

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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 only 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) (individual or company full name)	WOLVERIDGE ARCHITECTS PTY LTD
Contact name (only applicable for companies)	WILLIAM HEADLAND
Postal address (P.O. Box or street address)	121 ROKEBY ST
Suburb	COLLINGWOOD
State	VIC
Postcode	3066
Country	AUSTRALIA
Contact number	03 9486 9882
Email address (non-mandatory)	wh@wolveridge.com.au
Mobile number (non-mandatory)	N/A
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	N/A

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ 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
		13	WHARF ST	PORT DOUGLAS
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	13	PTD20925	DOUGLAS SHIRE
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.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development 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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ 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? *(tick only one box)*

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

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Alterations and additions to existing dwelling

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ 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? *(tick only one box)*

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

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ 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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

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 <i>DA Form 2 – Building work details</i>

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)

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

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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 constructed 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?**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?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Kieren Nyko

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
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have 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 Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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 – 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 has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ 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 this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- 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
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

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
☐ Approval			
☐ Development application			
☐ Approval			
☐ 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 (A, B or E)
\$		

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 536: 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 habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☒ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☒ Yes

☐ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

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 *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – 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	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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) (individual or company full name)	WOLVERIDGE ARCHITECTS PTY LTD
Contact name (only applicable for companies)	WILLIAM HEADLAND
Postal address (PO Box or street address)	121 ROKEBY ST
Suburb	COLLINGWOOD
State	VIC
Postcode	3066
Country	AUSTRALIA
Contact number	03 9486 9882
Email address (non-mandatory)	wh@wolveridge.com.au
Mobile number (non-mandatory)	N/A
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	N/A

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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 .	
2.1) 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).	

Unit No.	Street No.	Street Name and Type	Suburb
	13	WHARF ST	PORT DOUGLAS
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	13	PTD20925	DOUGLAS SHIRE

2.2) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

3) 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 the [DA Forms Guide](#)

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

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

Kieren Nyko

6) 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
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

7) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- 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.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

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

List of approval/development application	Reference	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

9) Has the portable long service leave levy been paid?

- ☐ 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 (A, B or E)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	CATHERINE LOUISE O'NEILL
Contact name (applicable for companies)	c/o WOLVERIDGE ARCHITECTS (WILLIAM HEADLAND)
Postal address (P.O. Box or street address)	121 ROKEBY ST
Suburb	COLLINGWOOD
State	VIC

Postcode	3066
Country	AUSTRALIA
Contact number	03 6486 9882
Email address <i>(non-mandatory)</i>	wh@wolveridge.com.au
Mobile number <i>(non-mandatory)</i>	N/A
Fax number <i>(non-mandatory)</i>	N/A

15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment
☐ Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|---|
| ☐ New building or structure | ☒ Repairs, alterations or additions |
| ☐ Change of building classification <i>(involving building work)</i> | ☒ Swimming pool and/or pool fence |
| ☒ Demolition | ☐ Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Alterations and additions to existing dwelling

e) Proposed construction materials

External walls	☐ Double brick	☐ Steel	☐ Curtain glass
	☐ Brick veneer	☐ Timber	☐ Aluminium
	☐ Stone/concrete	☐ Fibre cement	☒ Other
Frame	☐ Timber	☐ Steel	☐ Aluminium
	☒ Other		
Floor	☒ Concrete	☐ Timber	☐ Other
Roof covering	☐ Slate/concrete	☐ Tiles	☐ Fibre cement
	☐ Aluminium	☒ Steel	☐ Other

f) Existing building use/classification? *(if applicable)*

Class 1a Dwelling

g) New building use/classification? (if applicable)
Class 1a Dwelling
h) Relevant plans <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>
☒ Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$2,750,000. ⁰⁰

18) Has Queensland Home Warranty Scheme Insurance been paid?		
☐ Yes – provide details below		
☒ No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	☒ Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	☐ Yes ☒ Not applicable
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>	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	☒ Yes ☐ Not applicable

20) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct
☒ 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>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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 DA Rules except where: - 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. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government				
Confirm proposed construction materials:				
External walls	☐ Double brick	☐ Steel	☐ Curtain glass	
	☐ Brick veneer	☐ Timber	☐ Aluminium	
	☐ Stone/concrete	☐ Fibre cement	☐ Other	
Frame	☐ Timber	☐ Steel	☐ Aluminium	
	☐ Other			
Floor	☐ Concrete	☐ Timber	☐ Other	
Roof covering	☐ Slate/concrete	☐ Tiles	☐ Fibre cement	
	☐ Aluminium	☐ Steel	☐ Other	

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 (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

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

I, CATHERINE LOUISE O'NEILL

[Insert full name.]

as owner of the premises identified as follows:

13 Wharf Street, Port Douglas QLD 4877
Lot 13 on PTD20925

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

WOLVERIDGE ARCHITECTS PTY LTD

on the premises described above for:

A Code Assessable Development Application for additions and alterations to an existing dwelling

Signature:  [signature of owner and
Catherine O'Neill (Sep 15, 2020 13:05:49 GMT+2)
date signed]
Email: katieoneill1@hotmail.com

PLANNING REPORT

Development Application
Building Works Assessable Against the Planning Scheme

13 Wharf Street, Port Douglas QLD 4877 (Lot 13 PTD20925)

Prepared by: Wolveridge Architects on behalf of the owner Katie O'Neill
Date: September 2026

1. Introduction

This report supports a Development Application for Building Works Assessable Against the Planning Scheme for additions and alterations to an existing dwelling at 13 Wharf Street, Port Douglas.

The report has been prepared having regard to:

- Douglas Shire Planning Scheme 2018;
- Council's Pre-lodgement Advice;
- Architectural drawings accompanying the application; and
- Geotechnical Engineering Report.

This report focuses on the key assessment matters identified through Council's pre-lodgement advice and demonstrates how the proposal responds to the relevant planning scheme provisions

Supporting Documents

Document	Prepared By
DA Form 1	Applicant
DA Form 2	Applicant
Architectural Drawings	Architect
Survey Plan	Surveyor
Geotechnical Report	Geotechnical Engineer

2. Site and Planning Context

Site

- Address: 13 Wharf Street, Port Douglas
- Lot / Plan: Lot 13 PTD20925
- Existing Use: Detached dwelling house
- Existing Development: Multi-level dwelling on sloping land

Planning Scheme

Zone

Environmental Management Zone

Local Plan

Port Douglas-Craigie Local Plan - Precinct 1f Flagstaff Hill

Applicable Overlay

Potential Landslide Hazard Overlay

Level of Assessment

Code Assessable Building Works Assessable Against the Planning Scheme.

3. Proposed Development

The application seeks approval for additions and alterations to the existing dwelling.

Works generally comprise:

- Extension of the existing dwelling within the existing footprint/roofline - no physical expansion of the dwelling
- Internal alterations and refurbishment;
- Associated building works;
- Landscaping works (predominantly to preserve existing landscaping); and
- Ancillary retaining and site works where required.

No change to the lawful residential use of the site is proposed.

Vehicle access, parking arrangements and site servicing remain substantially unchanged.

4. Response to Pre-lodgement Advice

The application has been prepared having regard to Council's pre-lodgement advice and accompanying recommendations. The following responses address the key matters raised by Council.

Environmental Management Zone

4.1 Maximum Building Height

Council Preapplication Comment

Council requested verification that the proposal complies with AO1 height of buildings and addresses PO1. Additional sections and elevations were recommended demonstrating compliance.

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes
PO1	AO1
<i>The height of all buildings and structures is in keeping with the natural characteristics of the site.</i>	<i>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.</i>
<u><i>Buildings and structures are low-rise and not unduly visible from external sites.</i></u>	<i>AO1.2 Buildings have a roof height not less than 2 metres.</i>
Response	Response
The proposal is an extension to an existing dwelling house, being the primary land use anticipated within the Environmental Management Zone. The additions are designed to work within the established development footprint where practical, minimise disturbance to the hillside environment and maintain the vegetated character of the locality. External finishes comprise subdued colours and non-reflective materials which assist in reducing visual prominence.	The proposed additions maintain a low-rise built form that is responsive to the steep hillside setting and established residential character of Flagstaff Hill. Survey information (including relevant AHD spot levels), elevations and sections accompanying the application demonstrate compliance with the 8.5 metre height limit measured from natural ground level. The building remains visually subordinate to the surrounding landform and is not unduly visible from external sites.

4.2 Visibility and Visual Impact

Council Preapplication Comment

Council identified the need to consider visibility from surrounding sites and public viewpoints.

Response

Flagstaff Hill is characterised by:

- heavily vegetated lots;
- houses stepping with the slope;
- a mix of contemporary tropical architectural styles;
- buildings often visible through vegetation from distant viewpoints.

The prepared visual assessment demonstrates that the proposed additions are viewed in the context of the existing dwelling and established vegetation. The works do not materially increase the visual prominence of the development when viewed from Wharf Street or public viewpoints including Rex Smeal Park, where the proposal remains visually recessive and heavily screened by established vegetation, consistent with the hillside development pattern.

PO5 - Site Characteristics and Constraints

The proposal has been designed having regard to the site's topography, established vegetation and environmental setting. The additions are integrated with the existing dwelling and utilise the established development footprint where practical, minimising disturbance to the site. No trees will be removed with existing vegetation largely retained, any disturbed landscaping is to be reinstated following completion of works. The proposal appropriately responds to the physical constraints of the land while maintaining the environmental and scenic character of the locality.

Please refer to the following viewpoints prepared to address this concern.

- *SD5.01 Streetview - Existing*
- *SD5.02 Streetview - Proposed*
- *SD5.03 Vantage Point View (Rex Smeal Park)*

4.3 Colour schedule

Council Preapplication Comment

Council requested a colour schedule to address the below criteria. A colour schedule has been provided, please refer to - *SD6.01 Exterior Finishes Schedule*

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes
PO7	AO7
<i>The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</i>	<i>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.</i>
Response	
The proposed development satisfies PO7. The roof sheeting and timber screening elements incorporate colours and finishes that are consistent with the intent of AO7, comprising subdued, non-reflective tones that integrate with the surrounding landscape setting. The existing rendered wall finish is white and has been this colour since the home was constructed in the 1980's. We propose a softer, muted, non-reflective off-white. While the proposed wall colour does not strictly align with the darker colour palette identified in AO7, it remains consistent with the established character of the existing dwelling (with existing white walls) and a number of surrounding residences which incorporate light-coloured wall & roof finishes. The proposed colour is deliberately softened and non-reflective, avoiding glare and visual prominence. The dwelling is located within an established vegetated hillside setting, with existing landscaping providing substantial visual screening from surrounding properties and public viewpoints. In this context, the compliant roof and screening elements, together with the retained vegetation and subdued wall finish, ensure the development remains visually recessive and appropriately integrated with both the surrounding built form and natural environment. Accordingly, the proposal achieves the intent of PO7 notwithstanding the alternative wall finish proposed. The development will not result in adverse impacts on the scenic amenity or landscape character of the locality.	

4.4 Potential Landslide Hazard Overlay

Council Preapplication Comment

Council requested a Geotechnical Report addressing the Potential Landslide Hazard Overlay requirements.

Response

A Geotechnical Assessment has been prepared by a suitably qualified geotechnical engineer. The assessment confirms that the proposed development can be undertaken subject to the recommendations contained within the report and that the development is suitable having regard to the site's geotechnical constraints.

Refer Geotechnical Letter of advice prepared by ETS Geotechnical

4.5 Landscaping

Council Preapplication Comment

Council requested a Landscape Plan identifying vegetation removal and replacement planting.

Response

It is recognised that the existing landscaping is an important contributor to the vegetated character of the locality and softening the appearance of the built form. The existing & well established landscaping is proposed to be retained in its current state. Construction activities will aim to minimise impacts on existing vegetation. Where vegetation disturbance is unavoidable, affected landscaping will be reinstated with species consistent with the existing tropical landscape character of the site. Again we confirm that no trees shall be removed as part of the proposed works.

Due to the proposal to retain the existing landscaping, notes have been added to *SD2.01 Site Plan*, in lieu of providing an as-built landscape plan.

Please refer to *SD2.01 Site Plan*

5. Planning Assessment Summary

The proposal is considered to satisfy the intent of the relevant planning scheme provisions because:

- The residential use of the site is unchanged.
- The scale and form of development remain consistent with the established built character of Flagstaff Hill Building height compliance is demonstrated by survey information and detailed elevations.
- The proposal maintains the landscape and visual character of the locality.
- Landslide hazard matters have been addressed through specialist engineering advice.
- The established landscaping within and surrounding the site reduce the visual prominence of the development.

Accordingly, the proposal is considered consistent with the:

- Environmental Management Zone Code;
- Port Douglas-Craigie Local Plan Code; and
- Potential Landslide Hazard Overlay Code.

7. Conclusion

This Development Application seeks approval for Building Works Assessable Against the Planning Scheme associated with additions and alterations to the existing dwelling at **13 Wharf Street, Port Douglas.**

Having regard to the Douglas Shire Planning Scheme and the matters raised by Council during the pre-lodgement process, the proposal is considered to appropriately respond to the site's environmental, visual and geotechnical constraints and is suitable for approval.



Response to Planning Scheme Criteria for Assessment

ETSP_0000244 – 0001

Proposed Residential Development

13 Wharf Street, Port Douglas

17 September 2026 | Rev1

REPORT DETAILS

Unique Document Identification

Document Title	Geotechnical Investigation Report - Proposed Residential Development
Project Number	ETSP_0000244
Document ID	ETSP_0000244 – 0001 – Rev1
Client	Catherine O’Niel
Client Contact	Catherine O’Niel

ETS Office Details

Location	Cairns
Address	130 Buchan St, Bungalow QLD 4870
Telephone	07 4047 8600
Email	admin@etsgeo.com.au
Web	www.etsgeo.com.au

Revision Details

Revision No.	Date	Comments
Revision 0	11/09/2026	Final Report Issue
Revision 1	17/09/2026	Report revised in response to client comments

Document Approval

Author



Ruben Contreras
Branch Leader – Geotechnical Cairns
Ruben.Contreras@etsgeo.com.au

Reviewed By



Daniel Vanderpeet
Senior Geotechnical Engineer RPEQ32851

1 REPORT SCOPE	1
2 SITE DESCRIPTION	2
3 REGIONAL GEOLOGY	3
3.1 SITE WALKOVER	4
4 SITE TOPOGRAPHY	4
5 LANDSLIDE HAZARD OVERLAY	5
6 CONCLUSION	6
7 LIMITATIONS	8

1 REPORT SCOPE

This report presents a landslide risk assessment carried out by ETS Geotechnical (ETS) for Catherine O’Niel, in relation to the proposed addition of a penthouse level and associated works to the existing dwelling at 13 Wharf Street, Port Douglas (“the site”).

The site is mapped within the Potential Landslide Hazard Overlay of the Douglas Shire Planning Scheme, triggering assessment against the Potential landslide hazard overlay code (s.8.2.9). This report includes:

- » A site description, including a summary of the site and the observations made during a site walkover;
- » A review of the Douglas Shire Planning Scheme Potential Landslide Hazard Overlay Code (s.8.2.9) as it applies to the site;
- » A review of published regional geology, supported by site reconnaissance of rock exposures at beach level below the site;
- » An indicative review of site topography; and
- » Recommendations for further geotechnical investigation.

Douglas Shire Council's approval for the proposed development is subject to Section 8.2.9 of the planning scheme, ‘Potential landslide hazard overlay code’ which outlines four assessment criteria is to be met. Table 1 below was extracted from the planning scheme.

Table 1: Potential Landslide Hazard Overlay Code (s.8.2.9) Assessment Criteria

Performance Outcome (PO)	Acceptable Outcome (AO)
PO1 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: (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.	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or AO1.2 Development is on an existing stable, benched site and requires no further earthworks. or AO1.3 A competent person certifies that: (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.

PO2 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.	AO2 Excavation or fill: (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.
PO3 Development for community infrastructure: (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.	AO3 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.

2 SITE DESCRIPTION

The site is located at 13 Wharf Street, on the seaward (northern) side of Flagstaff Hill. The locality is characterised by moderate to steep natural slopes falling from Flagstaff Hill towards the Coral Sea. Existing residential development is present on adjoining and nearby properties, with dwellings generally constructed on sloping terrain using stepped or elevated forms of construction. Figure 1 shows an aerial view of the site and surrounds with the approximate site boundary shown in red.

The developed part of the site sits on a benched (likely engineered) platform, with the ground floor of the dwelling at RL 15.9 m AHD. The ground generally falls from the Wharf Street frontage north-eastward across the benches terrace towards the rear site boundary, beyond which the ground slopes downwards towards the shoreline.

At the time of the investigation, no significant evidence of previous or active slope instability was observed within the accessible and visible portions of the allotment, however it was noted that a landscape retaining wall along the northern site boundary showed signs of distress with cracking and an outwards lean. No tension cracking, hummocky ground, ground slumping, significant erosion or other obvious indicators of recent ground movement were identified.

Figures 2 to 5 show photographs taken at the time of the investigation and illustrate the general site conditions.



Figure 1: Aerial view of the site



Figure 2: General site view at the rear of the site



Figure 3: Retaining wall at northern boundary



Figure 4: Downslope, looking up at dwelling



Figure 5: Bedrock present at base of slope

3 REGIONAL GEOLOGY

Published geological mapping and literature indicate that the headlands at Port Douglas, including Flagstaff Hill, are underlain by rocks of the Hodgkinson Province – a Silurian to Devonian, strongly deformed turbidite sequence of metasedimentary rocks (metasandstone, siltstone, mudstone, chert) with associated metavolcanics. Bedrock in the immediate Port Douglas headland area has been described as the Larramore Metabasalt Member of the Hodgkinson Formation, in proximity to intrusive granitoids of the Kennedy Province to the west.

Metabasalt and metasedimentary rocks of this type typically weather to form a mantle of residual clayey soils and variably weathered rock (extending from a thin veneer to several metres in depth depending on jointing, fracturing and past weathering history) overlying more competent, less-weathered rock at depth.

Figure 6 shows an aerial view of the site (in red) with the regional geology overlay.

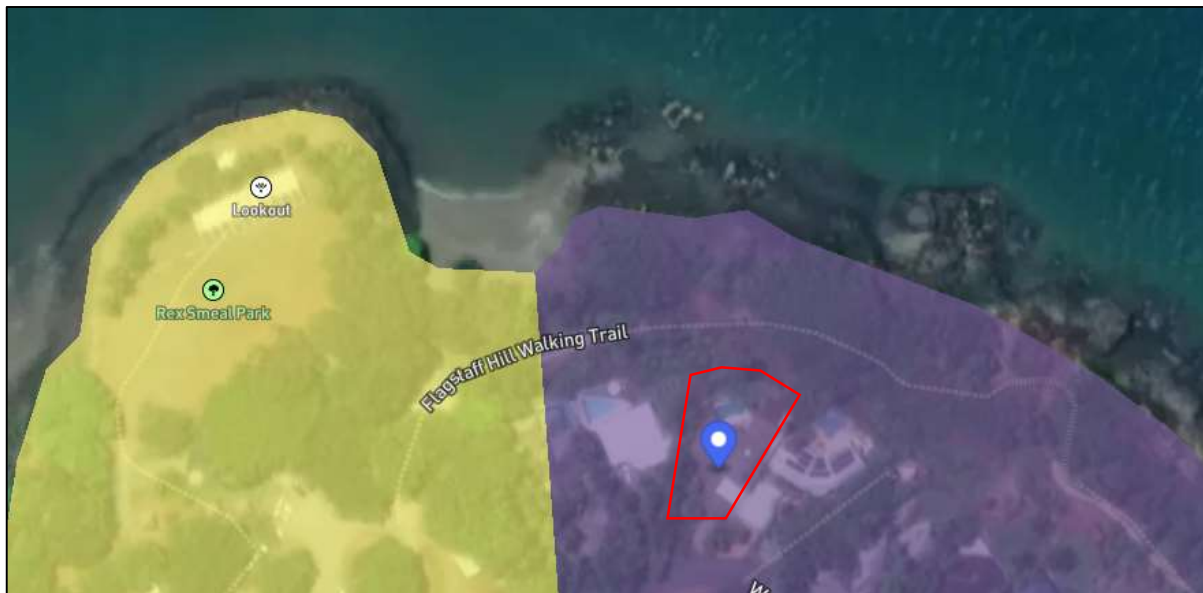


Figure 6: Regional geology

3.1 SITE WALKOVER

ETS inspected rock exposures at the base of the headland, at beach/shoreline level below the site (Figure 4 and 5). The exposed rock is a dark, fine-grained, foliated rock consistent with the metavolcanic or metasedimentary lithologies mapped regionally in this area, providing field confirmation that the published regional geology is broadly representative of the site setting.

4 SITE TOPOGRAPHY

An indicative slope profile was generated from Google Earth terrain data along a transect running from the street frontage of the dwelling, down across the vegetated slope, to the rocky headland point at the shoreline (Figure 7). The profile (Figure 8) indicates a total fall of approximately 19 m over a horizontal distance of approximately 90 m – an average slope angle in the order of 12° (equivalent to an average grade of approximately 21%).



Figure 7: Indicative slope profile (red line)



Figure 8: Google Earth elevation profile

5 LANDSLIDE HAZARD OVERLAY

The site falls within the Potential Landslide Hazard Overlay as shown on Douglas Shire Council's Potential Landslide Hazard Overlay Map Sheet PLH-007 (Figure 9). The mapping shows the Flagstaff Hill headland, including the Wharf Street frontage, entirely within the mapped "Potential Landslide Hazard" extent. The approximate locality of the site is indicated in red.

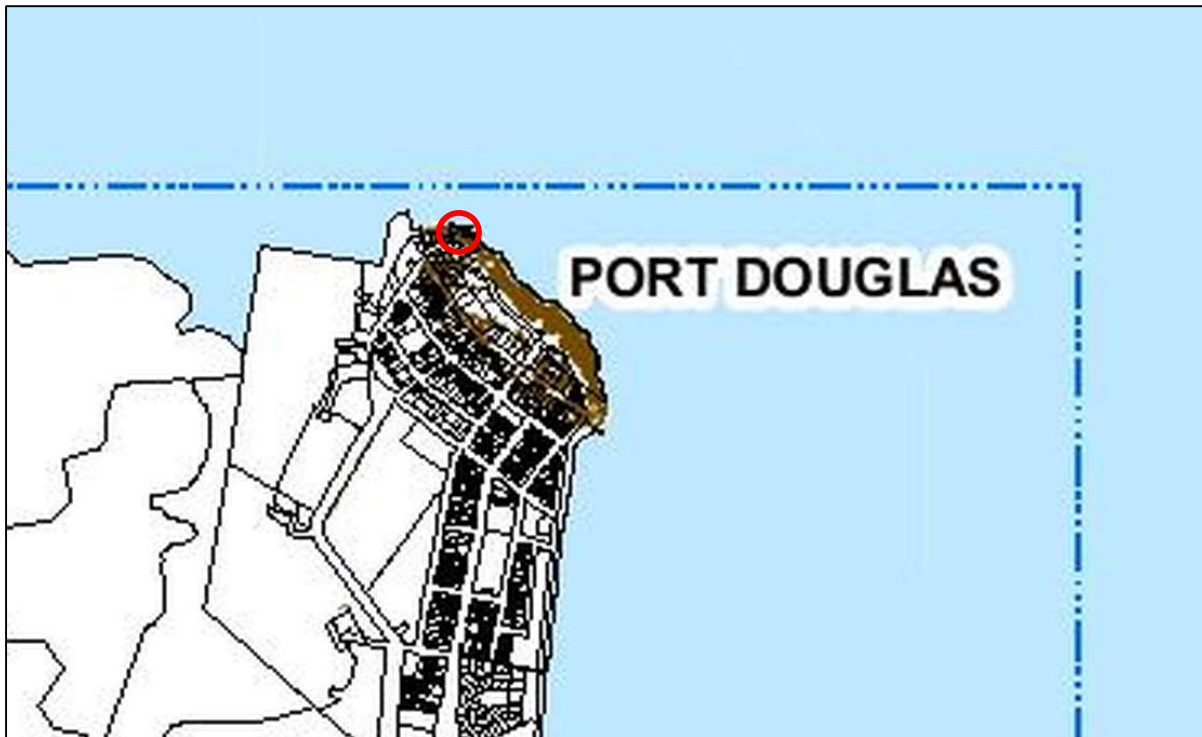


Figure 9: Extract from Potential Landslide Hazard Overlay Map Sheet PLH-007, showing the Flagstaff Hill headland (Port Douglas) mapped as Potential Landslide Hazard (brown shading).

6 CONCLUSION

The site at 13 Wharf Street, Port Douglas is mapped within the Douglas Shire Potential Landslide Hazard Overlay, and the proposed penthouse addition and associated works are assessable against the Potential landslide hazard overlay code (s.8.2.9).

Based on the site walkover and desktop review presented in this report, the majority of the proposed works (the additional storey and re-decking) involve no earthworks and are considered unlikely to create or increase landslide hazard risk to the site or adjoining premises, subject to confirmation that the existing footings can support the additional load. Localised retaining wall and terrace works are associated with the development. These works have not been assessed at this walkover level of investigation and will require geotechnical input and confirmation once detailed design is available.

A section of ageing stacked stone retaining wall was identified during the site walkover as appearing to be in a state of distress. This finding is unrelated to the currently proposed scope of works but is considered material to the overall geotechnical condition of the site, and should be investigated and, if necessary, remediated as part of the recommended further investigation, regardless of the outcome of the current development application.

Table 2 below shows the responses to the conditions in the Douglas Shire Council planning scheme, as they relate to the proposed development.

Table 2: Response to Planning Scheme Assessment Criteria

Performance Outcome (PO)	Acceptable Outcome (AO)	Response
PO1 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: (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.	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or AO1.2 Development is on an existing stable, benched site and requires no further earthworks. or AO1.3 A competent person certifies that: (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;	The proposed works (additional storey) would not involve additional earthworks. Any potential remediation works would not involve earthworks. An intrusive geotechnical investigation will be undertaken following preliminary approval of the development. Following the investigation, it is recommended that a landslide risk assessment is undertaken.

	(f) development does not incorporate on-site waste water disposal.	
PO2 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.	AO2 Excavation or fill: (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.	Not assessed by ETS. Visual impact on landscape character and scenic amenity is a planning matter for Council to assess against the detailed design.
PO3 Development for community infrastructure: (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.	AO3 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.	Not applicable. PO3 applies to development for community infrastructure. The proposed development is a private dwelling.

7 LIMITATIONS

ETS Geotechnical has prepared this report for this project in accordance with ETS's proposal and the acceptance received from the Client. These limitations apply whether the report was prepared under ETS's standard terms and conditions or otherwise.

This report is provided for the exclusive use of Catherine O'Niel for the geotechnical scope of works at 13 Wharf Street, Port Douglas. The report should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of ETS, does so entirely at its own risk and without recourse to ETS for any loss or damage. In preparing this report, ETS has necessarily relied upon information provided by the client and/or their agents.

ETS's advice is based on information gained from limited subsurface investigation and sampling, supplemented by knowledge of local geology and experience. The accuracy of the advice may be affected by undetected variations in ground conditions between and beyond the investigation locations. The report therefore includes interpretation between discrete test points; conditions that cannot be inferred or predicted may be encountered during construction. The reliability of such interpretation depends on the uniformity of the subsurface profile and on the frequency, detail and method of investigation.

Geotechnical information represents an engineering opinion based on the available data, observations and interpretive assessment. This report reflects ETS's opinion of the site conditions at the time of investigation and should not be extended beyond the assessed scope without review. Recommendations and design assumptions should be verified during project implementation or construction. Where subsurface conditions or interpretations differ from those described in this report, ETS should be notified and provided with an opportunity to review the recommendations.

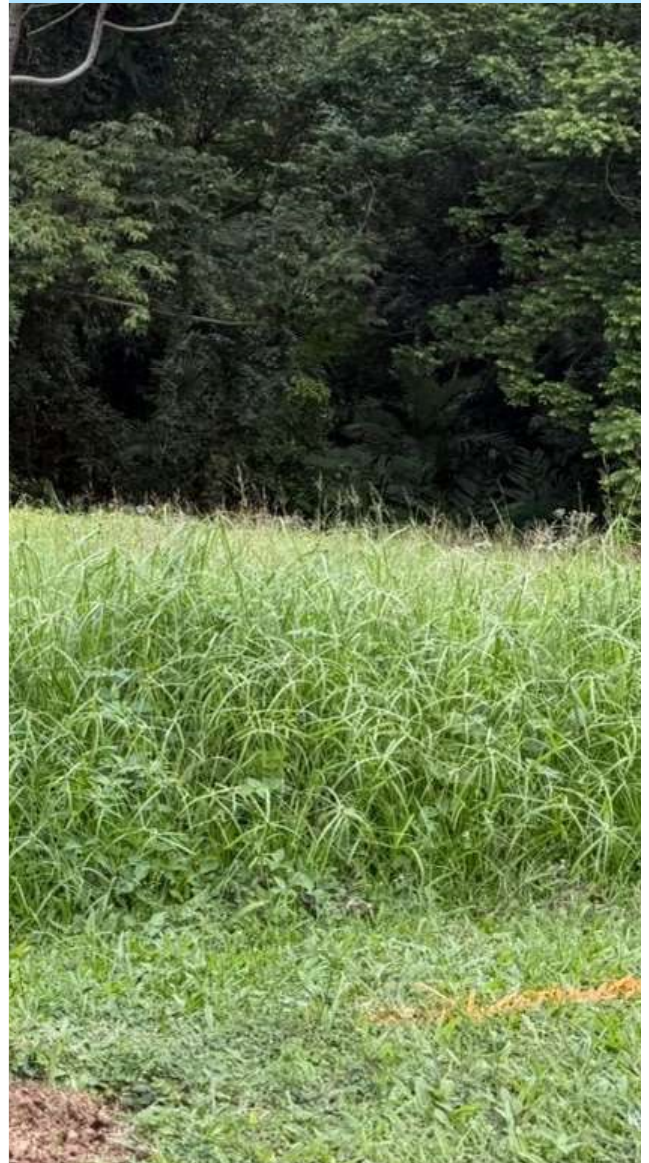
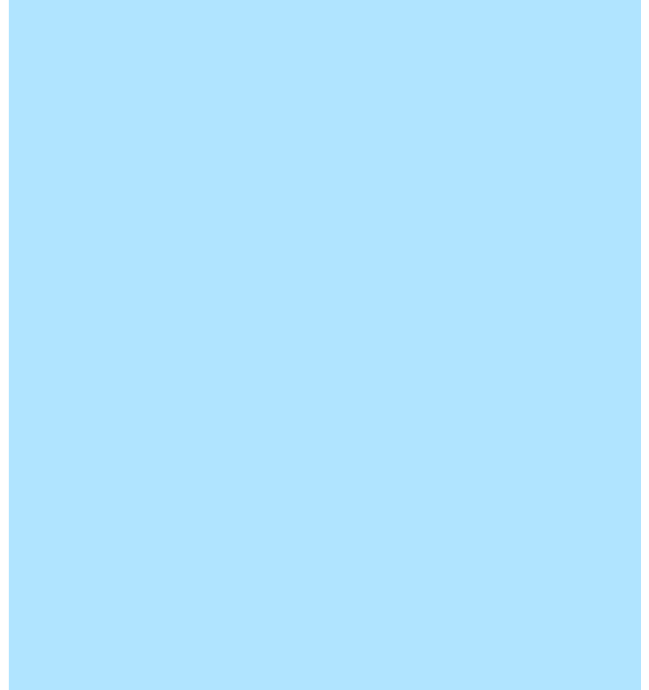
The report has been prepared by qualified personnel based on the available field and laboratory information and in accordance with current geotechnical engineering practice. The conclusions may no longer be applicable if the development proposal, earthworks, loading, drainage or retaining arrangements change. Any such change should be referred to ETS for review of the report and the adequacy of the investigation.

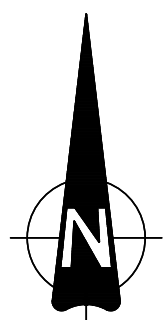
Every care is taken with this report in relation to the interpretation of subsurface conditions and the geotechnical discussion and recommendations within the agreed scope. However, ETS Geotechnical cannot always anticipate or assume responsibility for:

- » Unexpected variations in ground conditions.
- » Changes in policy or interpretations of policy by statutory authorities.
- » The actions of contractors responding to commercial pressures.

The contents of this report do not constitute formal design components, as required by Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to the likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of ETS.

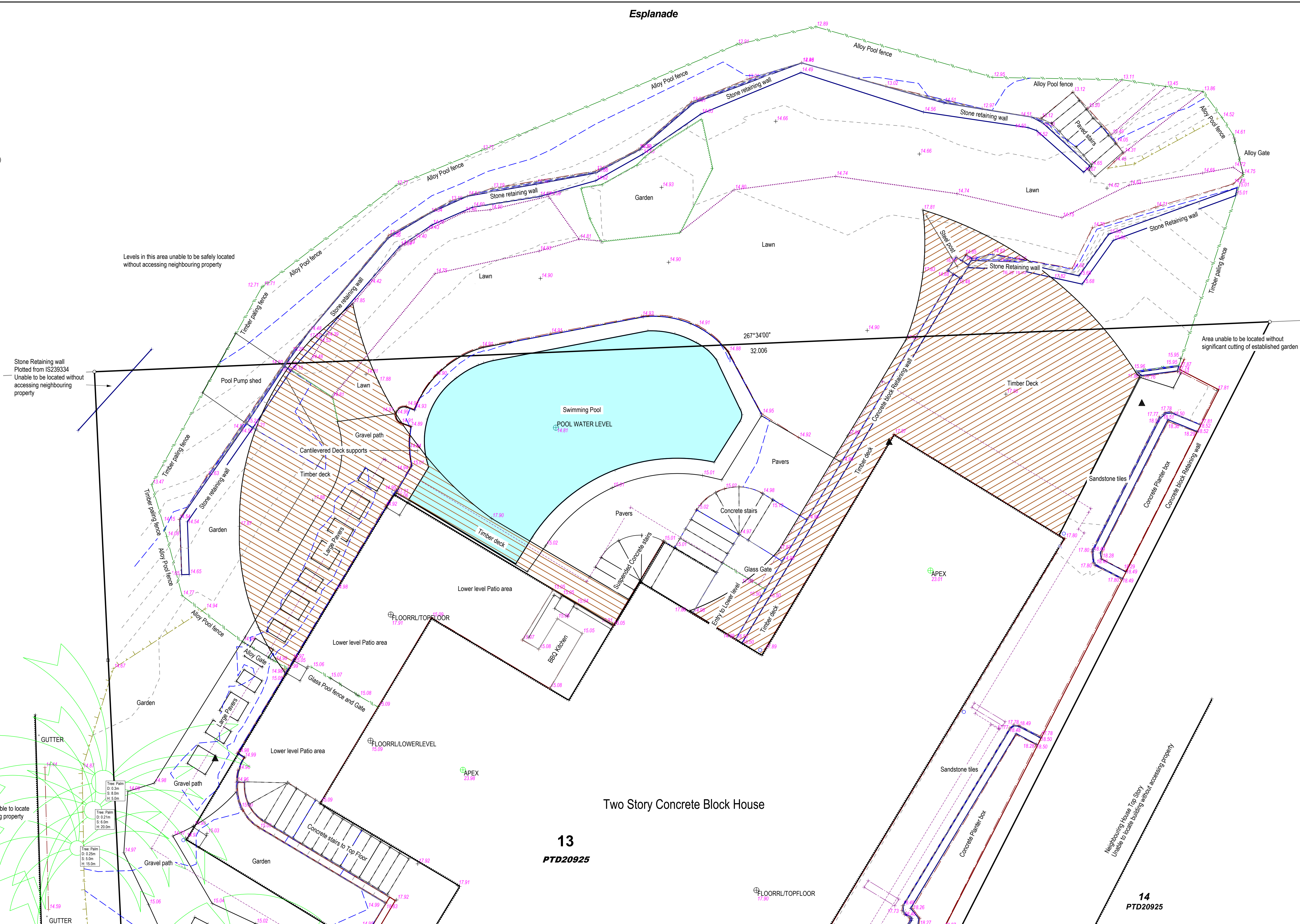
ETS cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.





IMPORTANT NOTE

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



NOTES

Level Datum: AHD
Origin of Levels: PSM 14479
RL: 4.263m

Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Arbitrary

Meridian: PTD20925

Field/Level Book: N/A



SCALE 1:50 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1).
(1:100 @ A3)

AMENDMENTS		PROJECT MANAGER		CATHERINE O'NEILL c/-Wolveridge Architects	
		DGP			
		SURVEYED			
		AAD	30/04/2026	Detail and Contour Survey of Lot 13 on PTD20925 13 Wharf St Port Douglas Queensland	
		DRAWN			
		AAD			
CHECKED	CAD REF	SHEET 1 OF SHEETS 3	A1	T +61 7 4098 1148 F +61 7 4031 2942 W rpsgroup.com.au	
	PTD449371-Detail Survey.mxd				
DRAFTING CHECKED		SHEET SIZE			

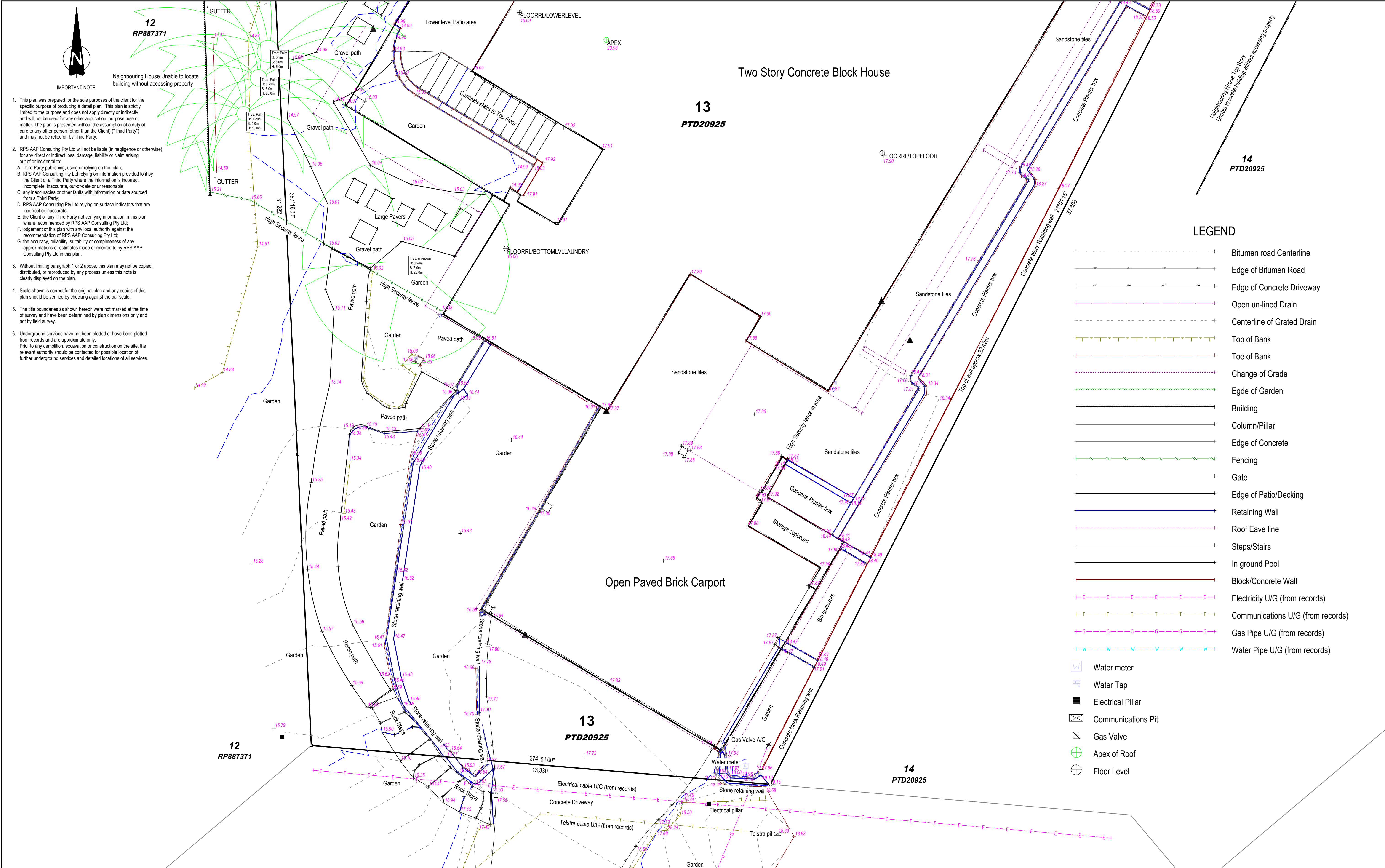
		RPS AAP Consulting Pty Ltd ACN 117 883 173	
		5954 Captain Cook Hwy Craigie QLD 4877	
A TETRA TECH COMPANY			
© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.		T +61 7 4098 1148 F +61 7 4031 2942 W rpsgroup.com.au	
SCALE	DATE	DRAWING NO.	ISSUE
1:50	05/05/2026	PTD449371-1	

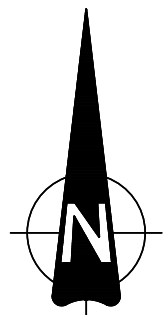


RPS AAP Consulting Pty Ltd
ACN 117 883 173
5954 Captain Cook Hwy
Craiglie QLD 4877

© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.

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

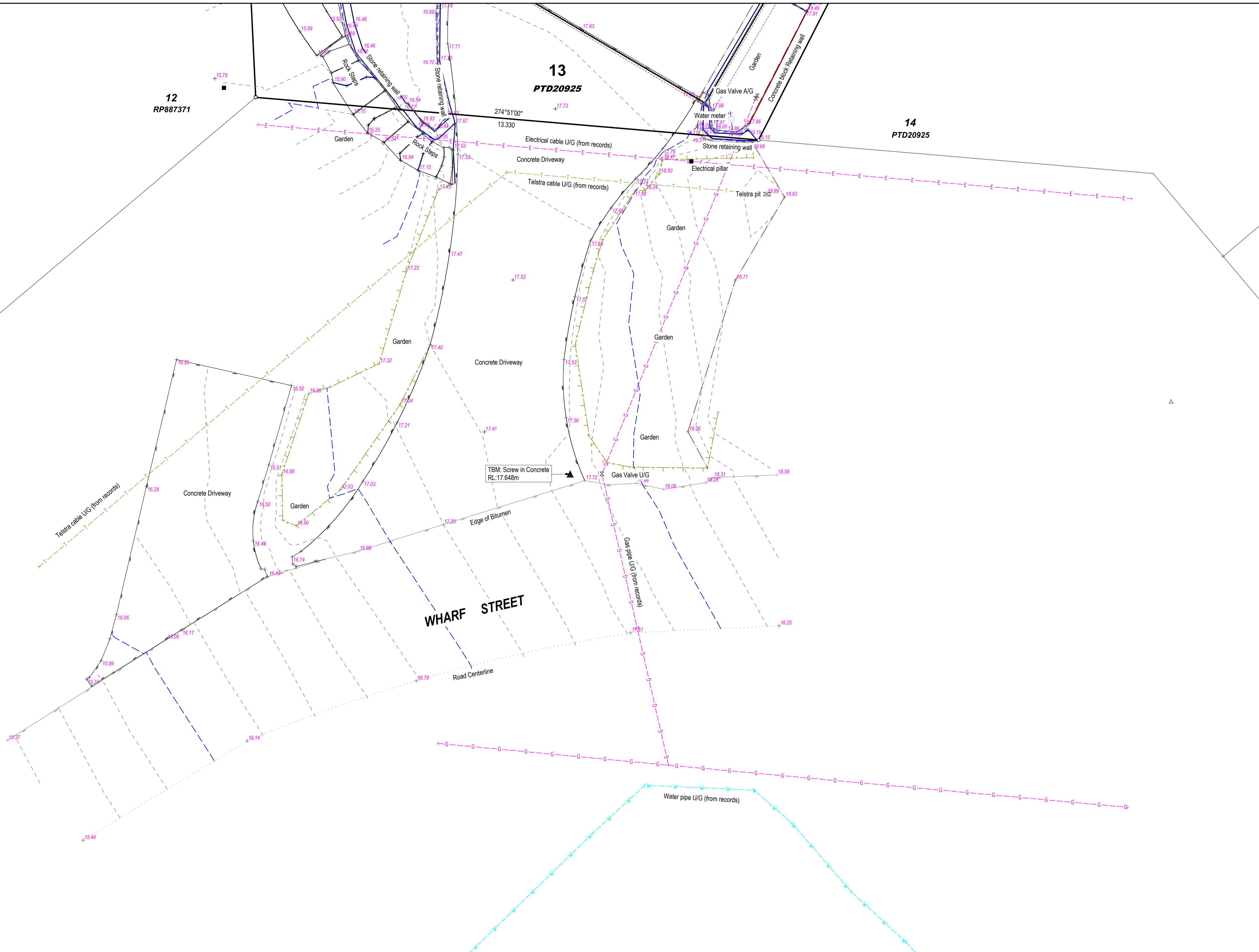




IMPORTANT NOTE

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

▲ 618/PIN



NOTES

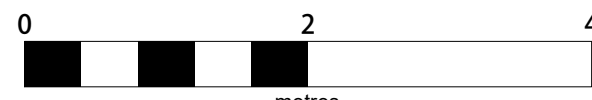
Level Datum: AHD
Origin of Levels: PSM 14479
RL: 4.263m

Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Arbitrary

Meridian: PTD20925

Field/Level Book: N/A



SCALE 1:50 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1).
(1:100 @ A3)

AMENDMENTS		PROJECT MANAGER		CATHERINE O'NEILL c/-Wolveridge Architects	
		DGP			
		SURVEYED			
		AAD 30/04/2026		Detail and Contour Survey of Lot 13 on PTD20925 13 Wharf St Port Douglas Queensland	
		DRAWN			
		AAD			
CHECKED	CAD REF	SHEET 3 OF SHEETS 3		© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.	
	PTD449371-Detail Survey.mxd	SHEET SIZE			
DRAFTING CHECKED		A1			
				RPS AAP Consulting Pty Ltd ACN 117 883 173 5954 Captain Cook Hwy Craiglie QLD 4877 +61 7 4098 1148 +61 7 4031 2942 W rpsgroup.com.au	
				A TETRA TECH COMPANY	
				SCALE DATE DRAWING NO. ISSUE	
				1:50 05/05/2026 PTD449371-1	



RPS AAP Consulting Pty Ltd
ACN 117 883 173
5954 Captain Cook Hwy
Craiglie QLD 4877

© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.

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

13 WHARF STREET, PORT DOUGLAS
TOWN PLANNING APPLICATION PACKAGE

Wolveridge Architects

STUDIES IN CONTEXT, MATERIALITY AND PLAN,
REFLECTIVE OF HUMAN BEHAVIOUR.



LOCATION - PORT DOUGLAS



AERIAL IMAGE

SCALE: 1:1000

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SITE CONTEXT
PLOT DATE:	17/09/2026

PROJECT NO:
26001

DWG. NO:
SD1.01

REVISION:
TP1



Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SITE IMAGERY
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.02
REVISION:	TP1



SITE ANALYSIS
SCALE: 1:1000

CLIMATE DATA

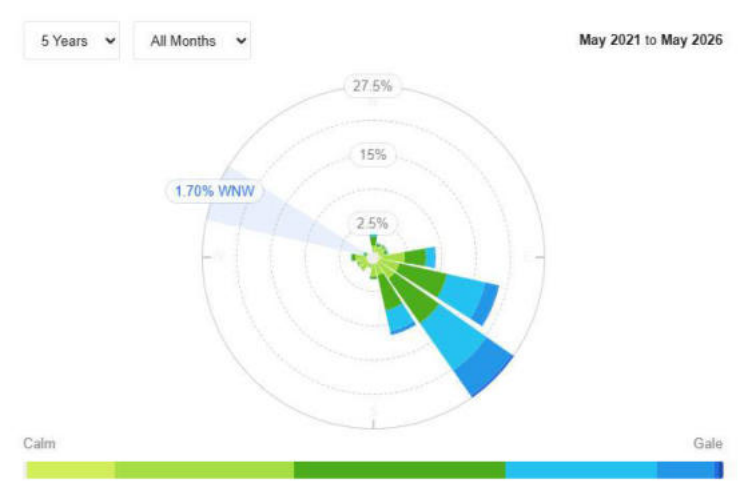
ANNUAL TEMPERATURE RANGE



ANNUAL RAINFALL



WIND ROSE



ANNUAL WIND



Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

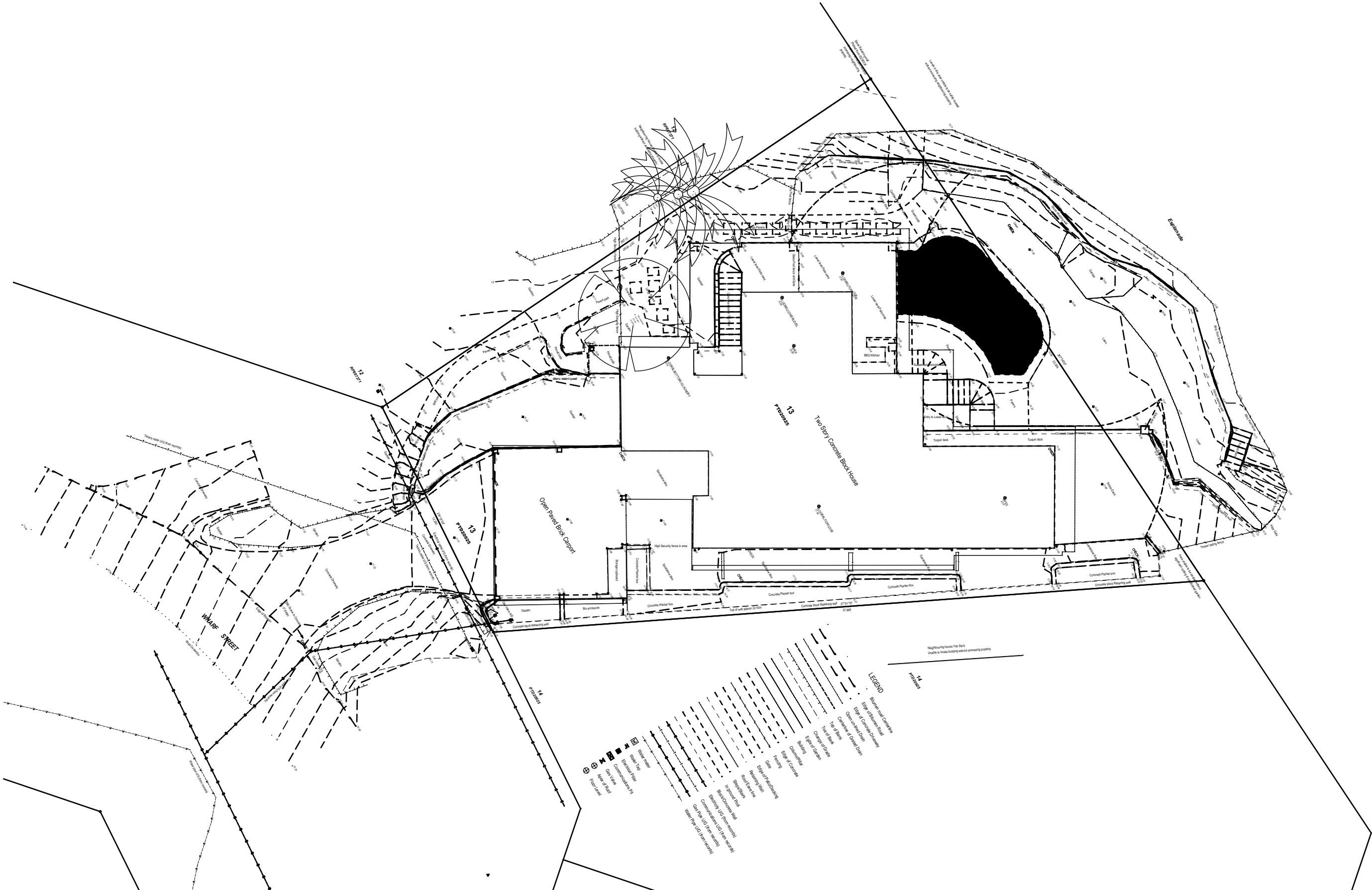
PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SITE ANALYSIS
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.03
REVISION:	TP1



Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SITE SURVEY
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.04
REVISION:	TP1



IMPORTANT NOTE

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

Levels in this area unable to be safely located without accessing neighbouring property

Stone Retaining wall
Plotted from IS239334
Unable to be located without
accessing neighbouring
property

Area unable to be located without
significant cutting of established garden

12
RP887371

Neighbouring House Unable to locate
building without accessing property

Tree Plant
D: 0.25m
S: 3.0m
H: 15.0m

Tree Plant
D: 0.25m
S: 3.0m
H: 15.0m

NOTES

Level Datum: AHD
Origin of Levels: PSM 14479
RL: 4.263m

Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Arbitrary

Meridian: PTD20925

Field/Level Book: N/A



SCALE 1:50 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1).
(1:100 @ A3)

Two Story Concrete Block House

13
PTD20925

14
PTD20925

AMENDMENTS

CHECKED
DRAFTING CHECKED

PROJECT MANAGER

DGP
SURVEYED
AAD 30/04/2026
DRAWN
AAD
CAD REF
PTD49371-Detail Survey.mxd
SHEET
OF
SHEETS
1
3
SHEET SIZE
A1

CATHERINE O'NEILL
c/-Wolveridge Architects

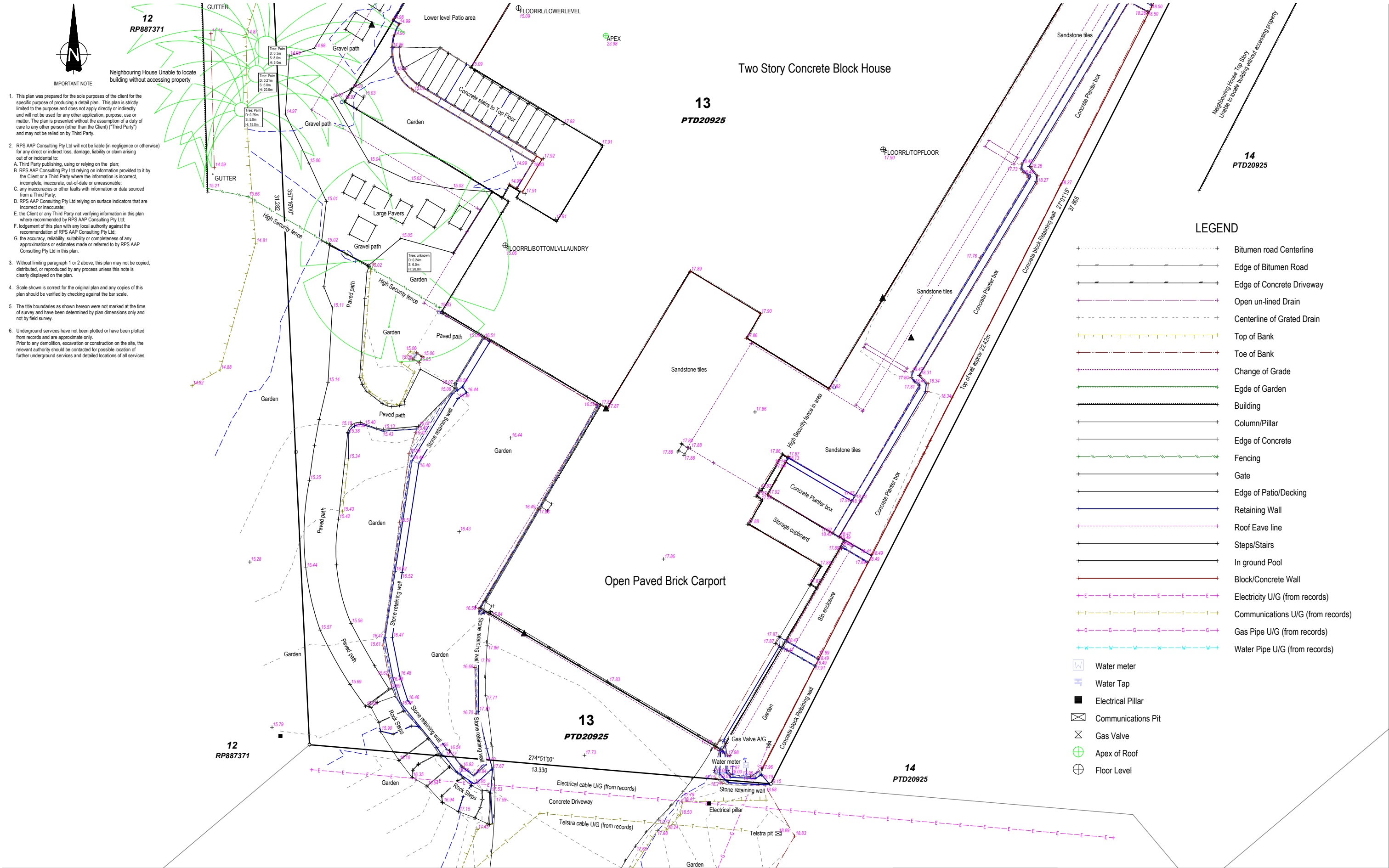
Detail and Contour Survey
of Lot 13 on PTD20925
13 Wharf St
Port Douglas
Queensland



© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.

SCALE
1:50
DATE
15/05/2026
DRAWING NO.
ISSUE
PTD49371.1

RPS AAP Consulting Pty Ltd
ACN 117 883 173
5954 Captain Cook Hwy
Craiglie QLD 4877
T +61 7 4098 1148
F +61 7 4031 2942
W rpsgroup.com.au



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

NOTES

Level Datum: AHD
Origin of Levels: PSM 14479
RL: 4.263m

Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Arbitrary
Meridian: PTD20925
Field/Level Book: N/A



SCALE 1:50 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1).
(1:100 @ A3)

AMENDMENTS	PROJECT MANAGER	
	DGP	
	SURVEYED	
	AAD 30/04/2026	
CHECKED	DRAWN	
	AAD	
	CAD REF	
	PTD49371-Detail Survey.mxd	
DRAFTING CHECKED	SHEET 2 OF SHEETS 3	
	SHEET SIZE A1	

CATHERINE O'NEILL
c/-Wolveridge Architects

Detail and Contour Survey
of Lot 13 on PTD20925
13 Wharf St
Port Douglas
Queensland



RPS AAP Consulting Pty Ltd
ACN 117 883 173
5954 Captain Cook Hwy
Craiglie QLD 4877

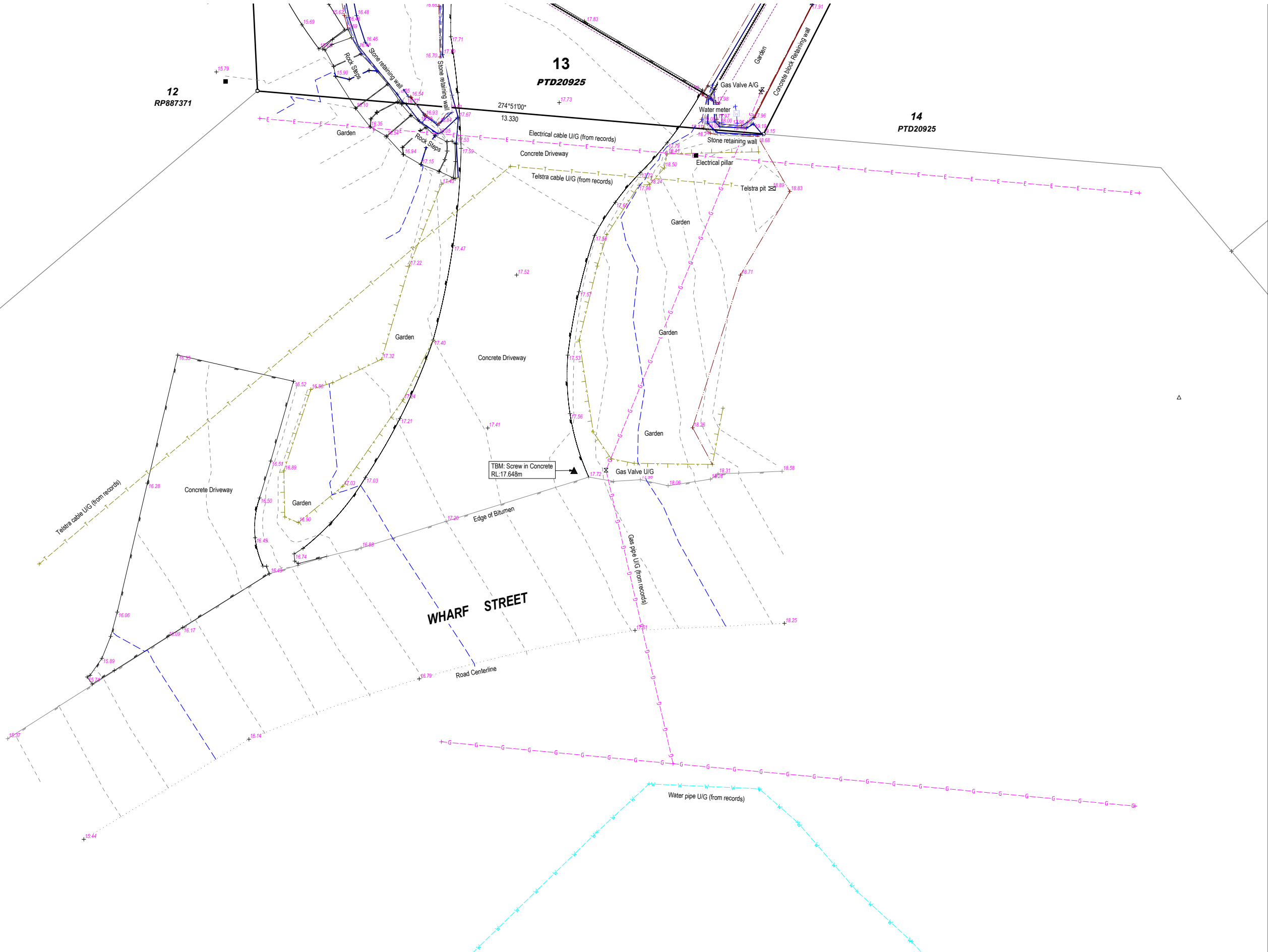
© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.

SCALE 1:50 DATE 05/05/2026 DRAWING NO. ISSUE PTD49371.1



IMPORTANT NOTE

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



NOTES

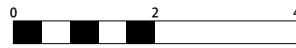
Level Datum: AHD
Origin of Levels: PSM 14479
RL: 4.263m

Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Arbitrary

Meridian: PTD20925

Field/Level Book: N/A



SCALE 1:50 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1).
(1:100 @ A3)

AMENDMENTS		PROJECT MANAGER	
		DGP	
		SURVEYED	
		AAD	30/04/2026
		DRAWN	
		AAD	
CHECKED	CAD REF	SHEET 3 OF SHEETS 3	
DRAFTING CHECKED	PTD489371-Detail Survey.mxd	SHEET SIZE	A1

CATHERINE O'NEILL
c/-Wolveridge Architects

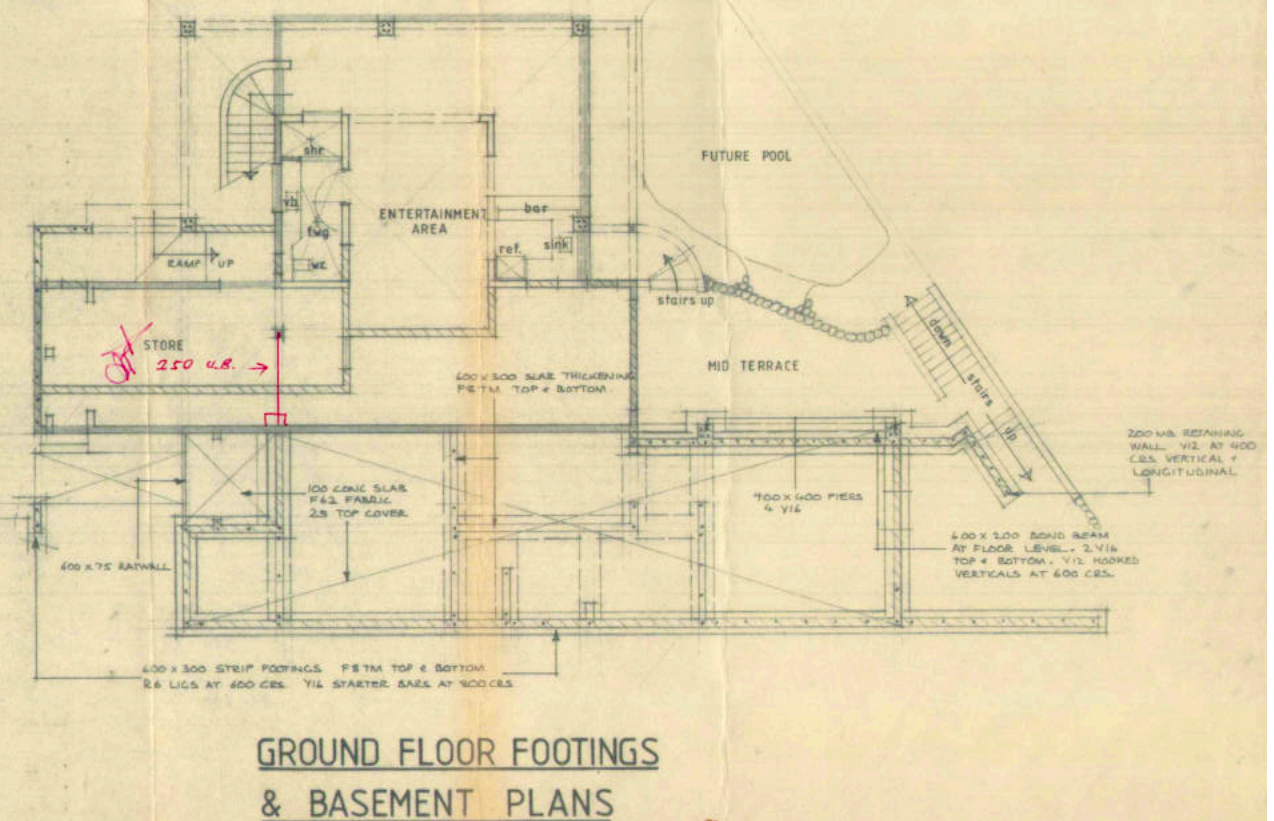
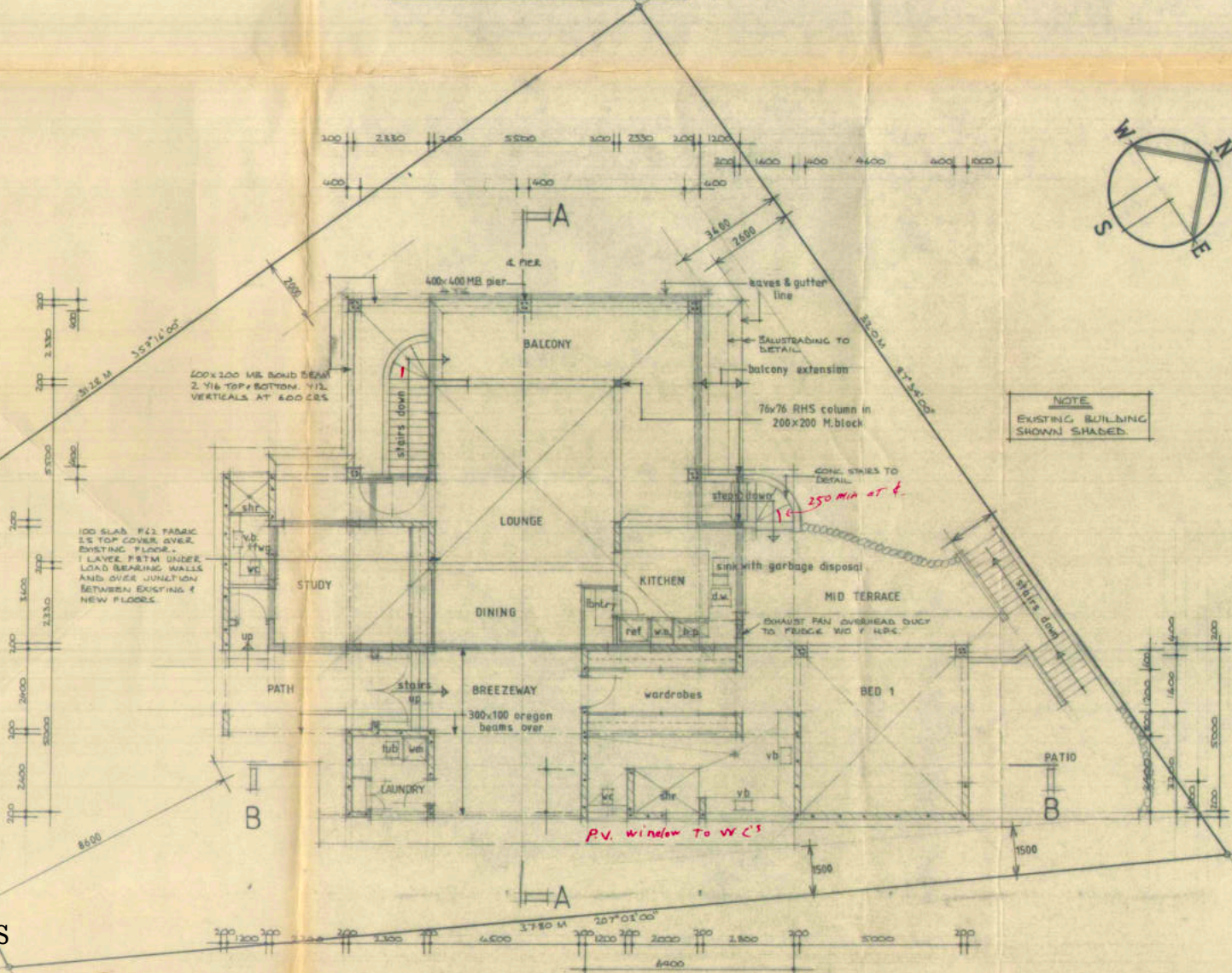
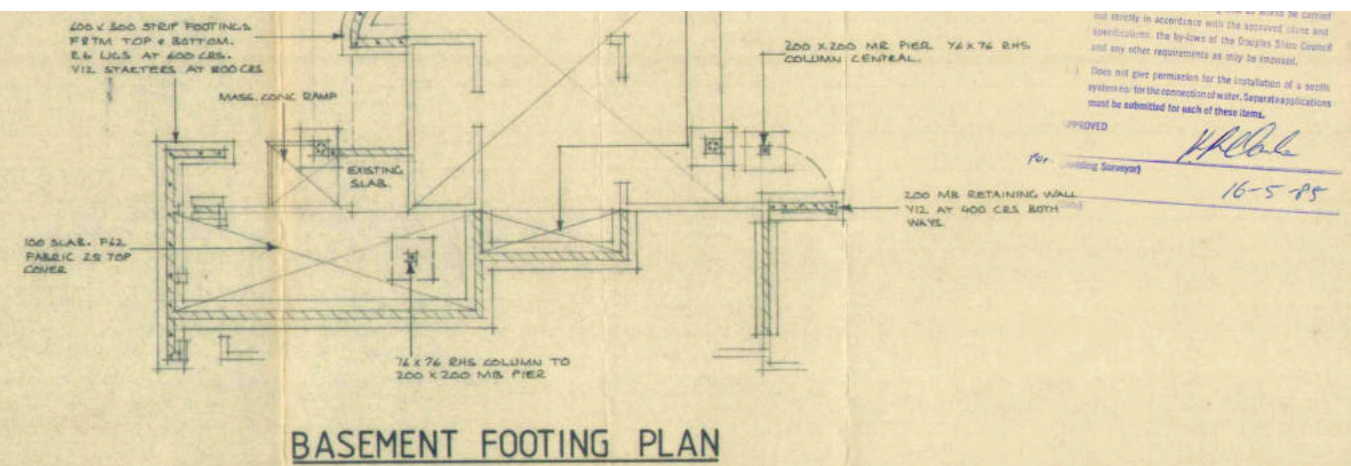
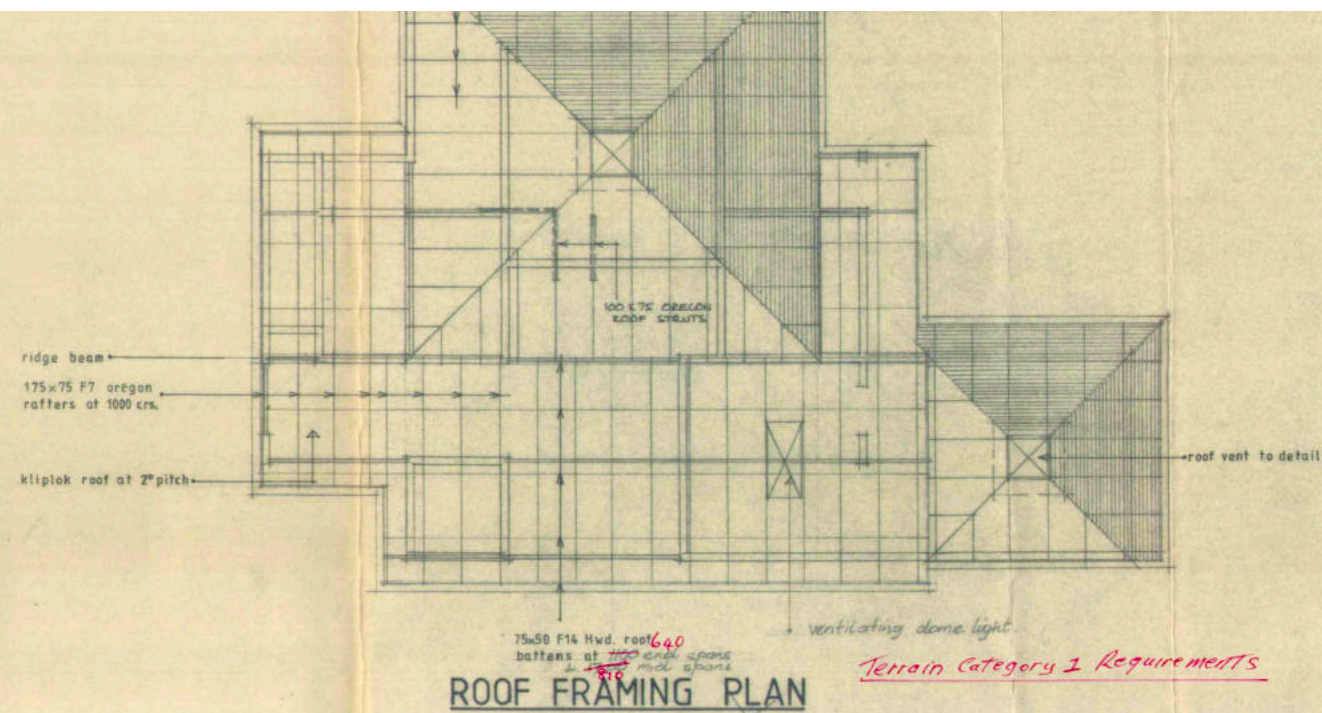
Detail and Contour Survey
of Lot 13 on PTD20925
13 Wharf St
Port Douglas
Queensland



RPS AAP Consulting Pty Ltd
ACN 117 883 173
5954 Captain Cook Hwy
Craiglie QLD 4877

© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.

SCALE	DATE	DRAWING NO.	ISSUE
1:50	15/05/2026		PTD489371.1



ORIGINAL PLANS
SCALE: 1:200

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without written permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

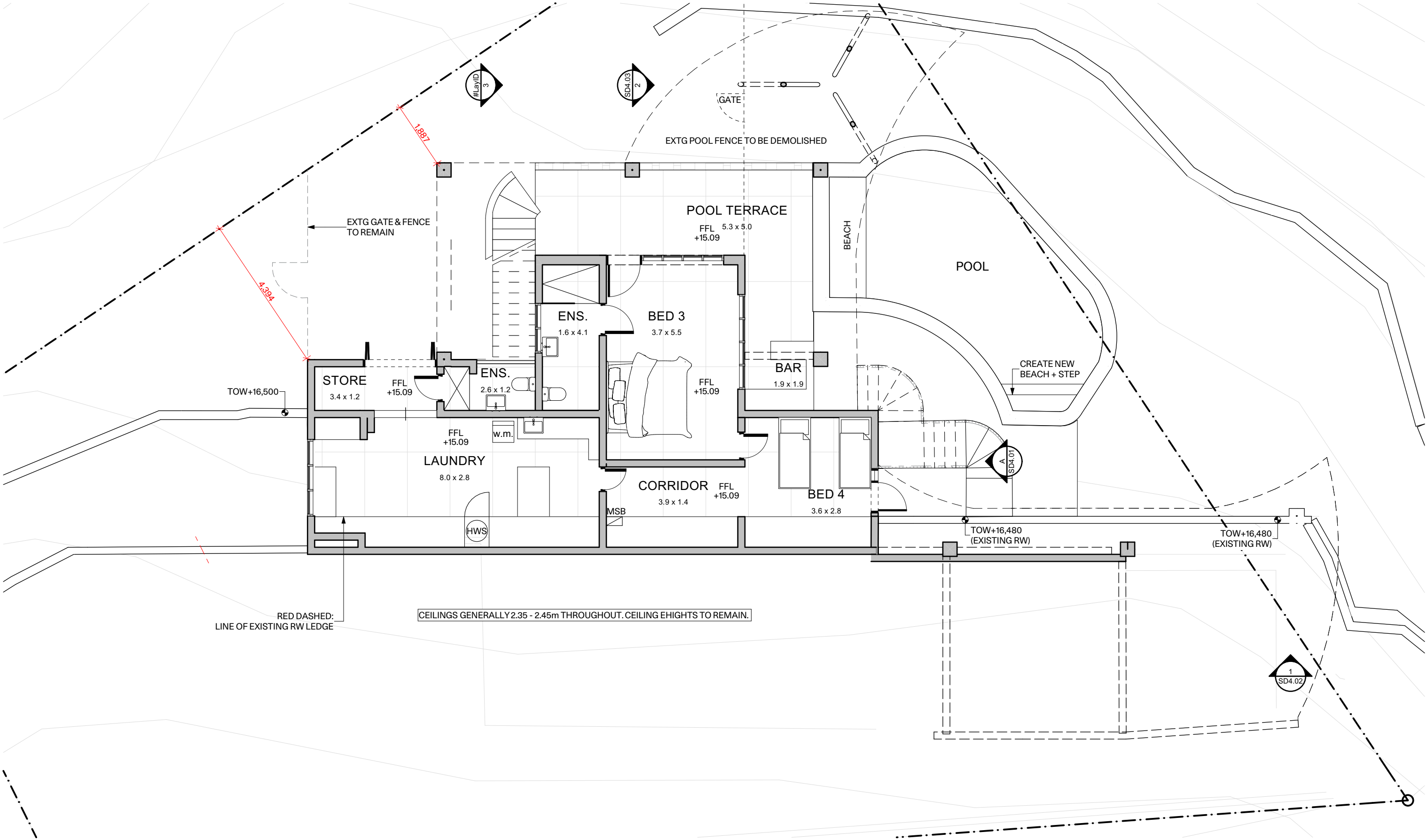


PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	ORIGINAL PLANS
PLOT DATE:	17/09/2026

PROJECT NO:
26001

DWG. NO: **SD1.08**

REVISION:
TP1



EXISTING LOWER GROUND FLOOR PLAN
SCALE: 1:100

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

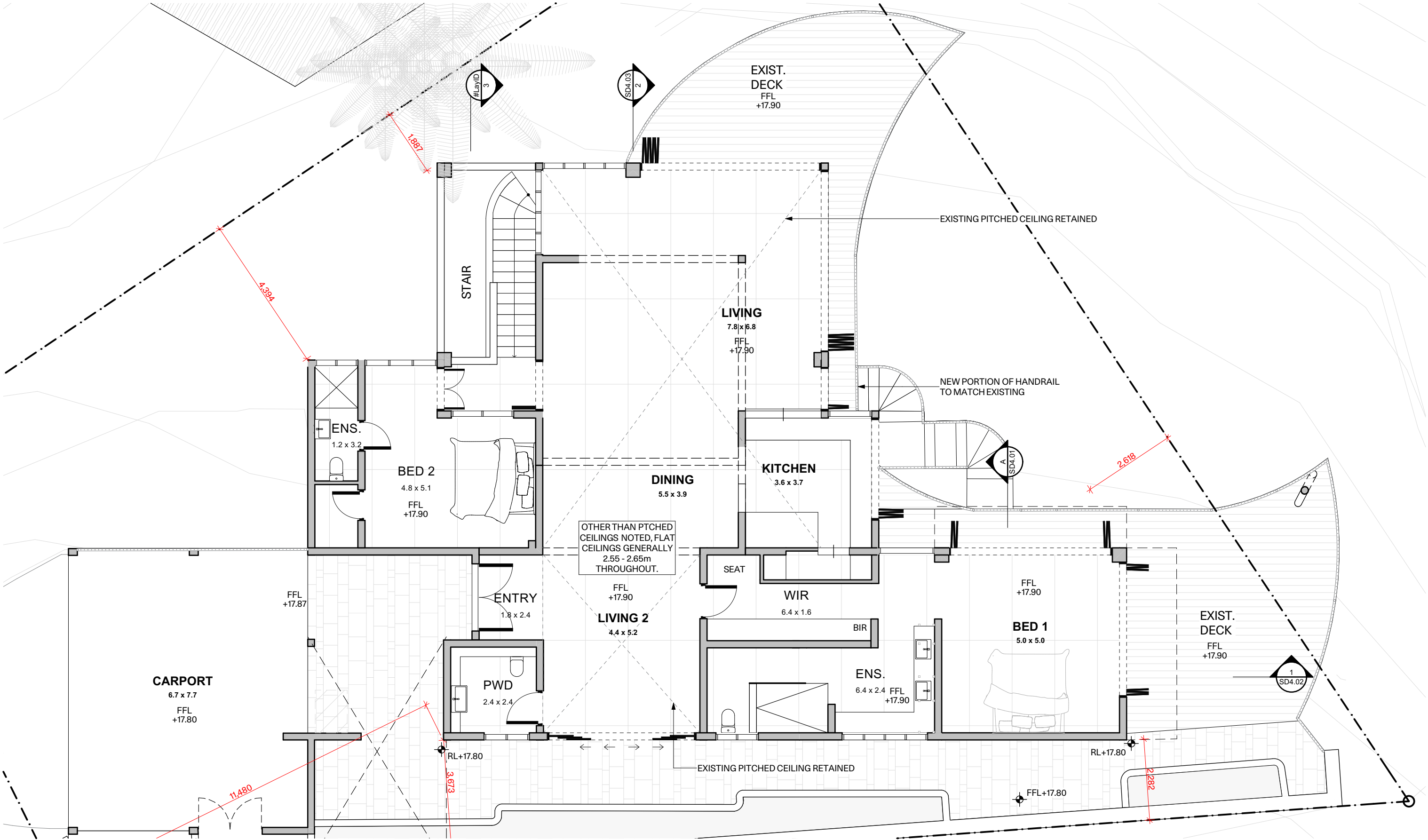
This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	LOWER FLOOR - EXISTING CONDITIONS PLAN
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.10
REVISION:	TP1



EXISTING UPPER GROUND FLOOR PLAN
SCALE: 1:100

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

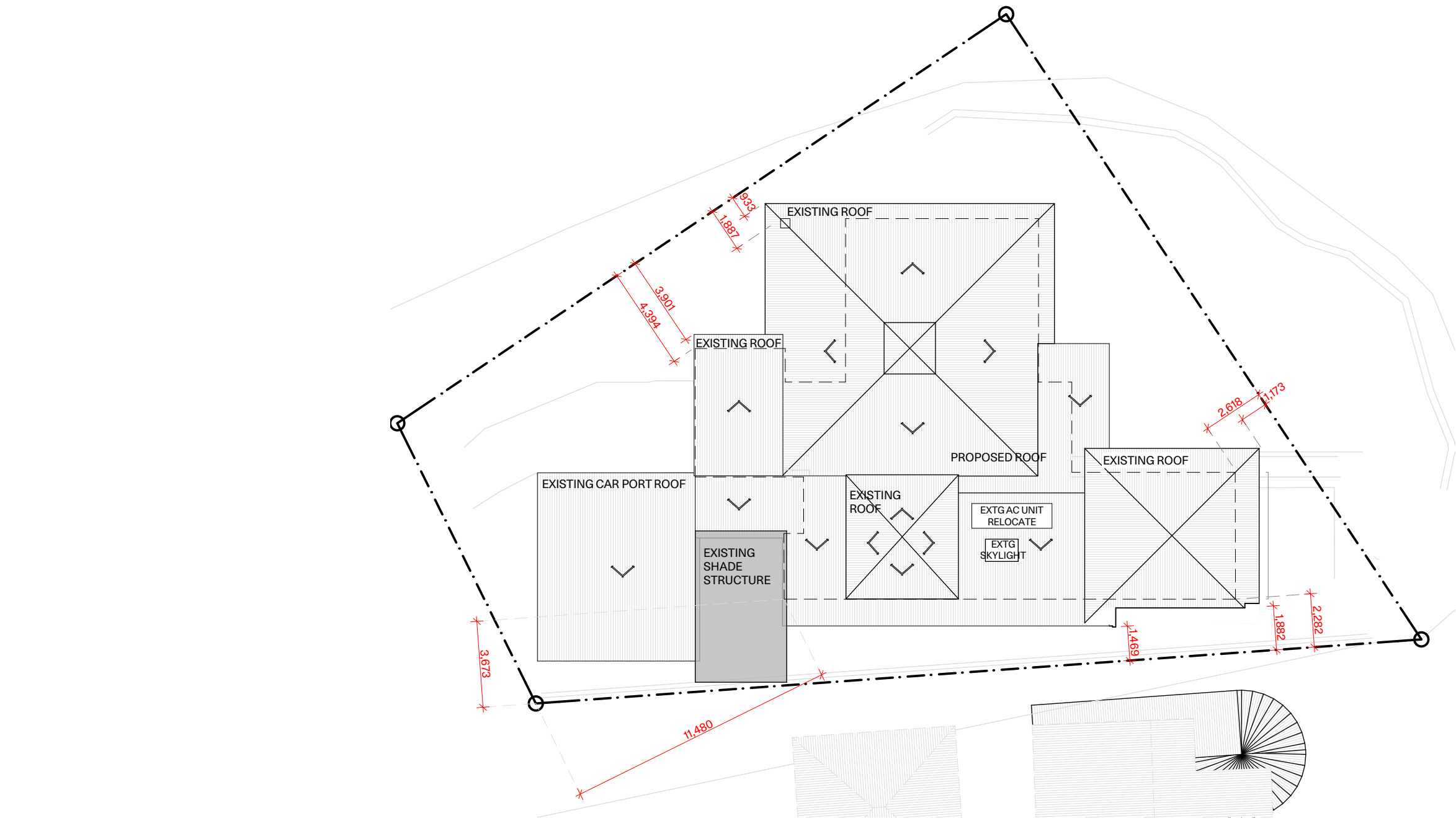
This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	GROUND FLOOR - EXISTING CONDITIONS PLAN
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.11
REVISION:	TP1



EXISTING SITE/ROOF PLAN
SCALE: 1:200

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

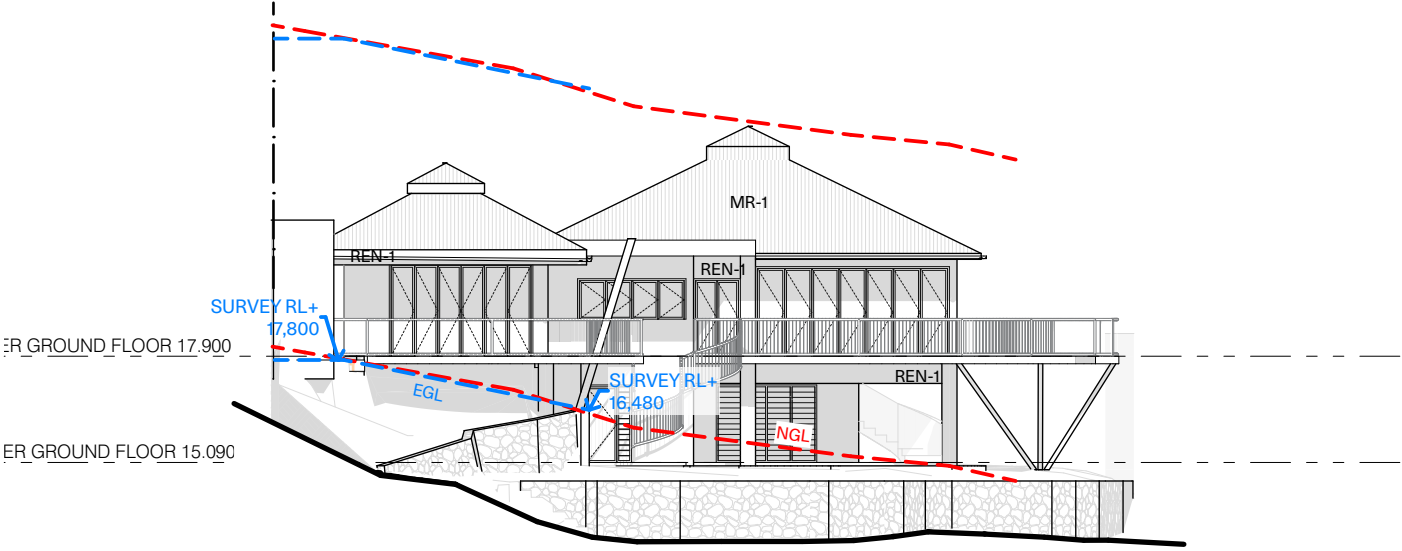
This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

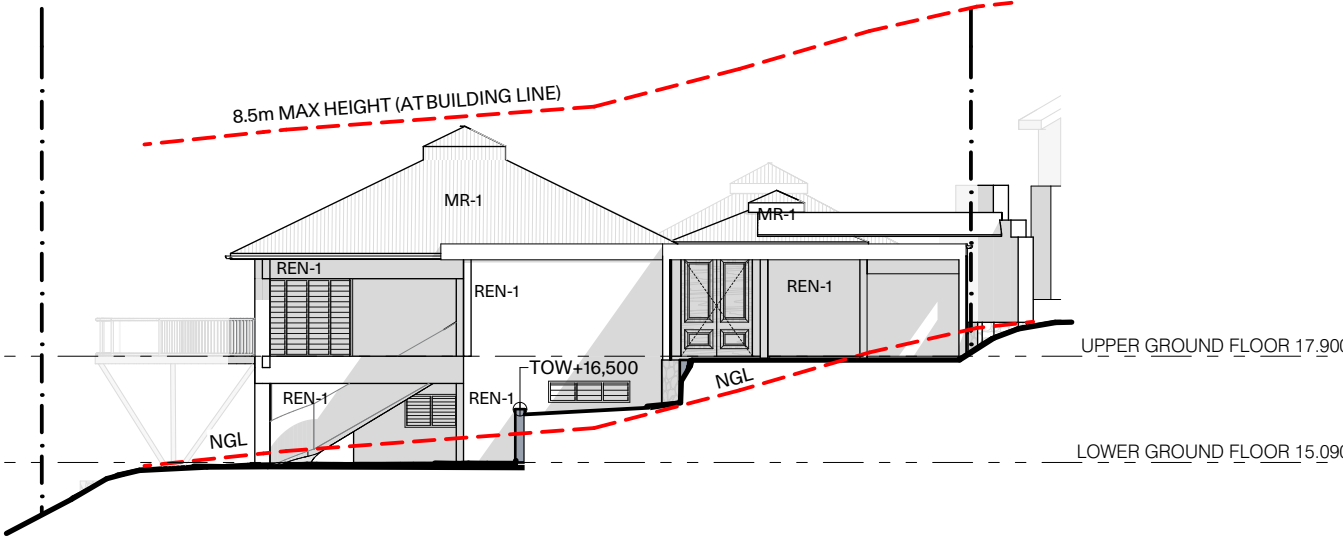


PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	EXISTING ROOF PLAN
PLOT DATE:	17/09/2026

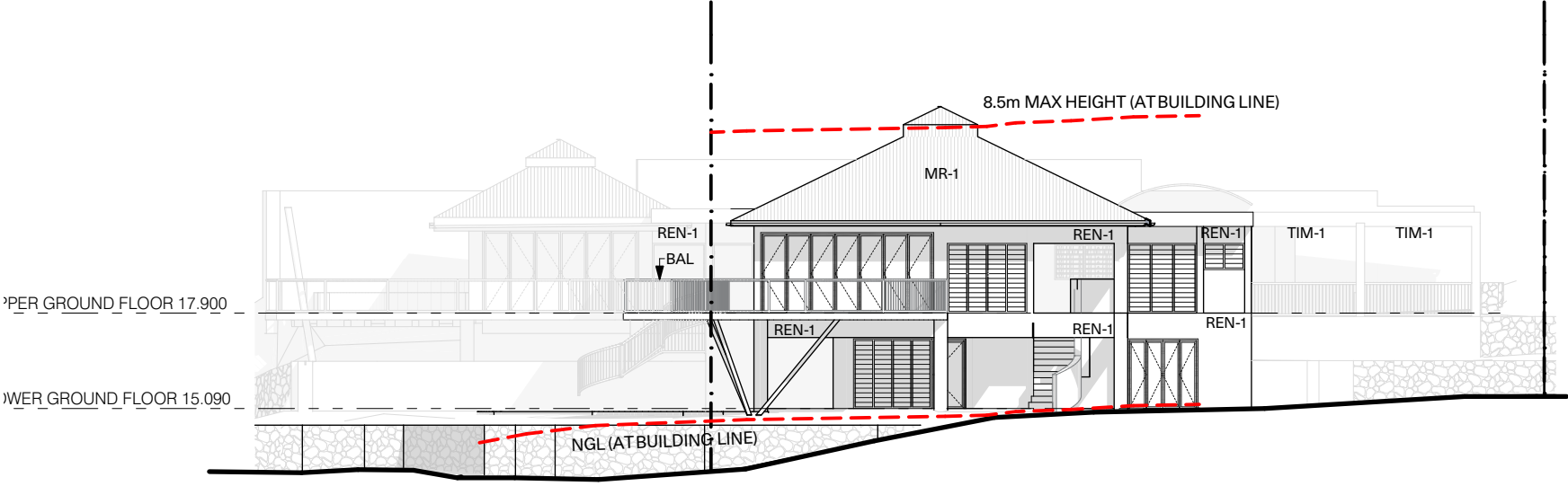
PROJECT NO:	26001
DWG. NO:	SD1.12
REVISION:	TP1



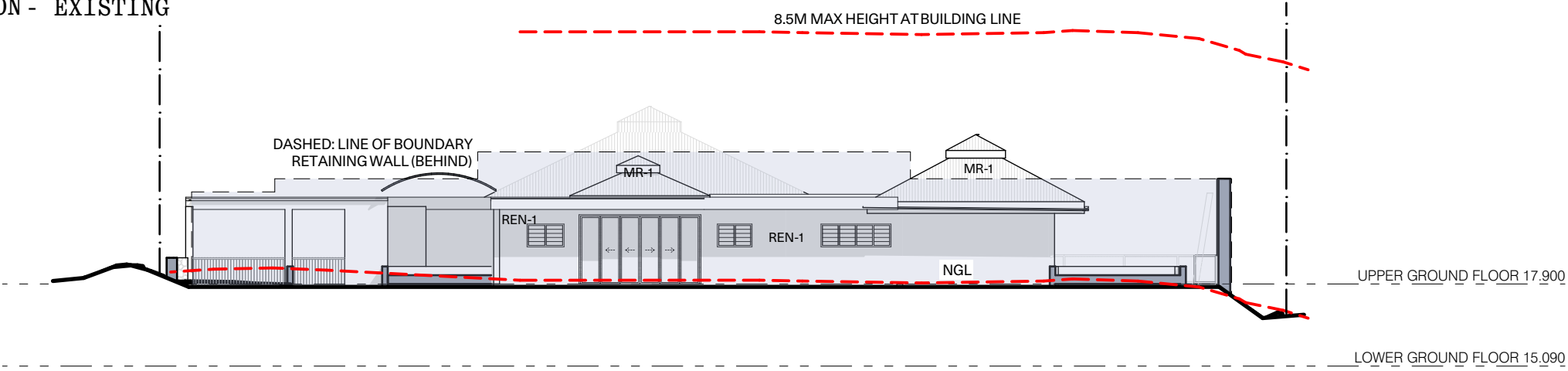
NE ELEVATION - EXISTING
SCALE: 1:200



SW ELEVATION - EXISTING
SCALE: 1:200



NW ELEVATION - EXISTING
SCALE: 1:200



SE ELEVATION - EXISTING
SCALE: 1:200

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	ELEVATIONS - EXISTING CONDITIONS
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.13
REVISION:	TP1



ARTISTS IMPRESSION OF EXISTING CONDITIONS

Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

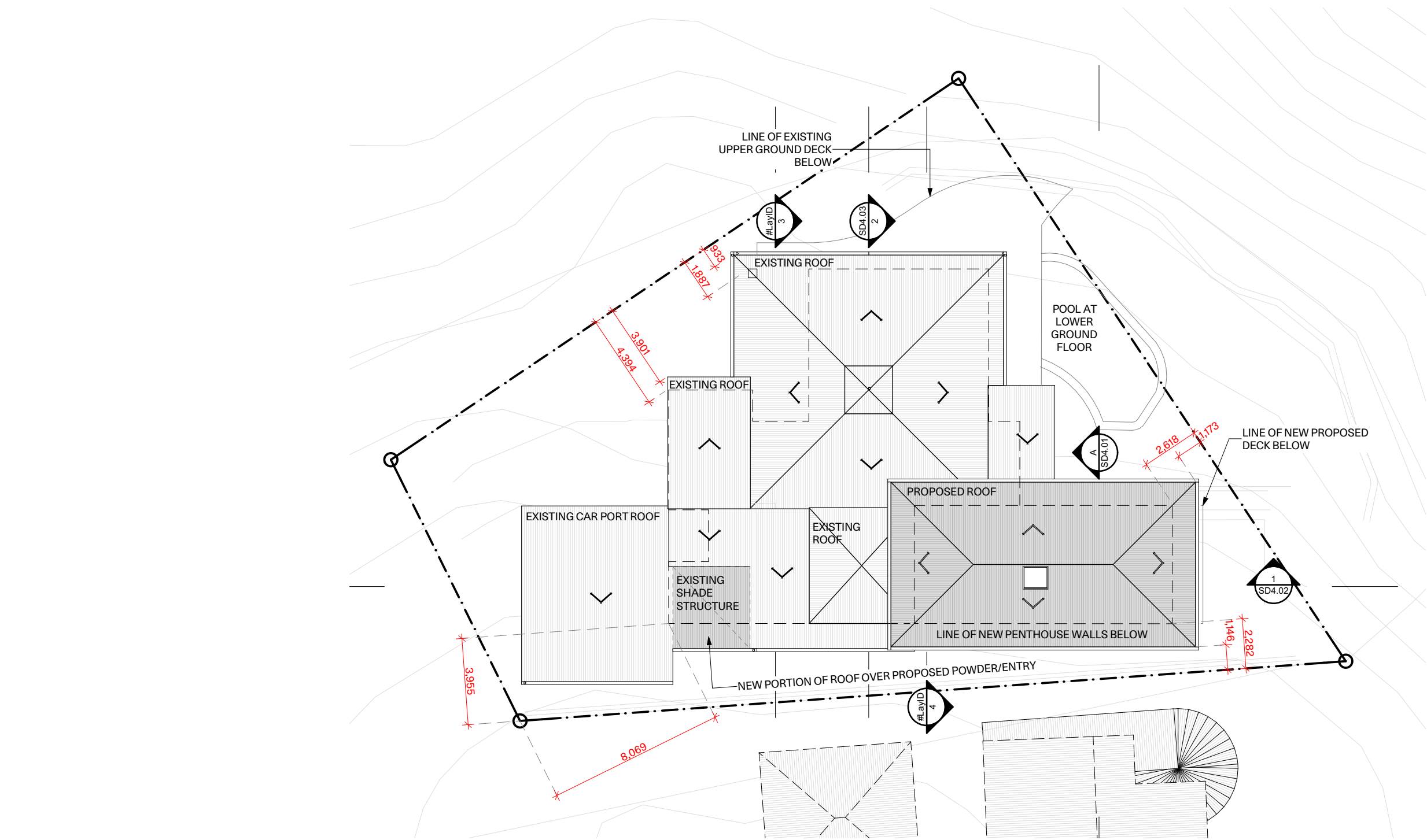
PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	PERSPECTIVE VIEW
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD1.14
REVISION:	TP1



5. PROPOSED SITE/ROOF PLAN

LANDSCAPE PLAN NOTES:
LANDSCAPING TO BE RETAINED IN CURRENT ESTABLISHED STATE. ANY AREAS IMPACTED BY CONSTRUCTION WORK / ACCESS TO BE REPLANTED / REGENERATED TO STATE PRIOR TO CONSTRUCTION

Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR CONSTRUCTION

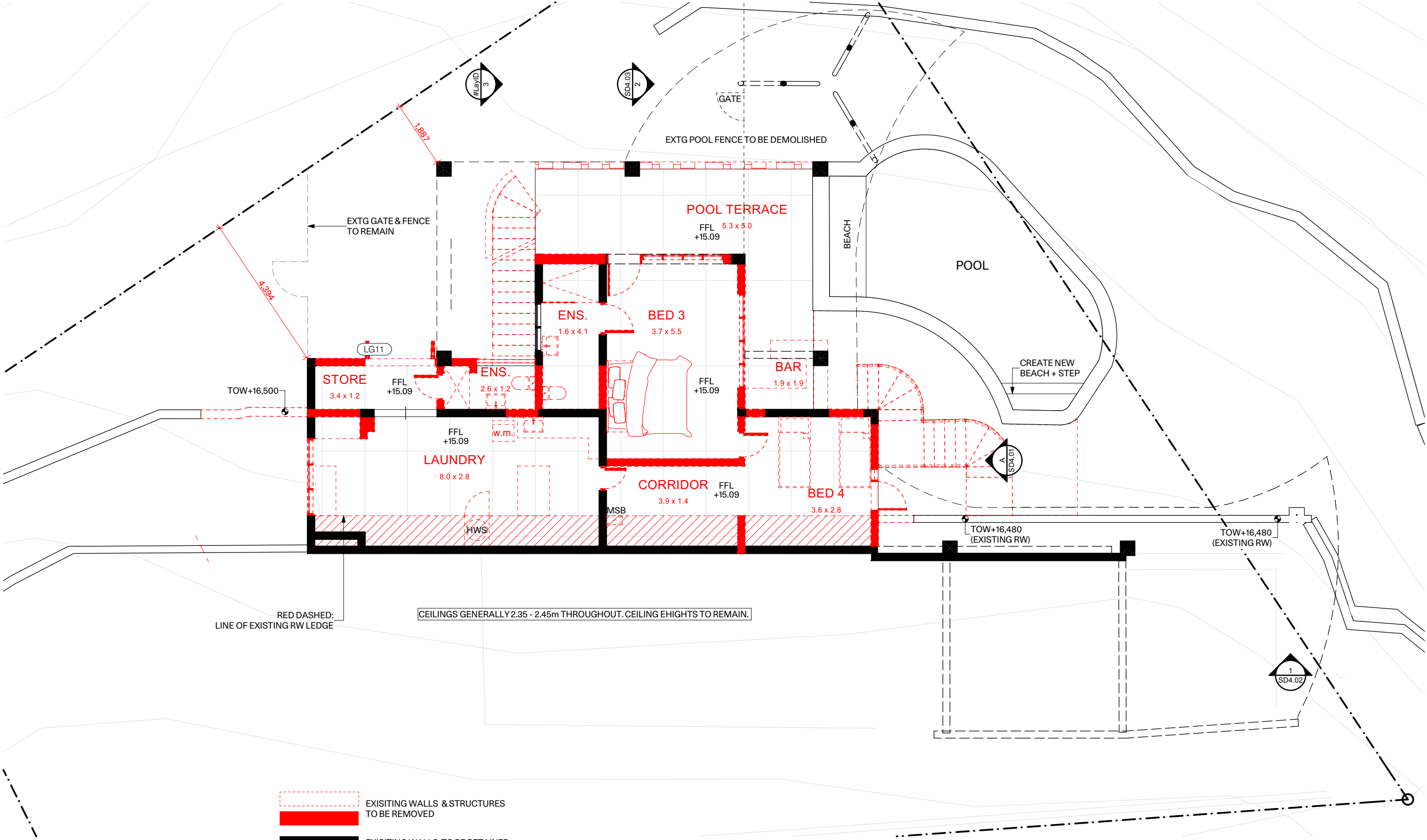
This drawing is copyright and cannot be reproduced in whole or in part or by any medium without written permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SITE PLAN - PROPOSED
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD2.01
REVISION:	TP1



LOWER GROUND FLOOR DEMO PLAN
SCALE: 1:100

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

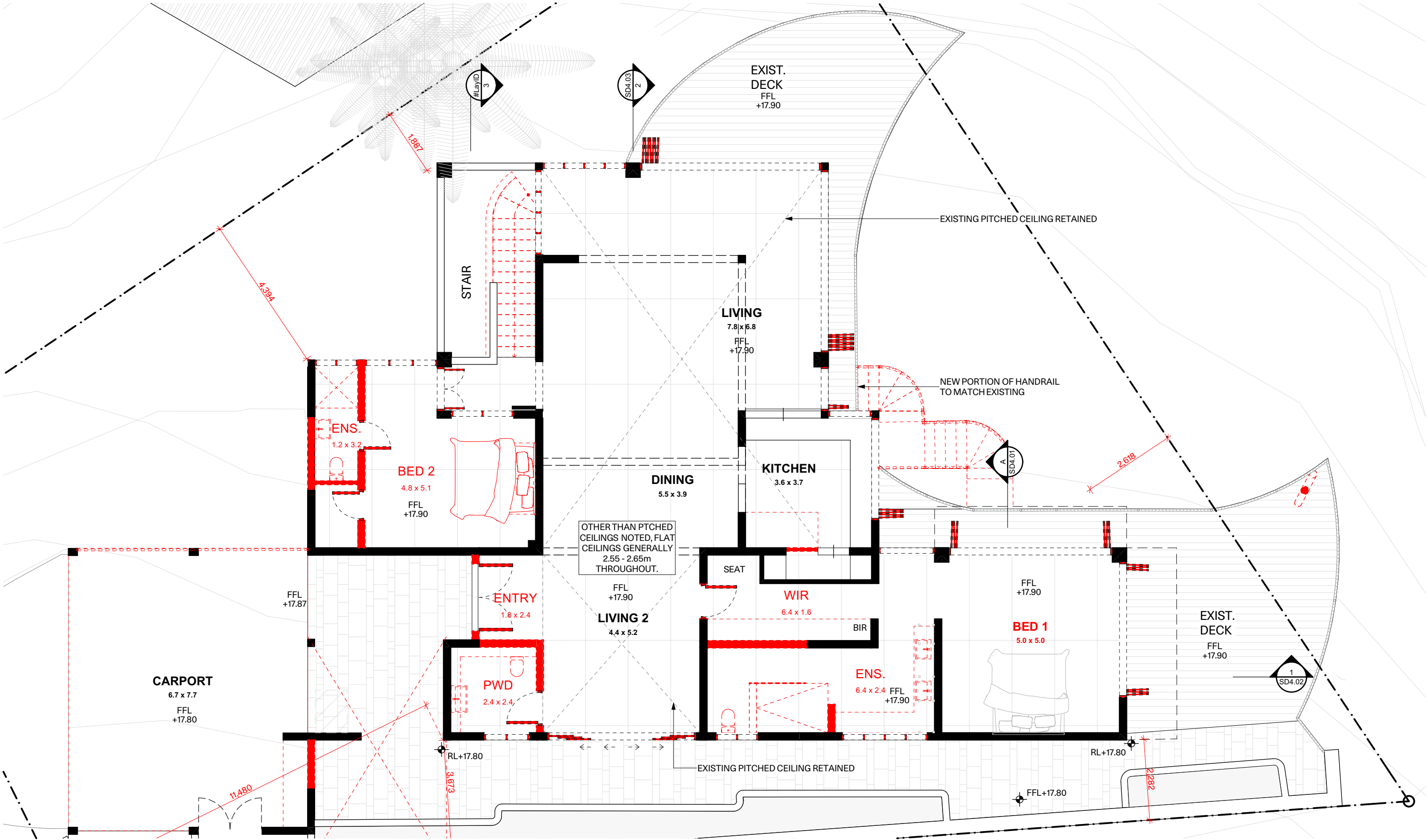
This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	LOWER GROUND FLOOR DEMO PLAN
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD2.02
REVISION:	TP1



UPPER GROUND FLOOR DEMO PLAN
SCALE: 1:100

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

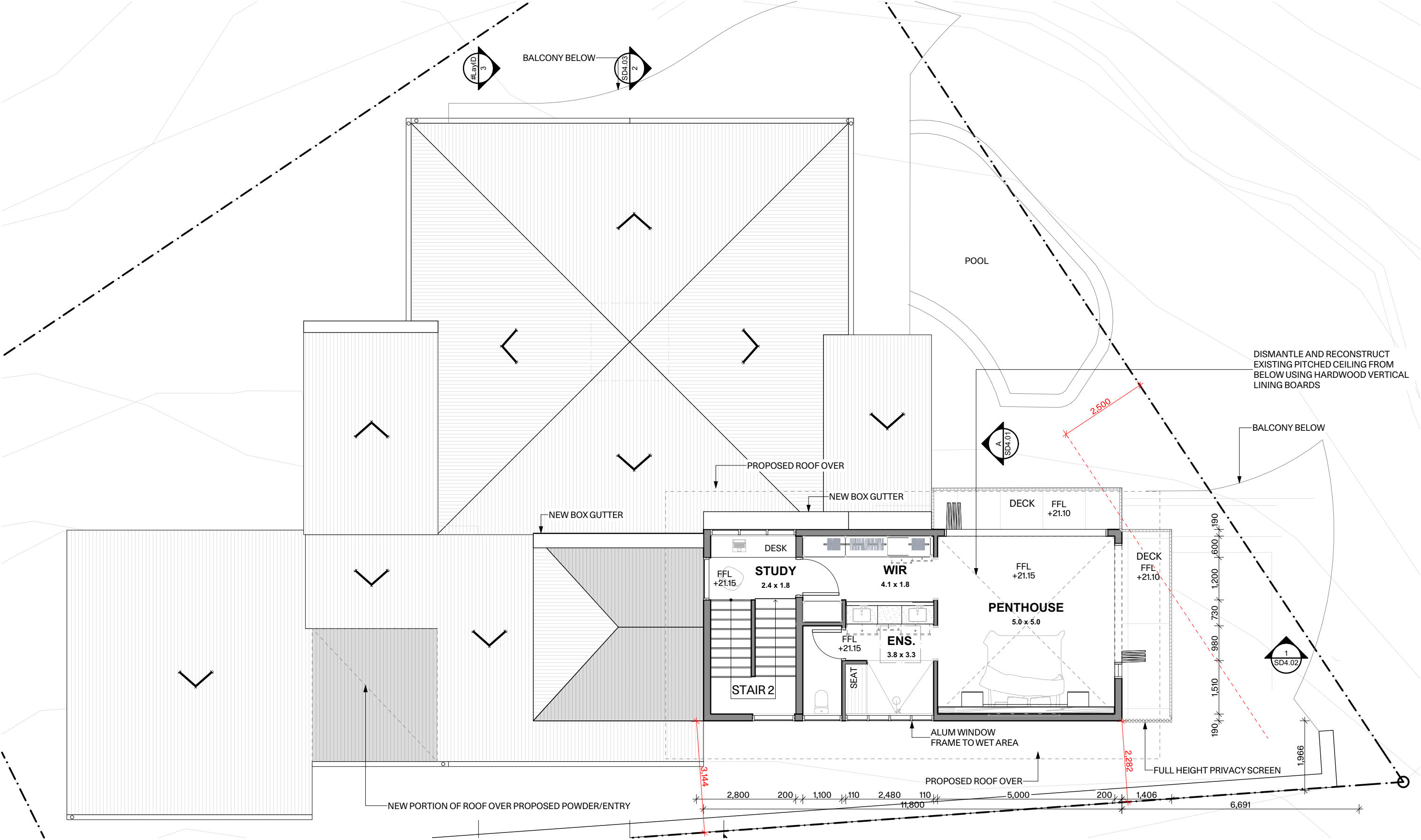
This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026



PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	UPPER GROUND FLOOR DEMO PLAN
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD2.04
REVISION:	TP1



PENTHOUSE FLOOR PLAN
SCALE: 1:100

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

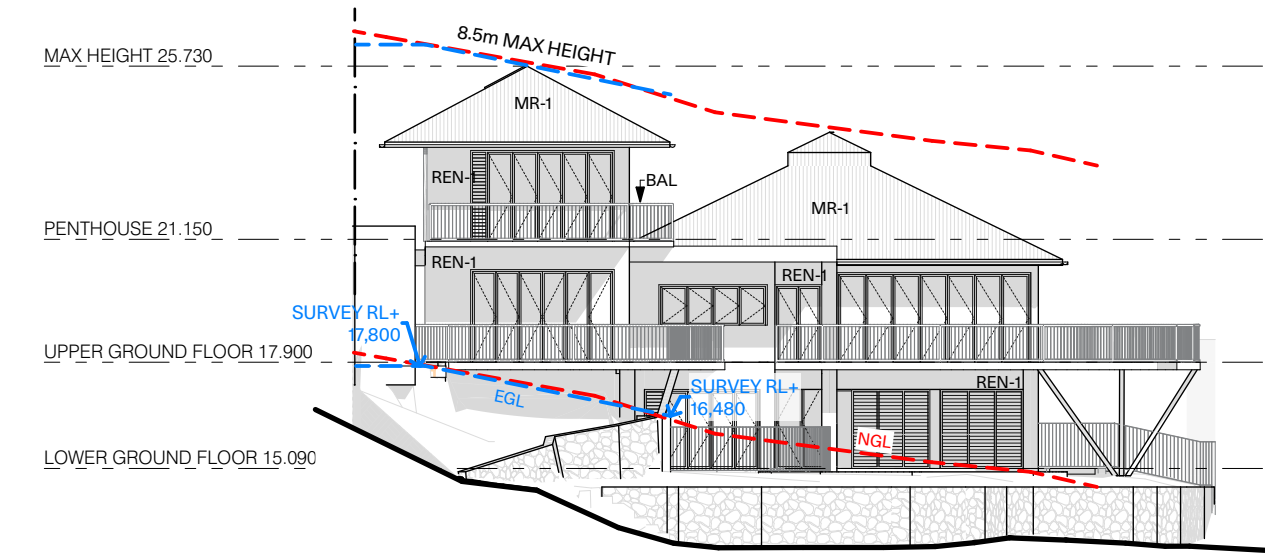
This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

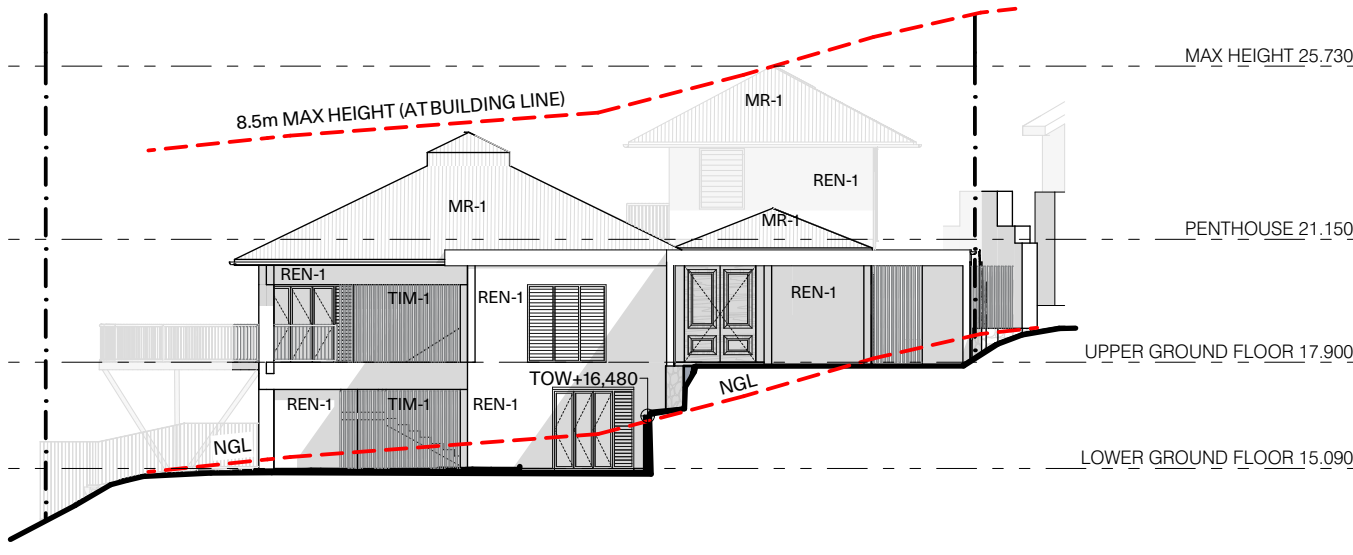


PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	PENTHOUSE FLOOR PLAN
PLOT DATE:	17/09/2026

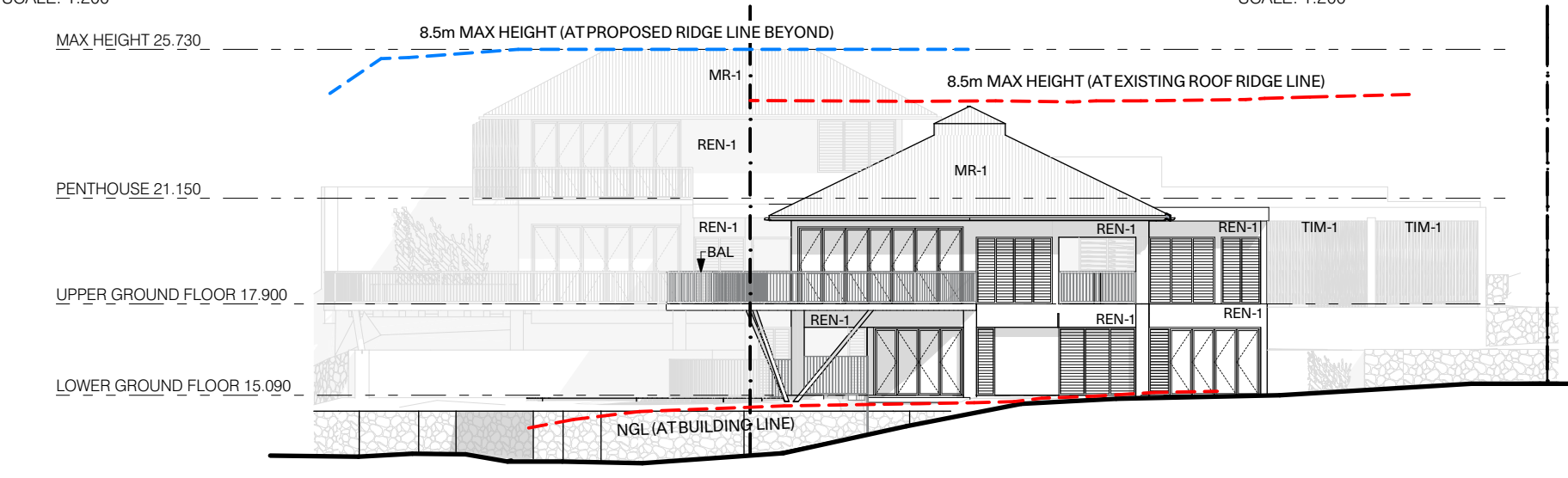
PROJECT NO:	26001
DWG. NO:	SD2.06
REVISION:	TP1



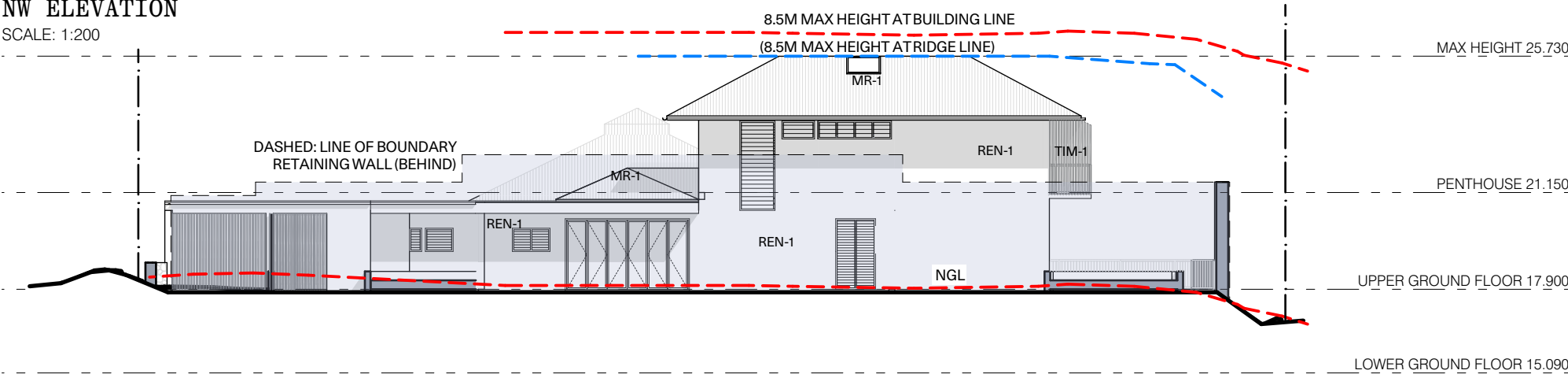
NE ELEVATION
SCALE: 1:200



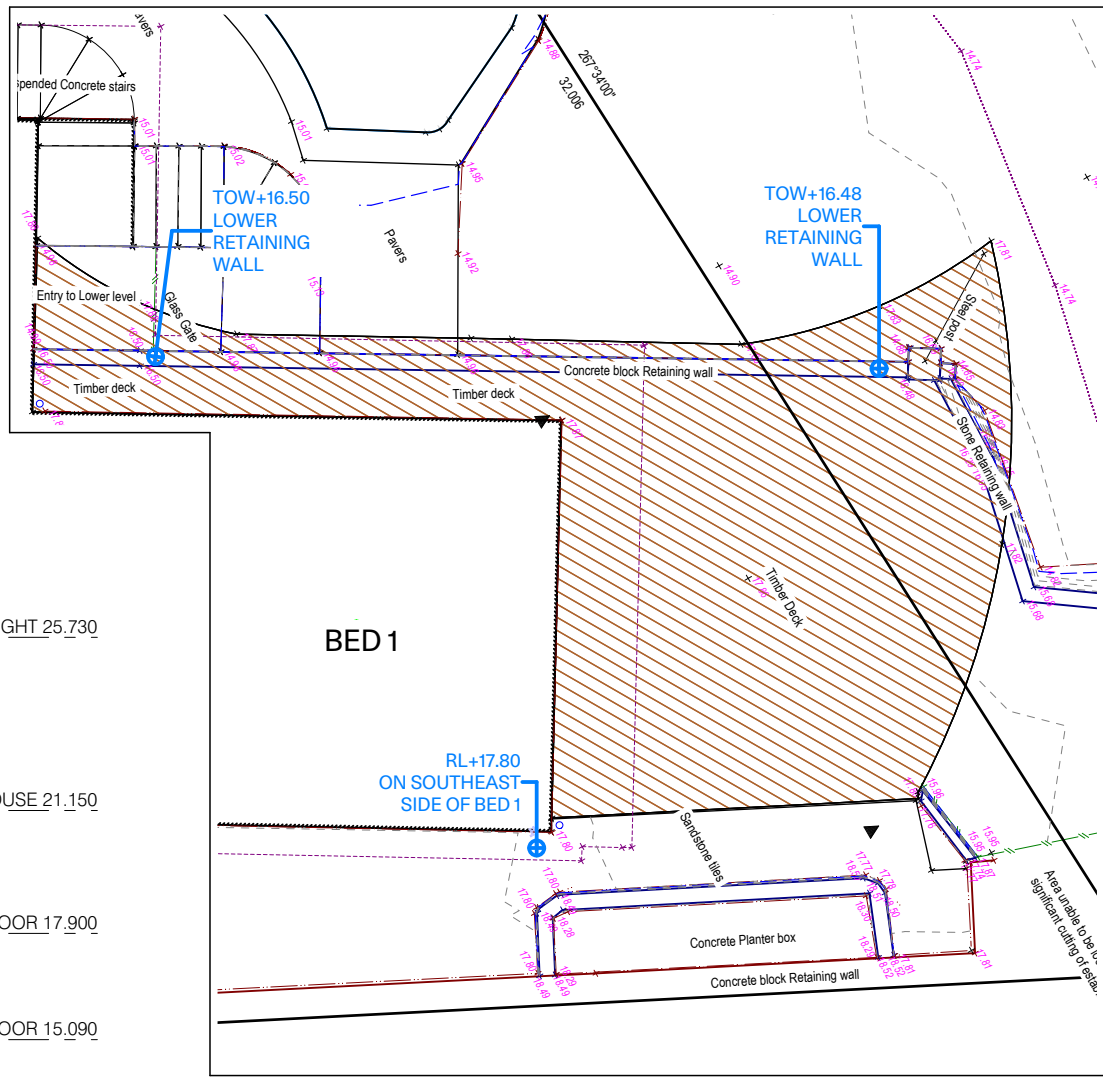
SW ELEVATION
SCALE: 1:200



NW ELEVATION
SCALE: 1:200



SE ELEVATION
SCALE: 1:200



EXTRACT FROM SURVEY

EXTRACT FROM DETAIL & CONTOUR SURVEY PTD449371-1 (30/04/2026)
SHOWN TO HIGHLIGHT ADH LEVELS USED TO PLOT EGL IN ELEVATIONS & SECTIONS

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

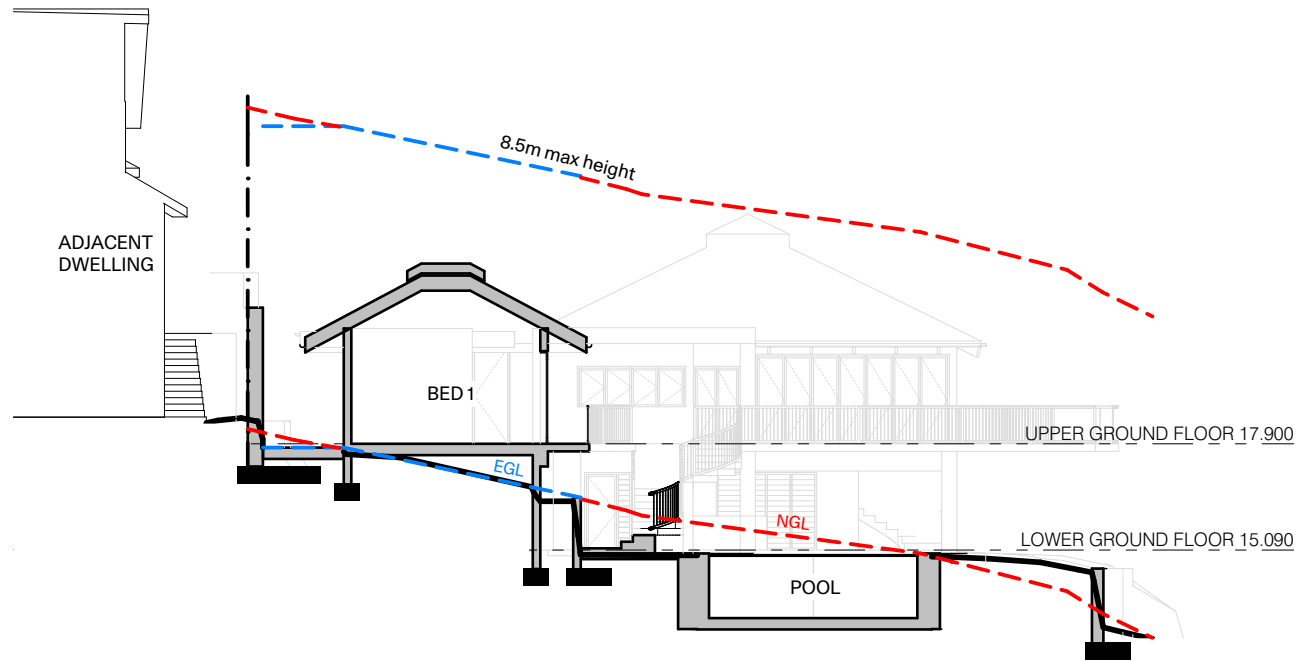
ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

NOTE:
EGL IS BASED ON SURVEY POINTS &
LINEAR INTERPOLATION WHERE
RELEVANT.
REFER TO 'DETAIL & CONTOUR SURVEY
PTD449371-1 (30/04/2026)'

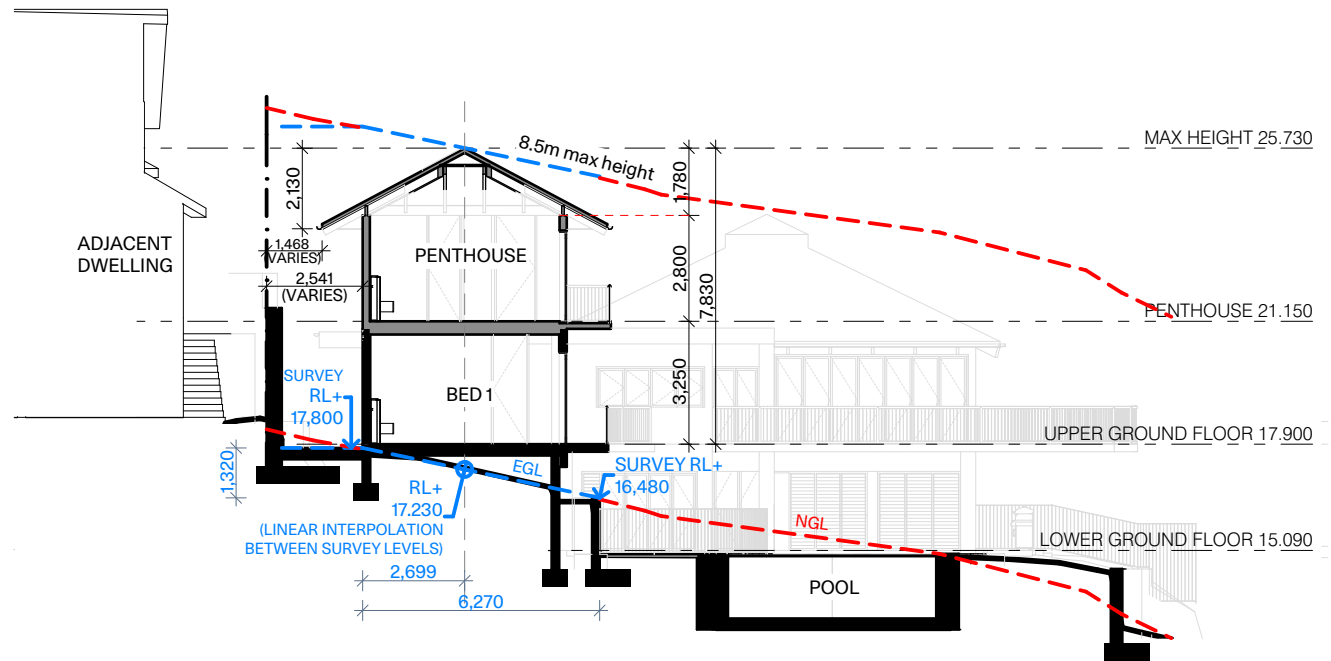
NGL IS BASED ON QLD GLOBE 1M LiDar
DATA (REFER TO SD4.01)

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	ELEVATIONS
PLOT DATE:	17/09/2026

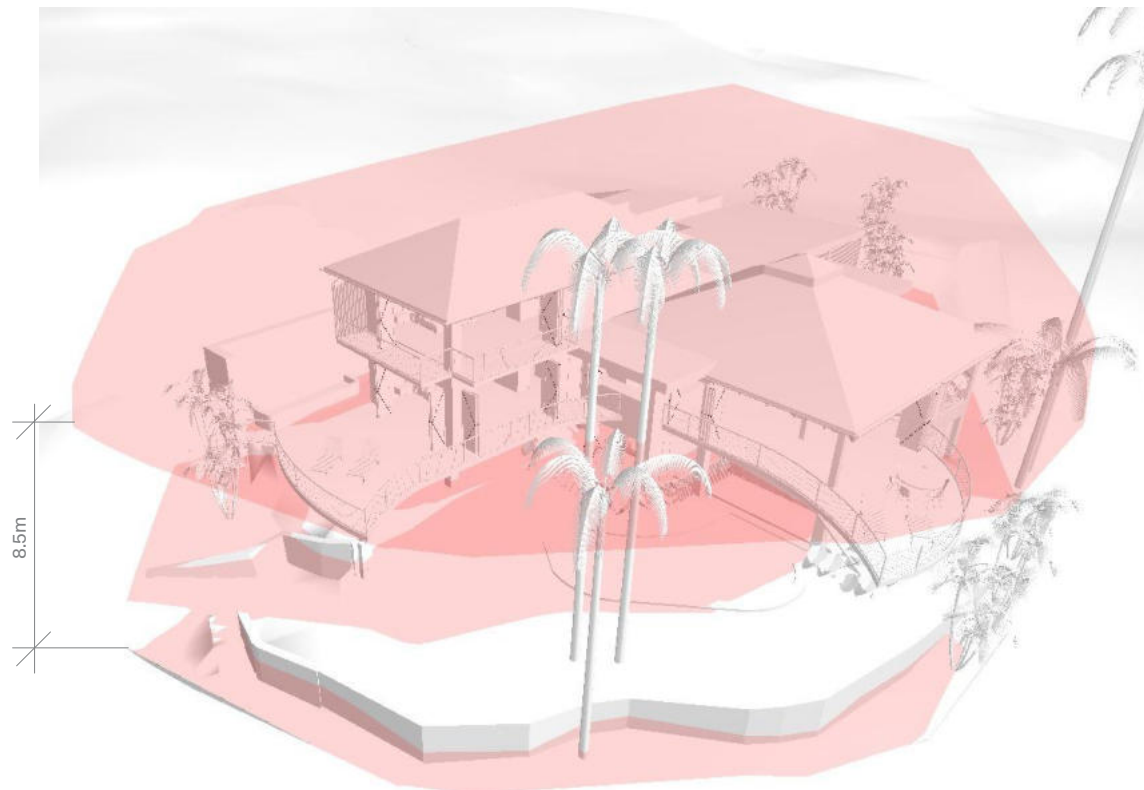
PROJECT NO:	26001
DWG. NO:	SD3.01
REVISION:	TP1



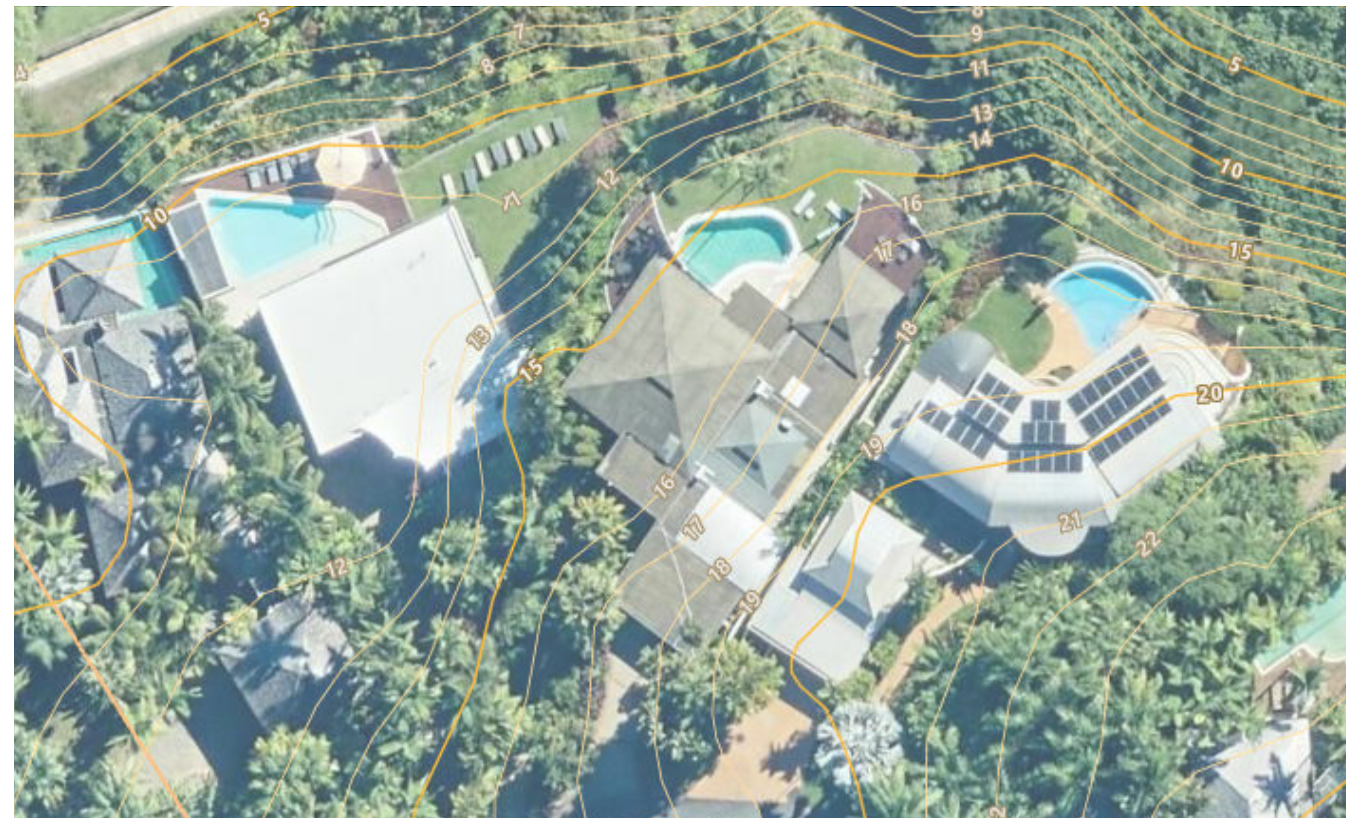
SECTION A EXISTING
SCALE: 1:200



SECTION A PROPOSED
SCALE: 1:200



AERIAL PERSPECTIVE VIEW
DEPICTING 8.5m MAX HEIGHT ABOVE NGL (no encroachments)



QLD Globe - Wharf St - 1m LiDar

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

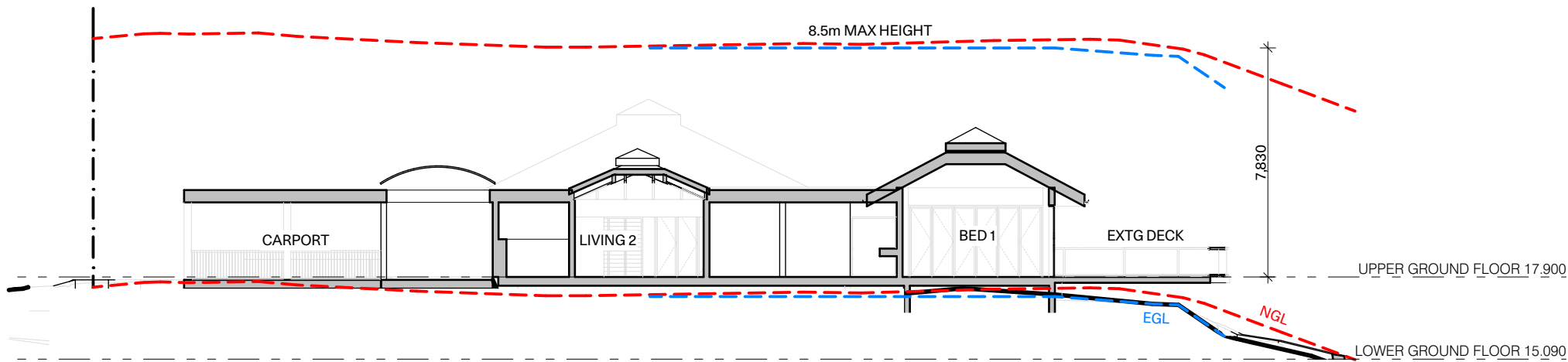
ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

NOTE:
EGL IS BASED ON SURVEY POINTS & LINEAR
INTERPOLATION WHERE RELEVANT.
REFER TO 'DETAIL & CONTOUR SURVEY PTD449371-1
(30/04/2026)'

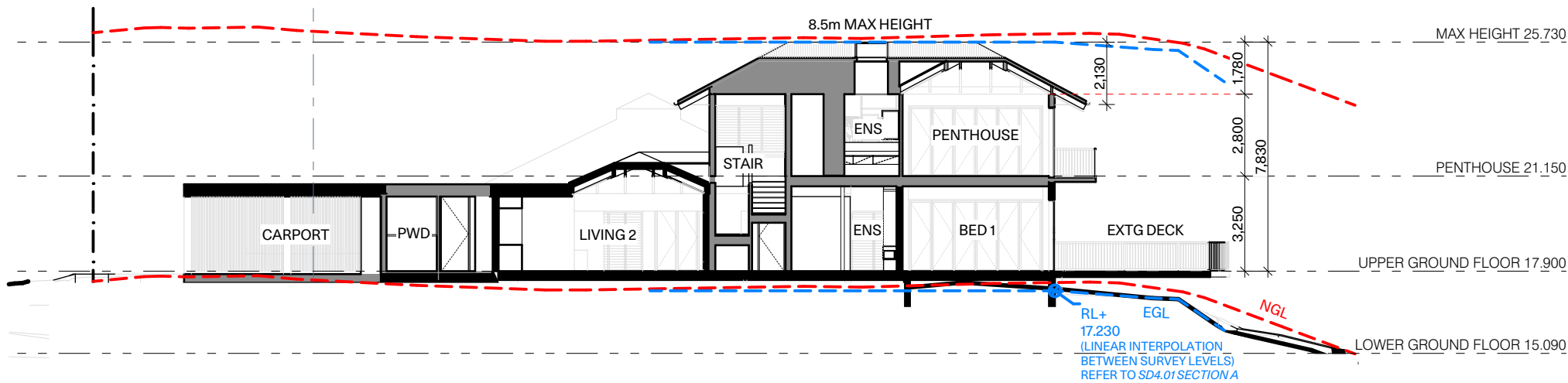
NGL IS BASED ON QLD GLOBE 1M LiDar DATA
(REFER TO SD4.01)

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SECTION A
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD4.01
REVISION:	TP1



SECTION 1 EXISTING



SECTION 1 PROPOSED

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

NOTE:
EGL IS BASED ON SURVEY POINTS & LINEAR
INTERPOLATION WHERE RELEVANT.
REFER TO 'DETAIL & CONTOUR SURVEY PTD449371-1
(30/04/2026)'

NGL IS BASED ON QLD GLOBE 1M LiDar DATA
(REFER TO SD4.01)

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SECTION 1
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD4.02
REVISION:	TP1



ARTISTS IMPRESSION OF EXISTING STREETScape

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	STREETVIEW - EXISTING
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD5.01
REVISION:	TP1



ARTISTS IMPRESSION OF PROPOSED - STREETScape VIEW

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	STREETVIEW - PROPOSED
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD5.02
REVISION:	TP1



VIEW FROM REX SMEAL PARK

IMAGE SOURCE: GOOGLE MAPS - JUNE 2026
<https://maps.app.goo.gl/sNdYwzfBmrLNRWCT7>

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	VANTAGE POINT VIEW
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD5.03
REVISION:	TP1



ARTISTS IMPRESSION OF PROPOSED

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	SKETCH 3D
PLOT DATE:	17/09/2026

PROJECT NO:	26001
DWG. NO:	SD5.04
REVISION:	TP1



AERIAL PERSPECTIVE VIEW - EXISTING



AERIAL PERSPECTIVE VIEW - PROPOSED

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

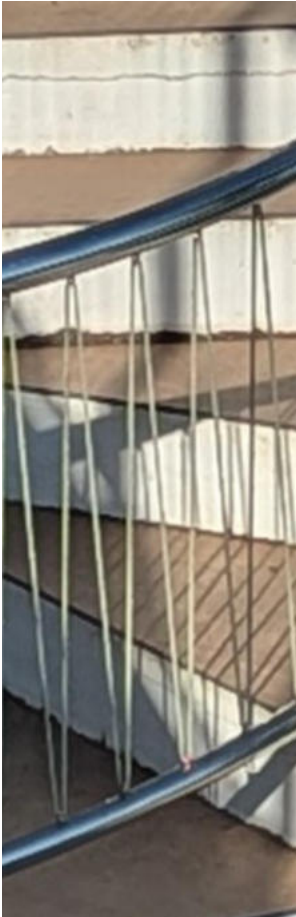
ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
DWG. TITLE:	BEFORE AFTER
PLOT DATE:	17/09/2026

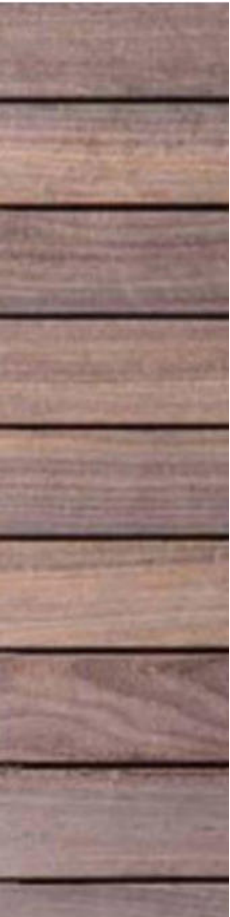
PROJECT NO:	26001
DWG. NO:	SD5.05
REVISION:	TP1



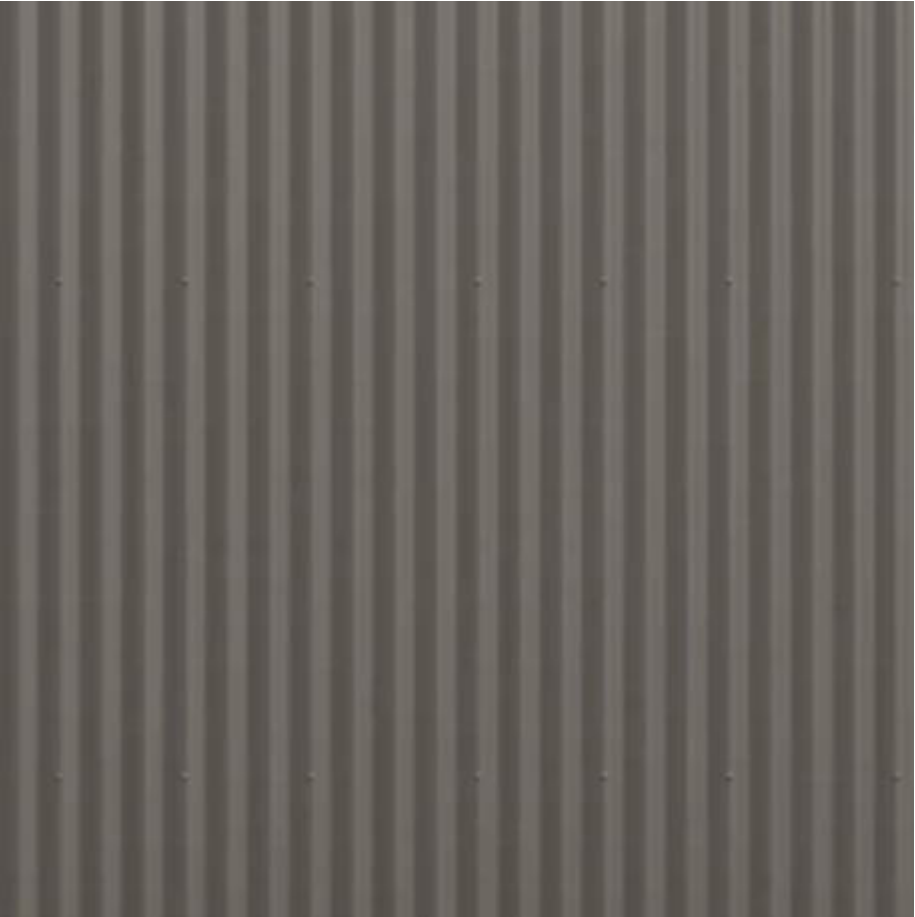
REN - 1
EXISTING WHITE RENDER TO BE REPLACED WITH SOFTER OFF-WHITE TUXTURED RENDER



BAL - 1
METAL BALUSTRADE



TD - 1
TIMBER DECKING



MR - 1
METAL ROOF SHEETING
GREY GREEN / BLUE GREY / BROWN COLOUR TONE



TIM - 1
TIMBER BATTEN SCREENS

Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
TP1	ISSUE FOR TOWN PLANNING ASSESSMENT	17.09.2026

PROJECT:	13 WHARF ST, PORT DOUGLAS, QLD
----------	--------------------------------

DWG. TITLE:	EXTERIOR FINISHES SCHEDULE
-------------	----------------------------

PLOT DATE:	17/09/2026
------------	------------

PROJECT NO:

26001

DWG. NO:

SD6.01

REVISION:

TP1