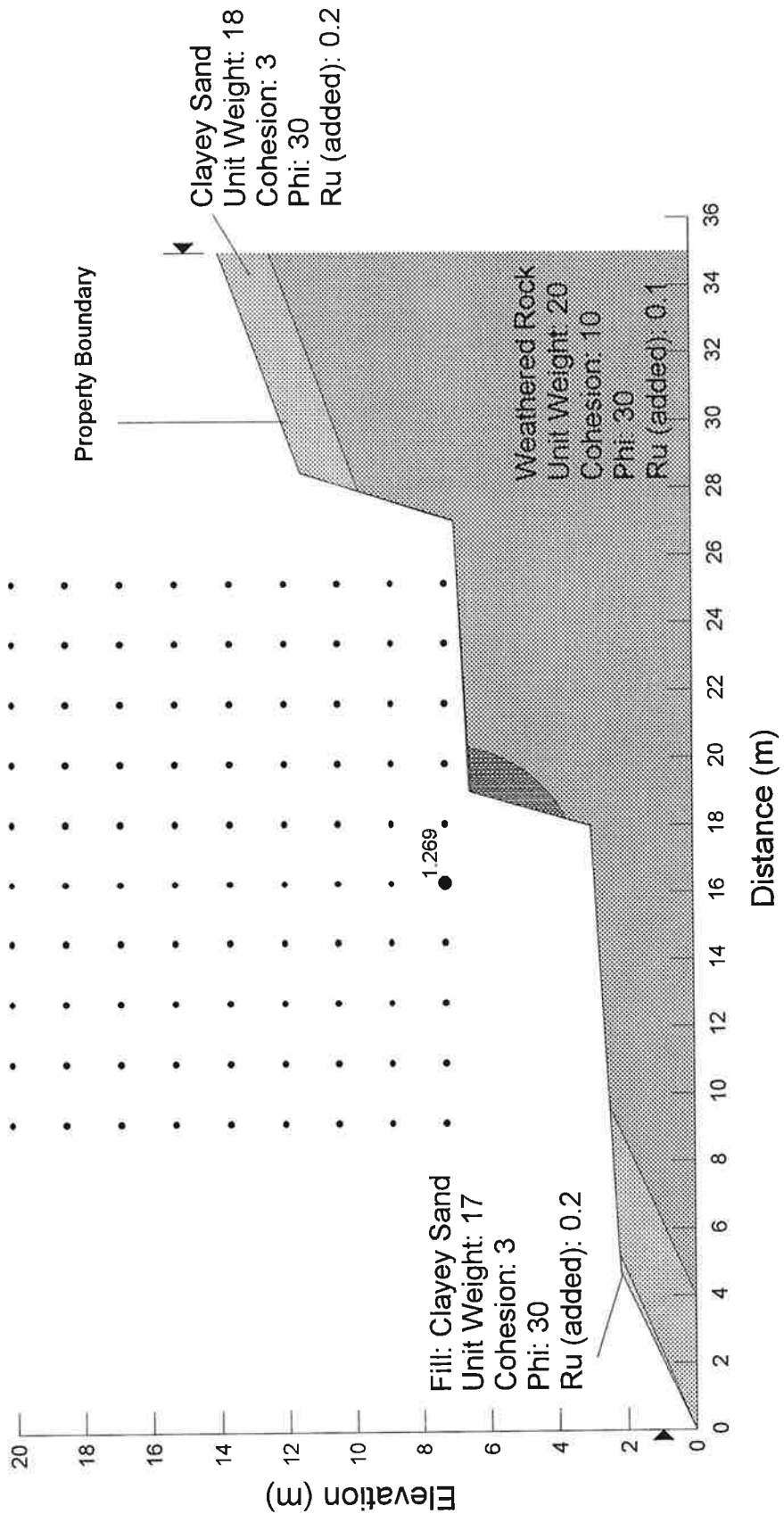
24 Murphy St Port Douglas (01670051)
 Section A (Dry)
 File Name: 24murphyAd.slp
 Seismic Coefficient: (none)



Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>Wm</i>	
Date:	31-07-01	Date: <i>1.8.01</i>	

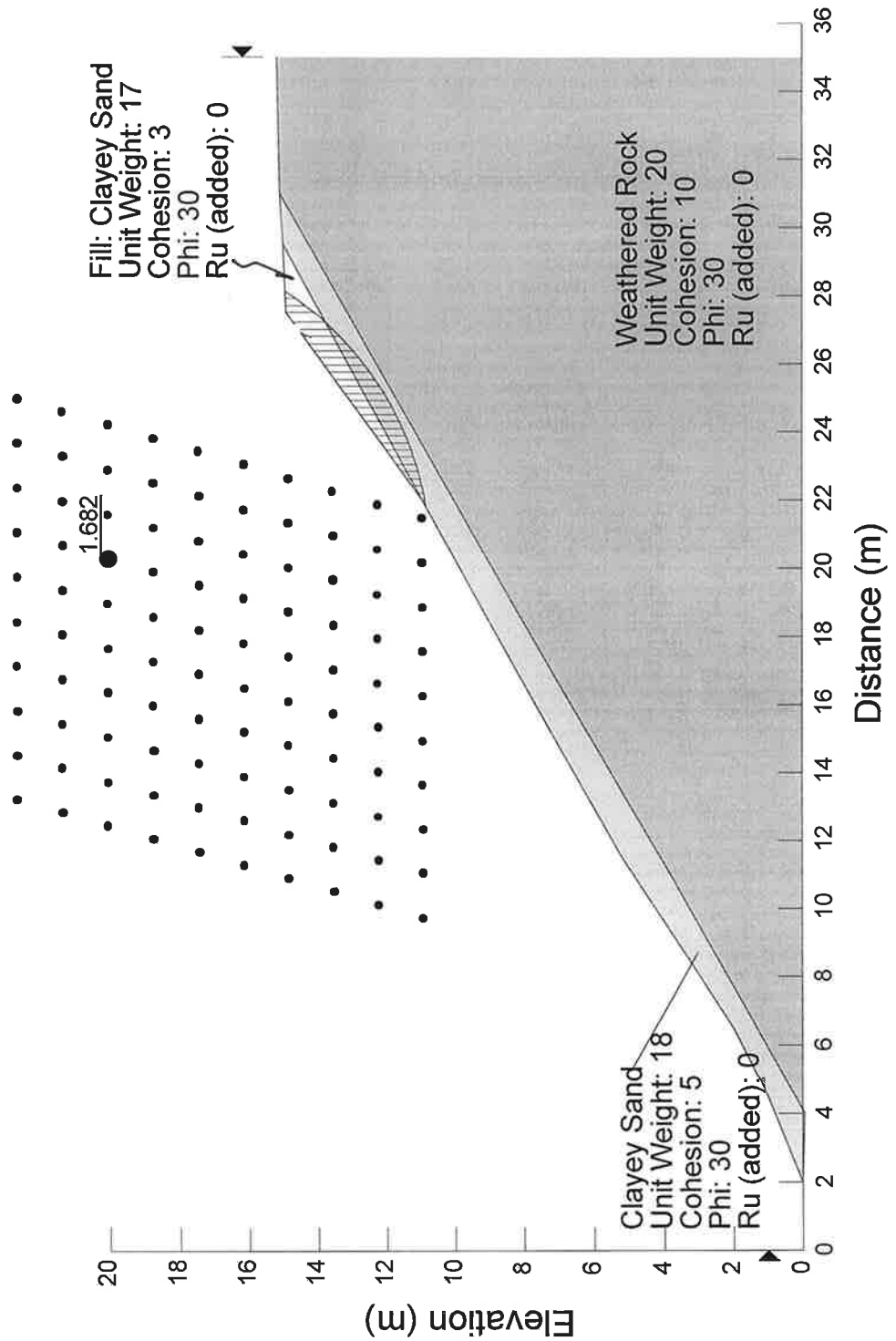


24 Murphy St Port Douglas (01670051)
 Section A (Wet)
 File Name: 24murphyAw.slp
 Seismic Coefficient: (none)



Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>WZ</i>	
Date:	31-07-01	Date: <i>1.8.01</i>	

24 Murphy St Port Douglas (01672051)
 Section B (Dry)
 File Name: 24murphyBd.slp
 Seismic Coefficient: (none)

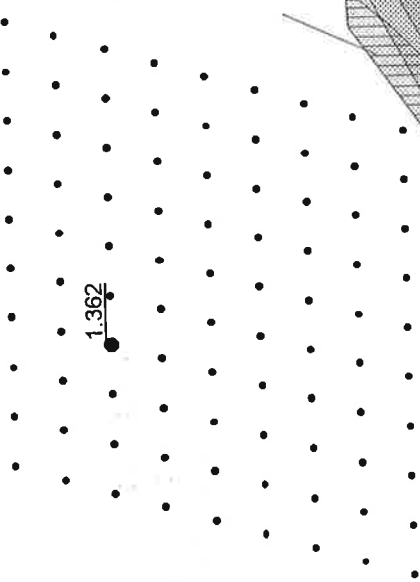


Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>W</i>	
Date:	31-07-01	Date: 1.8.01	

24 Murphy St Port Douglas (01672051)
 Section B (Wet)
 File Name: 24murphyBw.slp
 Seismic Coefficient: (none)

24 Murphy St Port Douglas (01672051)

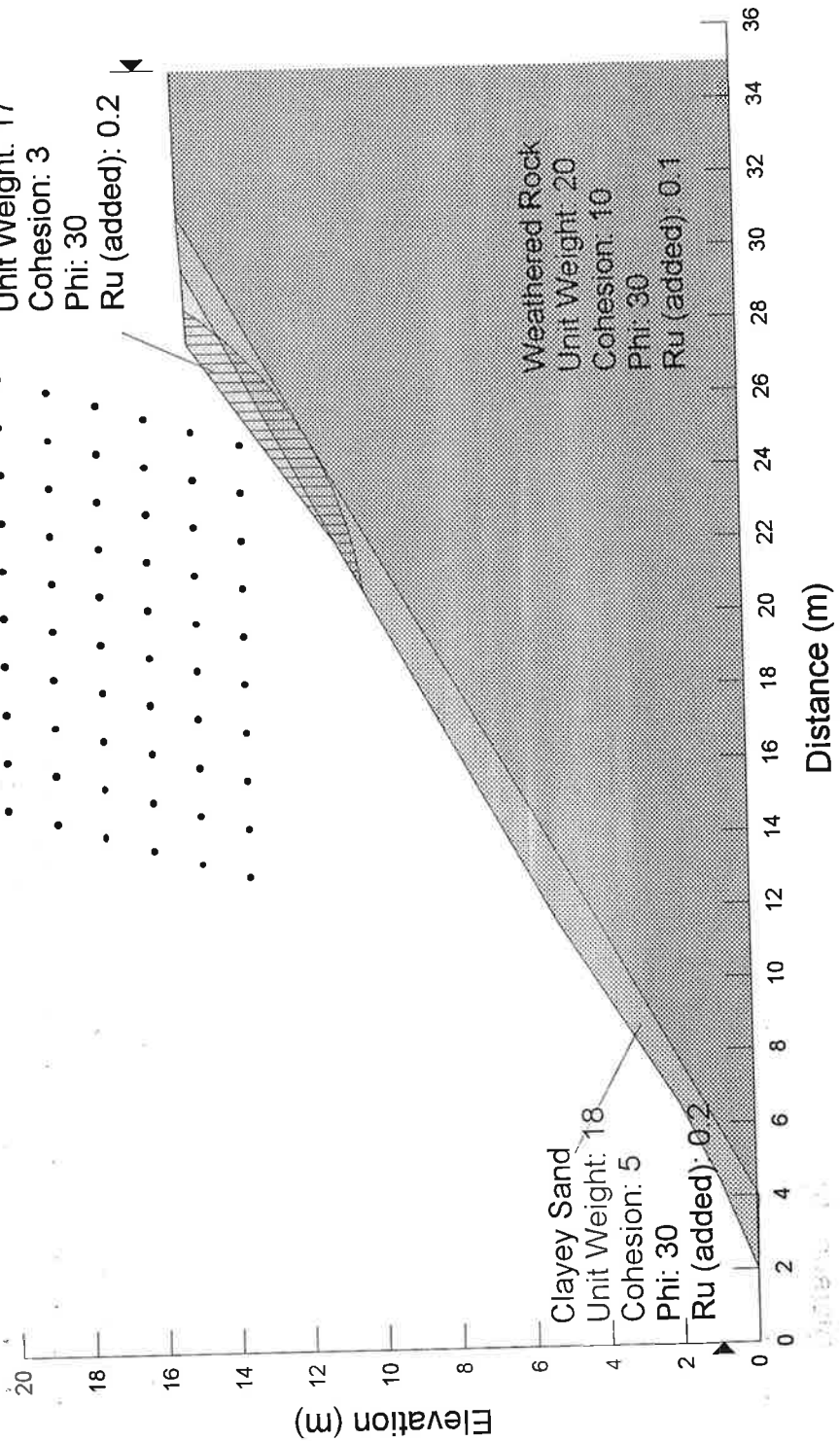
24murphyBw.slp
 (none)



Fill: Clayey Sand
 Unit Weight: 17
 Cohesion: 3
 Phi: 30
 Ru (added): 0.2

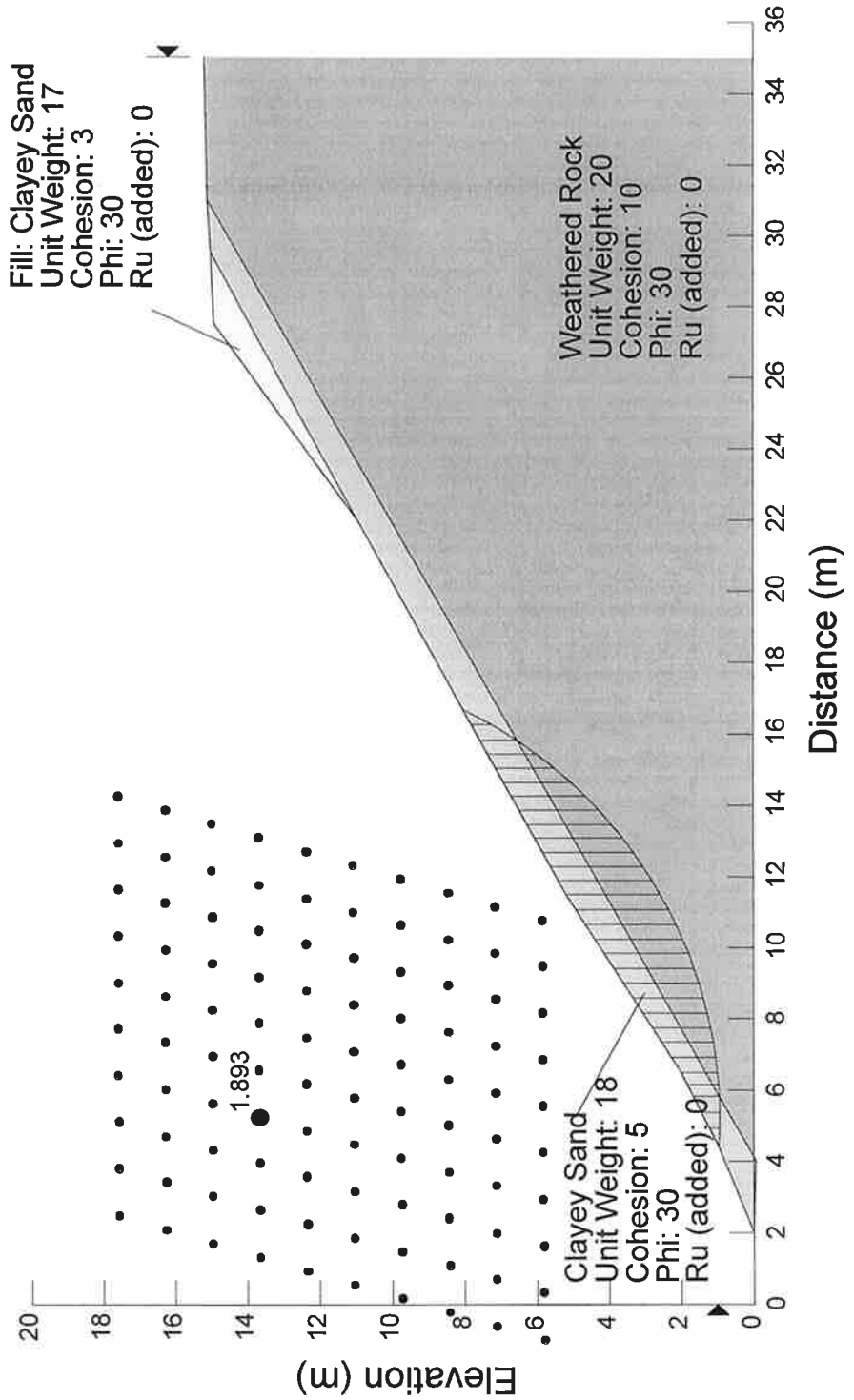
Weathered Rock
 Unit Weight: 20
 Cohesion: 10
 Phi: 30
 Ru (added): 0.1

Clayey Sand
 Unit Weight: 18
 Cohesion: 5
 Phi: 30
 Ru (added): 0.2



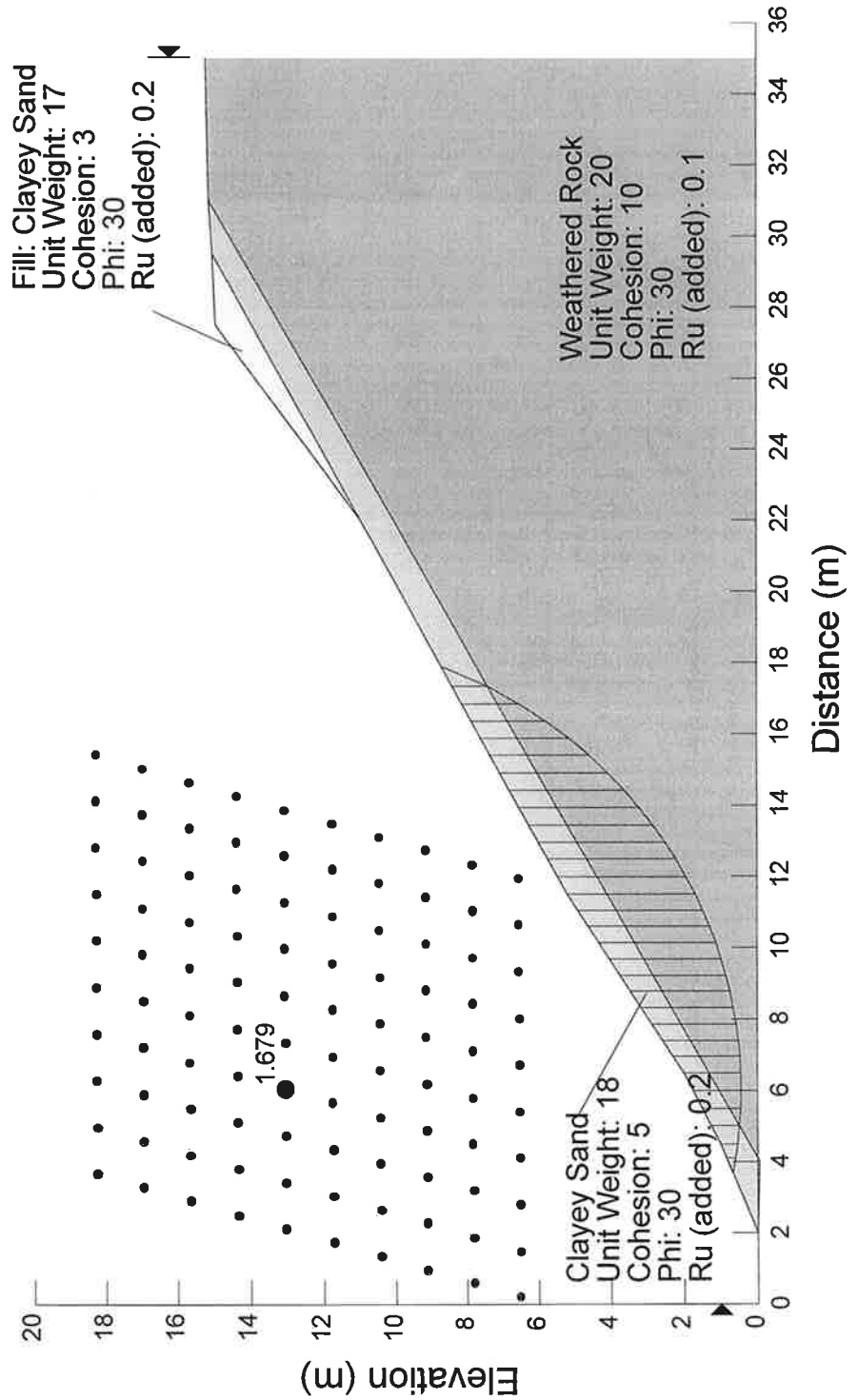
Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>WLR</i>	
Date:	31-07-01	Date: <i>1-8-01</i>	

24 Murphy St Port Douglas (01672051)
 Section B (Dry)
 File Name: 24murphyBd.slp
 Seismic Coefficient: (none)



Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>mm</i>	
Date:	31-07-01	Date: <i>1.8.01</i>	

24 Murphy St Port Douglas (01672051)
 Section B (Wet)
 File Name: 24murphyBw.slp
 Seismic Coefficient: (none)



Project No.:	01672051	Computed In: SLOPE/W Ver 4.0	RESULTS OF STABILITY ANALYSES PROPOSED DEVELOPMENT 24 MURPHY STREET, PORT DOUGLAS
Computed By:	KC	Checked By: <i>W</i>	
Date:	31-07-01	Date: 1.8.01	

APPENDIX D

“IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL ENGINEERING REPORT”

Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfil the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. *No one except you* should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you* – should apply the report for any purpose or project except the one originally contemplated.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include : the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, *do not rely on a geotechnical engineering report* that was :

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical change that can erode the reliability of an existing geotechnical engineering report include those that affect :

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *Geotechnical Engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by : the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions *only* at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgement to render an *opinion* about subsurface conditions throughout the site. Actual subsurface conditions may differ – sometimes significantly – from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgement and opinion. Geotechnical engineers can finalise their recommendations only by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for*

the report's recommendations if that engineer does not perform construction observation.

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognise that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to

give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognise that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce such risks, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labelled "limitations", many of these provisions indicate where geotechnical engineers responsibilities begin and end, to help others recognise their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Rely on Your Geotechnical Engineer for Additional Assistance

Membership in ASFE exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE member geotechnical engineer for more information.



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Our Ref: K-6979-LTR-001-B

Your Ref:

Date: 9/11/19

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

To Whom It May Concern

Re: Proposed Croser Residence – 24 Murphy St, Port Douglas Qld 4877

I refer to the proposed plans for this development by Nathan Verri, Project No. 24MPHYST, Sheet Nos A01 to A03 Rev. 1 and C01 to C09 Rev. 1 and the Geotechnical Investigation for 24 Murphy St by Golder Associates dated August 2001 and advise as follows:

- The geotechnical report was prepared for a different proposal for the site but provides comprehensive information about the overall site.
- The site is unchanged since the preparation of the geotechnical report in 2001 however the owners propose a different scheme of development.
- It is considered that the existing report provides sufficient information in relation to the stability of the site and for the design of structures for certification. Structures will be typically founded by excavation or piers into the weathered rock layer that exists at 1.5 – 2.5m depth.
- Minor instability will be managed by retaining structures and stormwater management.
- Site stormwater will be designed in accordance with good engineering principles for hillslopes development. This would include cut off drains above structures where required and management of flows to the legal point of discharge so there is no worsening effect on downstream properties or infrastructure.
- The proposed methodology for site stormwater management is shown schematically on the attached drawing and is to be confirmed by final design. The relevant elements are:
 - > The geotechnical report refers to possible minor slips above the site caused by stormwater discharge above the site. The report alludes to the fact that this is the responsibility of the neighbouring property to rectify but for the purposes of design it will be assumed that the status quo remains. It is proposed that a swale be constructed above the proposed residence to control this runoff and trap any minor slips.
 - > Piped stormwater will be provided down both sides of the proposed building. The majority of the stormwater will be diverted down the northern side while the southern side will be provided for roof drainage on that side.

- > Approximately 3 m³ of detention is required to mitigate post development Q₁₀₀ flows and this has been provided at the point of discharge to the street drainage.

Yours faithfully



Kel Bruce
RPEQ No. 5711

CROSER RESIDENCE - 24 MURPHY STREET PORT DOUGLAS

SUGGESTED MATERIALS & FINISHES

FLOORS:
TILED ON GROUND LEVEL GENERALLY
TILED ON UPPER LEVEL GENERALLY

DRIVEWAY:
OYSTER GREY EXPOSED CONCRETE

WALLS:
EXTERNAL MASONRY WALLS - ACRATEX RENDER
SELECT STONE CLADDING TO FEATURE WALLS
SELECT TIMBER LOOK ALUMINUM CLADDING TO FEATURE WALLS
INTERNAL WALLS - PLASTERBOARD GENERALLY, PAINT FINISH

EXTERNAL WINDOWS & DOORS:
POWDERCOAT ALUMINUM - MATT BLACK

INTERNAL DOORS:
PAINT FINISH GENERALLY

CEILINGS:
FLAT PLASTERBOARD
EXPOSED CONCRETE

POOL PEBBLE:
WHITSUNDAYS BLUE PEBBLE

GENERAL NOTES

GENERAL

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS 1684 3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.

- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS. ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.

- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND/OR ANY VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

SITE PREPARATION:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SRD. SOFT SPOTS ENCOUNTERED DURING COMPACTION TO BE TREATED BY TYPING, DRYING AND RECOMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.

- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (PI<15) GRANULAR SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 95% SRD.
- BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.

- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT No. 1672051 DATE: 23.07.01
- SITE TO BE RE TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

SERVICE LOADS:

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF/ 1.50 kPa INTERNAL SUSPENDED FLOORS/ 3.00 kPa EXTERNAL SUSPENDED FLOORS/ 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50m/s PERMISSIBLE, 61m ULTIMATE LIMIT STATE

FOOTINGS & SLABS:

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100kPa AND CLASS P SITE CLAYIFICATION ACCORDING TO A.S. 2870
- BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION
- NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRD AT 5% TO 2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS.
- FILL TO SLAB & 150mm LAYERS TO BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 95% SRD AT 5% TO 2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRD FOR COHESIONLESS SOILS.

- FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED BASE OF FOOTING TO BE FOUND ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100kPa.
- REMOVE GRASS & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB
- PROVIDE 0.2mm POLYETHYLENE MOISTURE BARRIER UNDER SLAB & FOOTINGS.
- CONCRETE TO SLAB & FOOTINGS TO BE N20, 80mm SLUMP, 20mm AGGREGATE
- VIBRATE ALL CONCRETE. CURE SLAB 7 DAYS MINIMUM
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS
- PROVIDE APPROX 15mm CRS
- CONDUITS & PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE
- LAP SLAB MESH 2 CROSSRISES MINIMUM LAPS UNLESS OTHERWISE NOTED: N12 - 600mm, N16 - 800mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm.
- REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM, SLABS - 40mm TOP / 20mm BOTTOM

- CAST-IN ITEMS SHALL BE HOT DIPPED GALVANISED
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A STORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH.
- SITE AREA TO BE GRADED TO PREVENT SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY.
- EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3788

CONCRETE STRENGTH:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS 3600.
- N20 GRADE CONCRETE TO ALL FOOTINGS
- REFER SLAB PLANS FOR FLOOR SLAB CONCRETE GRADES

CONCRETE

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600
- CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE:
ELEMENT CLASS & GRADE MAX. AGG. MAX. SLUMP
GROUND SLAB N32 20mm 100mm
SUSPENDED SLAB N40 20mm 100mm
ROOF SLAB N40 20mm 100mm
FOOTINGS N25 20mm 100mm
CORE FILL S20 10mm 230mm

REINFORCEMENT NOTATION:

* DENOTES GRADE 300OH HOT ROLLED REBAR TO AS4671.
DENOTES GRADE 025OH HOT ROLLED REBAR TO AS4671.
S DENOTES GRADE 025OH HOT ROLLED REBAR TO AS4671.
R DENOTES GRADE 850L COLD DRAWN ROUND WIRE TO AS4671.
W DENOTES GRADE 850L COLD DRAWN ROUND WIRE TO AS4671.
D# DENOTES GRADE 850L COLD DRAWN RIBBED WIRE TO AS4671.
R#% L% L% DENOTES FRAISED 1500 DEFORMED WIRE MESHES TO AS4671.
- ADDITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENTS APPROVAL.
- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE.
- CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600.
- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES.
- DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENTS APPROVAL.
- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE.
- FORMWORK SHALL GENERALLY COMPLY WITH AS3610.
- STRIPPING OF FORMWORK SHALL COMPLY WITH SECTION 19 OF AS3600.

CONCRETE MASONRY NOTES:

GENERAL WALLS U N O
- 190 SERIES CONCRETE BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2733.
- MORTAR M16 (C, L, S) DOTS DENOTE N12 VERTICAL BARS (U, N, O) AT ENDS, CORNERS, INTERSECTIONS. EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS.
- LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTINGS PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >2400 WIDE.
- PROVIDE DOUBLE COURSE (U, N, O) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS. REIN. WITH 1 N12 BAR EACH COURSE. LAP 800mm MIN.
- ALL EXTERNAL JOINTS TO BE FLUSHED & LEFT READY FOR RENDERING.
- ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORES.

NOT FOR CONSTRUCTION GUIDE ONLY

WALL CONSTRUCTION - FRAMING:

EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS:
- MGP12 (H2)
- 90 x 35 STUDS @ MAX. 450mm CRS.
- 45 45 TOP PLATES.
- 2 / 90 x 35 TOP PLATES.
- 90 x 35 MOGS @ 1500 CRS GENERALLY
- M12 / M16 TIE-DOWN ROD POSITIONS AS SHOWN ON PLAN.
- UNLESS AS PER SCHEDULE.
- 2 STUDS BESIDE OPENINGS UP TO 1800mm
- 3 STUDS BESIDE OPENINGS UP TO 3600mm
- 4 STUDS BESIDE OPENINGS UP TO 5000mm

INTERNAL STUDWORK WALLS LOAD BEARERS

90MM THICK WALLS:
- MGP12 (H2)
- 90 x 35 STUDS @ MAX. 450MM CRS.
- 90 x 35 TOP & BOTTOM PLATES, 1 ROW NOGGS.
- 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS

BRACING WALLS:

- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @ 50mm CRS, TOP AND BOTTOM PLATE.
150mm CRS, TOP AND BOTTOM EDGES.
300mm CRS, INTERMEDIATE STUDS.
- ANCHOR ENDS OF WALLS TOP AND BOTTOM.
- USE 6mm VILBOARD IN LIEU OF PLY IN WET AREAS.
- FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED.

- FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M12 BOLTS AT MAX 900 C/S, WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100x50 F14 HWD SOLID NOGGING AT REQUIRED C/S WITH 2x100mm BATTEN SCREWS EACH END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH 125x75x5 ANGLE WITH 1/4 M12 BOLT THRU TOP PLATES AND 1/4 M12 THRU TRUSS/PLY.

- STRAP WALL JOINTS WITH 2.30x10.8 GAL STRAPS WITH 8.2x30 GAL FLAT HEAD NAILS EACH STRAP.
- USE 6mm VILBOARD IN LIEU OF PLY IN WET AREAS.
- NON LOAD BEARING TOGS MGP10

ROOF FRAMING:

TRUSSES
- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS.
- JOINT GROUP FOR HWD TRUSSES.
- JOINT GROUP FOR PINE TRUSSES.

ROOF BRACING

- METAL STRAP BRACING TO TRUSS MANUFACTURERS DESIGN.
ROOF SHEET & BATTEN FIXINGS
- L15AIGHT SHEETING OVER L15AIGHT BATTENS
- ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED.

- THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH/LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS) OR SECTION 3.1.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS).
- A COMPLIANCE CERTIFICATE SHALL BE REQUESTED FROM THE MANUFACTURER & THE INSTALLER.
GENERAL:
- LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

WET AREA WALLS:

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4858.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8 1.2.
- WALL/COR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.
- SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS, PROVIDE APPROVED ADHESIVE TO ALL TILES.

STEELWORK:

- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS #100 STEEL STRUCTURES CODE.
- STEEL SHALL BE AS 3678 & 3679 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 350 FOR HOLLOW SECTIONS.
- BOLTS SHALL BE COMMERCIAL GRADE 4.6 S/NUG TIGHTENED GENERALLY U N O.
- BOLTS SHALL BE GALVANISED OR OF SUFFICIENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE.
- A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED.
- THE FOLLOWING TO APPLY BEAM AND BEARER SPlice TO BE FPBW TO AS 1554.1 CLASS SP WELDING 6MM CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT.
- CLEATS, BRACKETS, STIFFENERS ETC. TO BE 10mm PLATE U N O, 5PL END PL TO ALL HOLLOW SECTIONS.
- BOLT HOLE CLEARANCE TO BE 2mm.
- HOLD DOWN BOLT CLEARANCE 2mm.
- GROUT OF 2:1 CEMENT/SAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES.
- CHECKSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES 800 OR EQUIVALENT.
- ALL STEEL WORK NOT HOT DIPPED GALVANISED SHALL BE ABRASIVE CLEANED TO CLASS 2.0 LEVEL & PAINTED.
- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS.
- ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U N O

TERMITE TREATMENT:

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN AS3660.1- APPENDIX C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3661 APPENDIX D.
- LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.
- H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDING. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS.

- ALL SLAB PENETRATIONS TO HAVE TERMIMESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURERS QUALIFIED TECHNICIANS.
- BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD, THE NOTICE TO INDICATE:
- METHOD OF PROTECTION,
- DATE OF INSTALLATION OF THE SYSTEM USED,
- WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL.
- THE INSTALLER OR MANUFACTURERS RECOMMENDATION FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.

- THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDED SUCH SYSTEMS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016.
- GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH NCC 2016 PART 3.1.3

ELECTRICAL:
- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN 27 LUMENS PER WATT), IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4 STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

PUMMING:
- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS/NZS 6400.2004 - 4 STAR WATER EFFICIENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSERS PREVIOUSLY 3-STAR WELS RATED.
- MINIMUM 3-STAR WELS RATED BAR WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHES.
- PUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

AIR CONDITIONING:
- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY - ALLOWANCE TO BE MADE FOR THE INSTALLATION OF GAS PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS.
- ALL PIPES TO BE INSULATED AS REQUIRED.
- INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

ROOM NAME

CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL
SLAB SETDOWN
SLAB FALL
SLAB THICKNESS
SPOT LEVEL

SECTION MARKER
SECTION REFERENCE
ELEVATION KEY
DETAIL CALLOUT

ROOM NAME
CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL
SLAB SETDOWN
SLAB FALL
SLAB THICKNESS
SPOT LEVEL

SECTION MARKER
SECTION REFERENCE
ELEVATION KEY
DETAIL CALLOUT

ROOM NAME
CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL
SLAB SETDOWN
SLAB FALL
SLAB THICKNESS
SPOT LEVEL

SECTION MARKER
SECTION REFERENCE
ELEVATION KEY
DETAIL CALLOUT

ROOM NAME
CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL
SLAB SETDOWN
SLAB FALL
SLAB THICKNESS
SPOT LEVEL

SECTION MARKER
SECTION REFERENCE
ELEVATION KEY
DETAIL CALLOUT

ROOM NAME
CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL
SLAB SETDOWN
SLAB FALL
SLAB THICKNESS
SPOT LEVEL

SECTION MARKER
SECTION REFERENCE
ELEVATION KEY
DETAIL CALLOUT

LEGEND

@ ACCORD.
AL ACCORDING
AS SELECT ALUCCOBOARD FINISH
B AUSTRALIAN STANDARD CODES
BENCHTOP
BFC BROOM FINISH CONCRETE
CMB CONCRETE MASONRY BLOCK
CNC CONCRETE
COC CONFIRM ON SITE
CPT SELECT CARPET
CPD CUPBOARD
CRS CENTRES
CS CAVITY SLIDER
CSK COUNTERSUNK
CT SELECT CERAMIC TILE
CTK COOKTOP
CWF CONTINUOUS FILLET WELD
CWV DIAMETER
DIA DAMP PROOF COURSE
DPC DECKING
DMR DISHWASHER
DOW DOWN PIPE
EA EQUAL ANGLE
EJ EXPANSION JOINT
FC FIBRE-CEMENT
FEL FINISHED FLOOR LEVEL
FH FLAT HEAD NAILS
G GALVANISE
GB GALVANISING
GH SELECT GLASS BALUSTRADE
HEX HEAD HEIGHT
HHA HEXAGONAL HEAD (BOLT)
HT SELECT SS HANDRAIL
HT HEIGHT
HWD HARDWOOD
HWL HOT WATER SYSTEM
HWS LIGHT ORGANIC SOLVENT PRESERVATIVE
LOSP MILLIMETRES
MANUF. MANUFACTURER
MAX MAXIMUM
MIN MINIMUM
MGP MACHINE GRADED PINE
MIO MICROVAIVE OVEN
MIS MILD STEEL
NCH NICE
NCC NATIONAL CONSTRUCTION CODE
NGL NATURAL GROUND LEVEL
OFF-FRM OFF-FORM CONCRETE FINISH
OCF OVERHEAD CUPBOARD
OFC OVERHEAD CUPBOARD
PL PLASTERBOARD LING
PC POLISHED CONCRETE
PF SELECT 1200H PL FENCE
PL PLATE
PVC POLYVINYL CHLORIDE
REINFORCING
RHS ROUGHER HEADER H3 TREATED PINE
RHS RECTANGULAR HOLLOW SECTION
SCJ SAW CUT JOINT
SFL STRUCTURAL FLOOR LEVEL
SHS SQUARE HOLLOW SECTION
SCL SELECT LINED SHIP LAP CLADDING
SS STAINLESS STEEL
ST SELECT TILES
SW STONE WALL
SPEC SPECIFICATION
SHS SQUARE HOLLOW SECTION
TLR SELECT TIMBER LAMINATE FLOORING
TWC SELECT TIMBER CEILING
TU TOP OF WALL
UA UNEQUAL ANGLE
UNO UNLESS NOTED OTHERWISE

LINTEL NUMBER
DOOR NUMBER
WINDOW NUMBER

SECTION MARKER
SECTION REFERENCE
ELEVATION KEY
DETAIL CALLOUT

ROOM NAME
CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL
SLAB SETDOWN
SLAB FALL
SLAB THICKNESS
SPOT LEVEL

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SITE PLAN - PROPOSED

1 : 200

nathanverri MASTERS OF DESIGN & BUILDING
TENDER ISSUE
NOT FOR CONSTRUCTION

1 Nathan Verri QBC LIC NO. 1111288
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1 Date 1 Revision 1
REVISION ISO 1014/2019 3:53:05 AM

PROJECT CROSER RESIDENCE

SHEET SITE PLAN, GENERAL NOTES & LEGEND

DESIGNER NV DRAWN MGO SCALE AS SHOWN @

PROJECT ADDRESS 24 MURPHY STREET
PORT DOUGLAS

PROJECT NUMBER 24MPHYST SHEET C01 REV 1

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

WIND CLASS	DESIGN GUST WIND SPEED (m/s)	DESIGN PRESSURES (Pa)			
		GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS	
U ₁₀	V ₁₀	U _S	S _S	U _L	S _L
C3	23	1398	1398	199	199

EXTERNAL COVER AREAS 199 m²
INTERNAL AREAS 363 m²



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**GMA Certification
Group**



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