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**OUR REF:** J000563:NAU:KLG  
**DATE:** 14 November 2017

Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

**Attn: Mr Neil Beck, Senior Planner**

Dear Mr Beck,

**RE: ADDITIONAL INFORMATION SUPPORTING APPLICATION SEEKING DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (ENGINEERING WORKS NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE, SPECIFICALLY REPLACEMENT OF A RETAINING WALL ALONG A COMMON BOUNDARY WITH MURPHY STREET ROAD RESERVE, AND DAMAGE OR DESTRUCTION OF VEGETATION) ON LAND AT 17 MURPHY STREET, PORT DOUGLAS (LOTS 2 ON RP700567 AND LOTS 107/108 ON PTD2091)**

You may recall that Gilvear Planning Pty Ltd is providing Town Planning advice to the owners and operators of the Nautilus Restaurant ('the Applicant'), located at 17 Murphy Street, Port Douglas, with access for pedestrians also available off Macrossan Street. On behalf of the Applicant, an Application for Operational Works (Engineering Works not associated with a Material Change of Use and Vegetation Management) was submitted for Councils' consideration under cover of letter dated 26 October 2017.

Following receipt of the Application submission, Council sought additional information to assist in its assessment. Information requested includes:

1. Clarification of the extent of work in the Murphy Street reserve;
2. A traffic management plan;
3. Retaining wall certification;
4. Confirmation of the location of underground services;
5. Operational works certification.

After liaising with engineers and further discussion between engineers and Council, the following information is **ATTACHED** for reference:

- (a) Plans prepared by Danny Vos Architect entitled Op Works Application (Sheets 1.0, 1.1, 1.2, 2.0, 3.0, 4.0 Revision C dated 14 November 2017);

**FAR NORTH QUEENSLAND**  
0448 897 991  
PO Box 228 Babinda Q 4861

**SOUTH EAST QUEENSLAND**  
0418 843 949  
PO Box 438 Paddington Q 4064

Gilvear Planning Pty Ltd ABN 88 140 988 825

**gilvearplanning.com.au**

- (b) Engineering certification of the Structural Design for the Retaining Wall;
- (c) Traffic Management Plan.

Additional commentary regarding the Application is provided below for reference.

#### WORK IN THE MURPHY STREET ROAD RESERVE

Plan No 4.0, Revision C dated 14 November 2017 (attached) prepared by Danny Vos Architect details the extent of works within the road reserve. Specifically, works in the reserve include:

1. Contractor review of detailed survey and construction drawings;
2. Confirmation of underground service location per survey undertaken on site;
3. Set up site fencing along the line of the bitumen per Plan No 4.0, with fluorescent bunting tape attached, and site construction signs as per Building Act and Workplace Health and Safety requirements;
4. Decommission relevant services;
5. Remove existing boundary fence and store for re-use;
6. Remove trees – 2 hours required during which time traffic control to be implemented;
7. Commence excavation works in the extent of works shown on Plan No 4.0, all done at road level. Body truck and excavator to remain within site fencing at all times and 500mm from the bitumen edge. Traffic control not foreseen as required given works off the bitumen in place. Approximately 2 days of excavation likely (depending upon weather conditions);
8. Bore piers and excavate footings to be done with main excavation;
9. Steel fixing to be put in place, taking approximately 4 hrs;
10. Place and finish concrete for footings and piers, taking approximately 4hrs;
11. Concrete truck and line pump to remain within site fencing;
12. Delivery of blocks – lay down area for materials at rear of existing building on lower level per Plan No 4.0;
13. Block laying taking approximately 2 days;
14. Block core filling approximately 2 hrs, with all work to be undertaken within site fencing;
15. Aggregate drains and waterproofing completed over 2 days, with all work within site fencing;
16. Core flute and backfill completed, taking approximately 1 day with minimal disruption to traffic flow. Traffic management in place if disturbance required;

17. Reinstate relevant services;
18. Reinstate boundary fence along top of new retaining wall and remove site fencing;
19. Ensure road verge not damaged (make good gravel finish if required) and demobilise;
20. Landscaping to be reinstated to match existing.

#### TRAFFIC MANAGEMENT PLAN

A short form traffic management plan has been prepared and is attached for reference.

#### RETAINING WALL CERTIFICATION

Appropriate engineering certification is attached.

#### UNDERGROUND SERVICE LOCATIONS

Cairns Cable Locators were engaged to undertake underground service location detection; information obtained during their site inspection has been included for reference on Operational Works Plans attached.

Services are beyond the area of excavation, excepting Telstra which is located within the Material Lay Down area and within the site fencing proposed. Appropriate condition may be imposed to ensure any damage to that infrastructure is made good prior to works being completed.

#### OPERATIONAL WORKS CERTIFICATION

Necessary certification in compliance with the FNQ ROC Development Manual is attached for reference.

#### CONCLUSION

I trust the above information assists in your assessment of the Application for Operational Works. Should further information be required, please call or email.

Kind regards,



**Kristy Gilvear**  
DIRECTOR - FNQ

Nautilus Restaurant Renovations

# TRAFFIC MANAGEMENT PLAN

Construction Site

17 Murphy Street, Port Douglas

Lot 2 on RP700567 and Lots 107/108 on PTD2091

### Objective

This Traffic Management Plan ('TMP') details systems and processes in place on and the Construction site as required by Douglas Shire Council and in compliance with the Far North Queensland Regional Organisation of Councils Development Manual (as amended).

<b>TYPE OF CONSTRUCTION WORK PERFORMED</b>	Replacement of an existing retaining wall including earthworks and removal of vegetation and reinstatement of landscaping works; renovation of an existing building
<b>START DATE</b>	1 December 2017 (Estimated)
<b>DURATION OF CONSTRUCTION WORK</b>	2 – 3 weeks (Retaining wall) 12 – 16 weeks (Renovations)
<b>END DATE</b>	30 March 2018
<b>DEVELOPER</b>	Halhiti Pty Ltd (Grahame Wearne, Nautilus Palms Pty Ltd)
<b>CONTRACTOR</b>	
<b>SIGN OFF</b>	
<b>DATE</b>	

### Scope

This TMP is applicable to construction insofar as works within the Murphy Street road reserve are concerned predominantly in relation to retaining wall replacement including vegetation damage, earthworks and safety fencing. Please note: Contractors engaged by the developer will be responsible for independent review of access and traffic arrangements, and should additional traffic management measures be considered necessary, Contractor/s will be responsible for management of those arrangements.

The Building Contractor will manage Traffic issues associated with construction being undertaken.

### Site

The site is located on Murphy Street, Port Douglas. Murphy Street is a formed, bitumen finished road providing access to allotments utilised for a variety of accommodation, private residential and business uses. Drainage is informally managed on Murphy Street, with no kerb and channel being constructed, and road shoulders being compacted gravel finish. Parking is provided for informally along the road shoulder.

### Responsibilities

The developer will ensure risk is appropriately managed, with Contractors engaged on site required to undertake an independent risk assessment and audit prior to commencement of works. In the event it is required, Contractors will implement strategies / plans to manage risks of their particular construction activities in compliance with contract arrangements.

### Risk

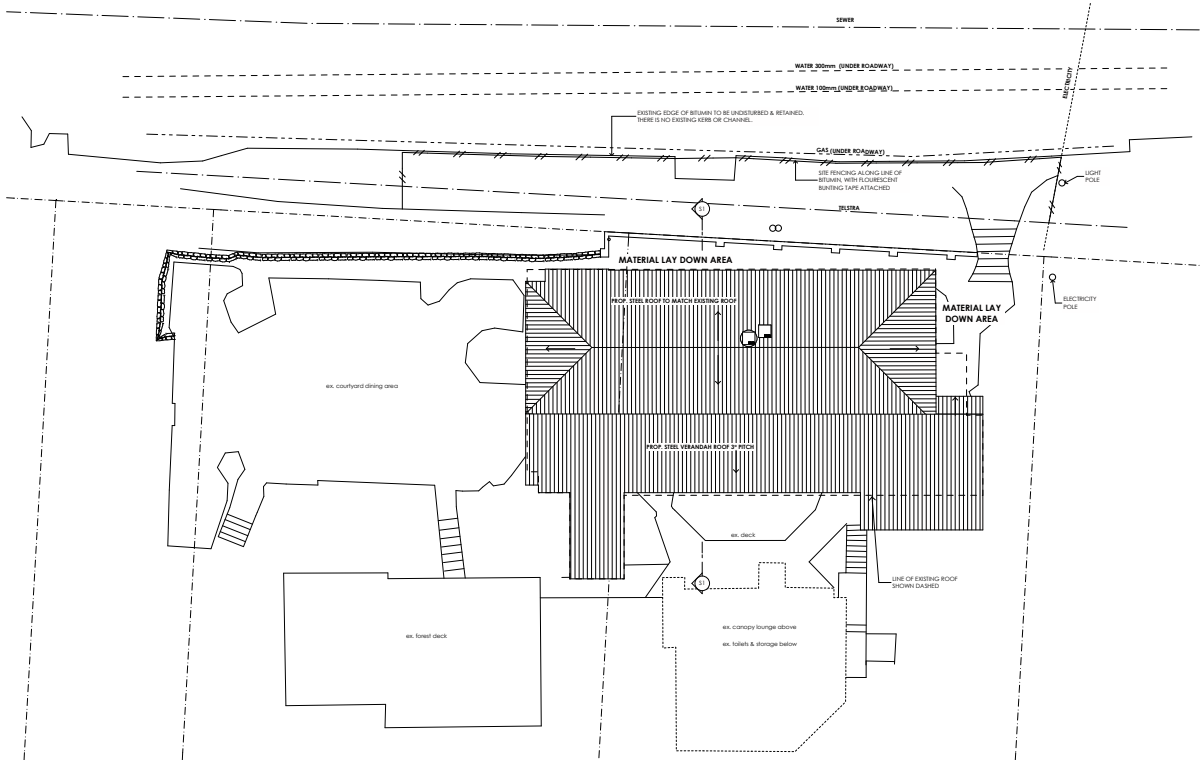
Risk in regards construction on the site is to be managed in compliance with relevant Building Act, Workplace Health and Safety, and other legislative and regulatory requirements.

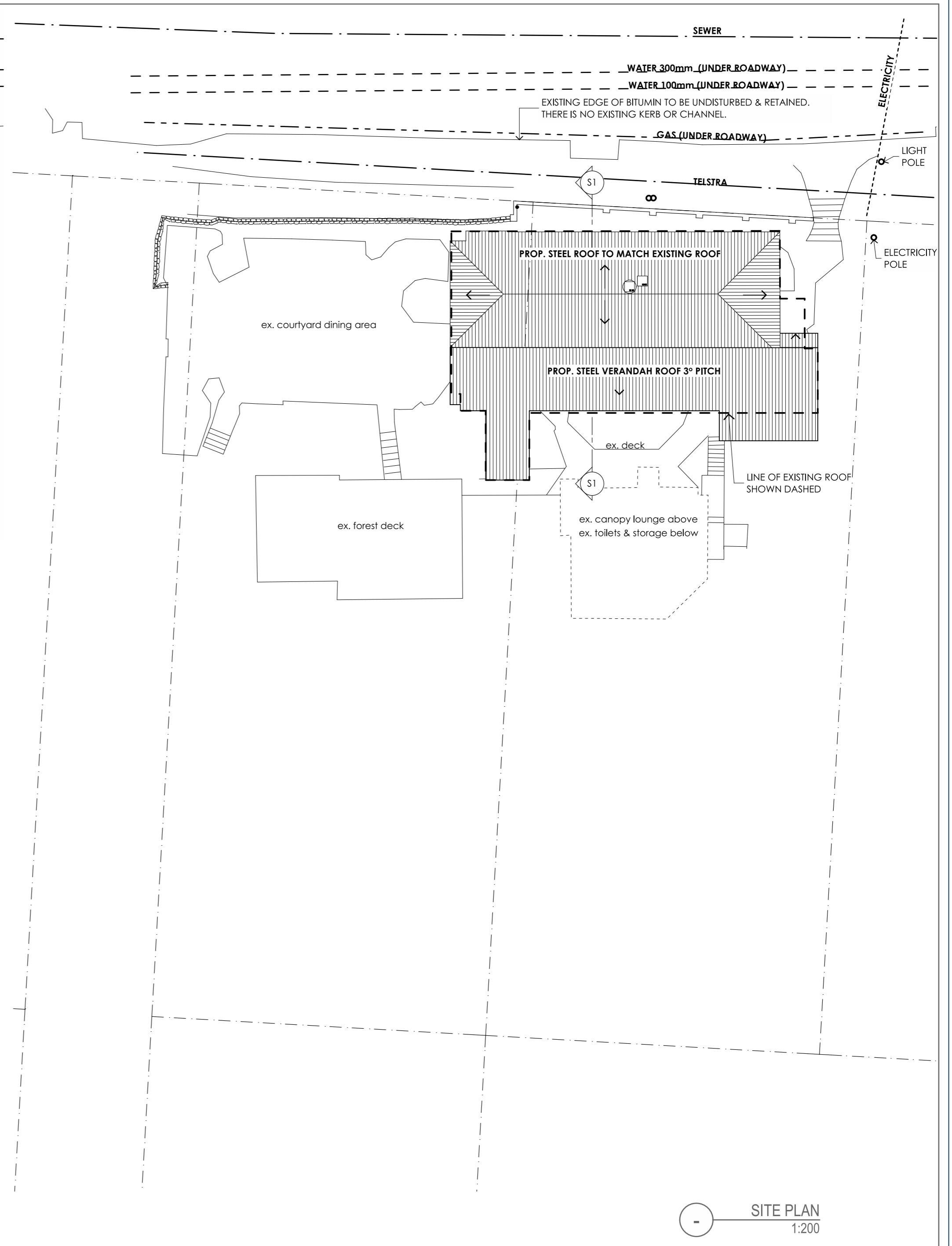
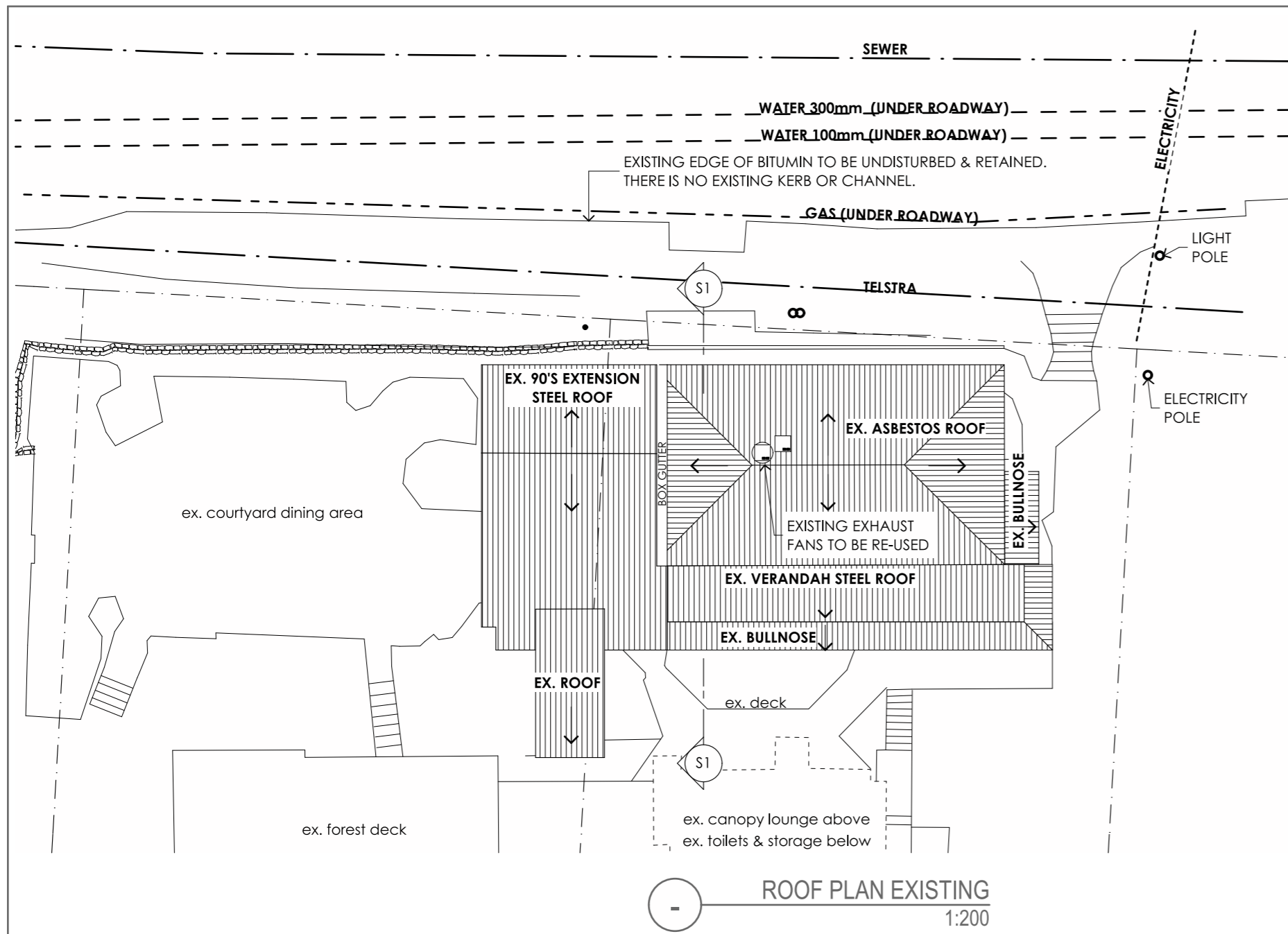
### Work on Roadways

Work on roadways, if necessary during construction shall be undertaken and signed in compliance with the Department of Transport and Main Roads "Manual of Uniform Traffic Control Devices".

Compliance with the above-described requirements will be the responsibility of the Contractor engaged to complete any such work.

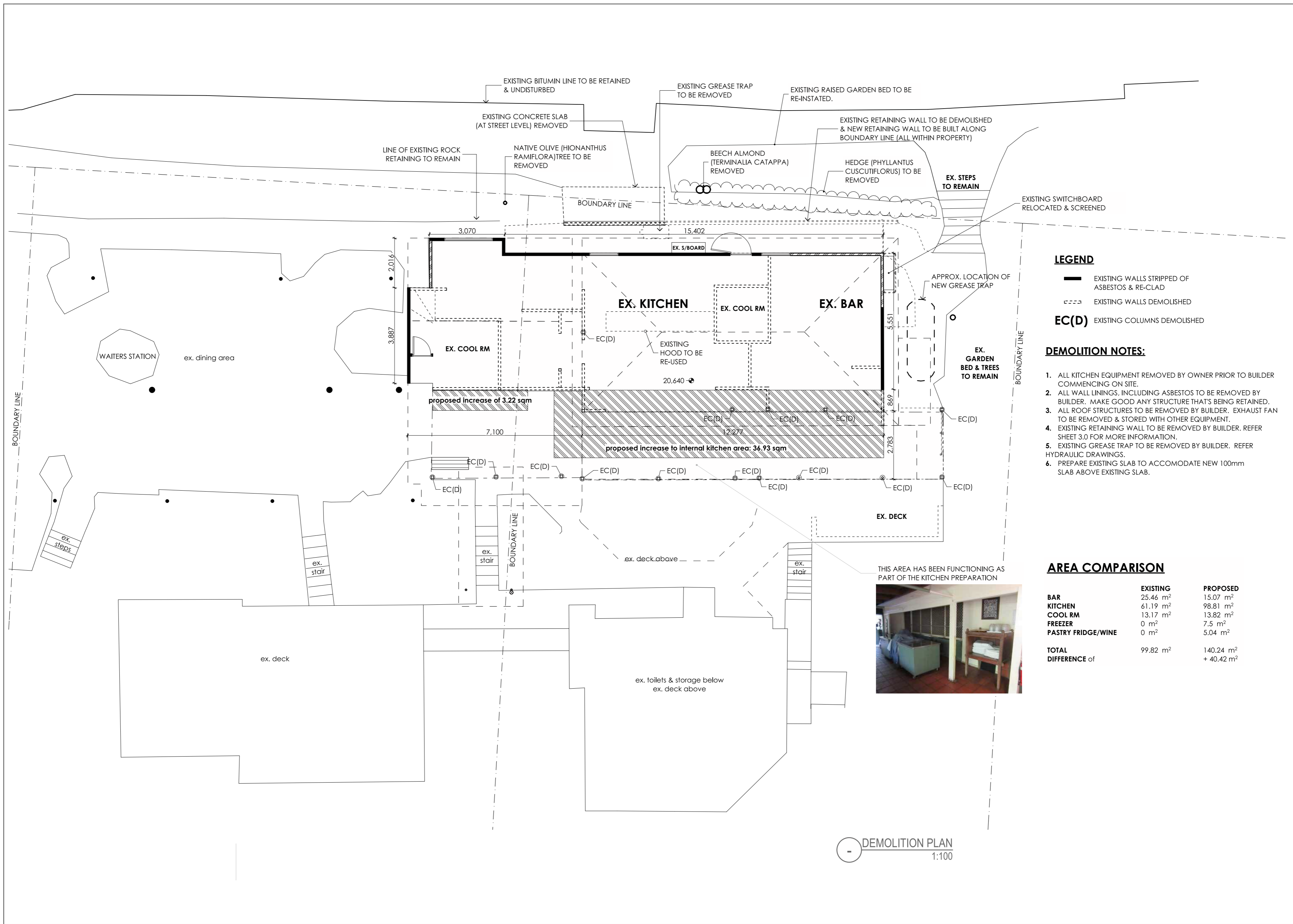
The extent of work area within the roadway is as per the plan extracted below.





OP WORKS APPLICATION





**LEGEND**

- EXISTING WALLS STRIPPED OF ASBESTOS & RE-CLAD
- - - EXISTING WALLS DEMOLISHED
- EC(D) EXISTING COLUMNS DEMOLISHED

**DEMOLITION NOTES:**

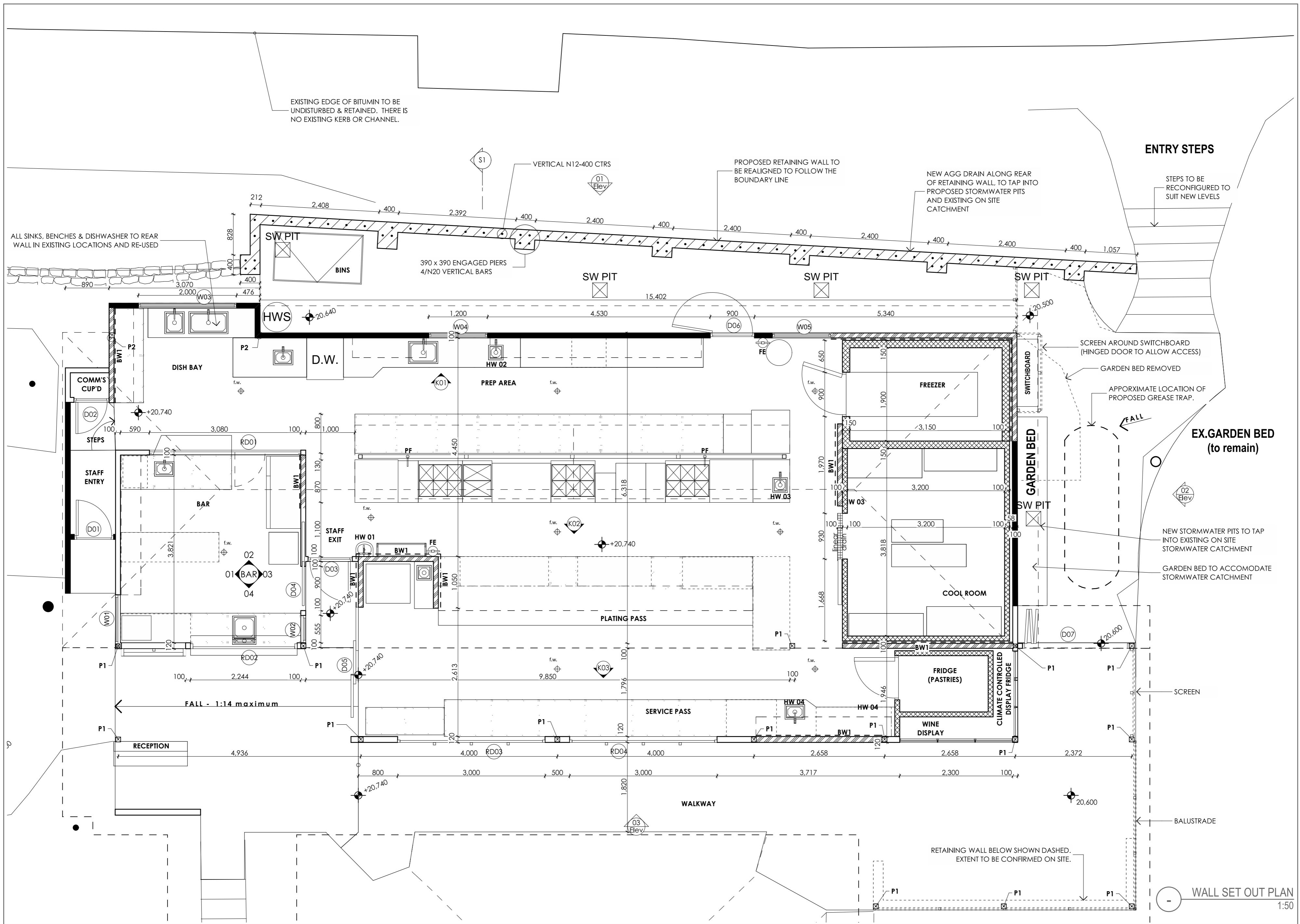
1. ALL KITCHEN EQUIPMENT REMOVED BY OWNER PRIOR TO BUILDER COMMENCING ON SITE.
2. ALL WALL LININGS, INCLUDING ASBESTOS TO BE REMOVED BY BUILDER. MAKE GOOD ANY STRUCTURE THAT'S BEING RETAINED.
3. ALL ROOF STRUCTURES TO BE REMOVED BY BUILDER. EXHAUST FAN TO BE REMOVED & STORED WITH OTHER EQUIPMENT.
4. EXISTING RETAINING WALL TO BE REMOVED BY BUILDER. REFER SHEET 3.0 FOR MORE INFORMATION.
5. EXISTING GREASE TRAP TO BE REMOVED BY BUILDER. REFER HYDRAULIC DRAWINGS.
6. PREPARE EXISTING SLAB TO ACCOMMODATE NEW 100mm SLAB ABOVE EXISTING SLAB.

**AREA COMPARISON**

	EXISTING	PROPOSED
BAR	25.46 m <sup>2</sup>	15.07 m <sup>2</sup>
KITCHEN	61.19 m <sup>2</sup>	98.81 m <sup>2</sup>
COOL RM	13.17 m <sup>2</sup>	13.82 m <sup>2</sup>
FREEZER	0 m <sup>2</sup>	7.5 m <sup>2</sup>
PASTRY FRIDGE/WINE	0 m <sup>2</sup>	5.04 m <sup>2</sup>
<b>TOTAL</b>	<b>99.82 m<sup>2</sup></b>	<b>140.24 m<sup>2</sup></b>
<b>DIFFERENCE of</b>		<b>+ 40.42 m<sup>2</sup></b>



DEMOLITION PLAN  
1:100



EXISTING EDGE OF BITUMIN TO BE UNDISTURBED & RETAINED. THERE IS NO EXISTING KERB OR CHANNEL.

PROPOSED RETAINING WALL TO BE REALIGNED TO FOLLOW THE BOUNDARY LINE

NEW AGG DRAIN ALONG REAR OF RETAINING WALL TO TAP INTO PROPOSED STORMWATER PITS AND EXISTING ON SITE CATCHMENT

ENTRY STEPS

STEPS TO BE RECONFIGURED TO SUIT NEW LEVELS

ALL SINKS, BENCHES & DISHWASHER TO REAR WALL IN EXISTING LOCATIONS AND RE-USED

SCREEN AROUND SWITCHBOARD (HINGED DOOR TO ALLOW ACCESS)

GARDEN BED REMOVED

APPROXIMATE LOCATION OF PROPOSED GREASE TRAP.

EX. GARDEN BED (to remain)

NEW STORMWATER PITS TO TAP INTO EXISTING ON SITE STORMWATER CATCHMENT

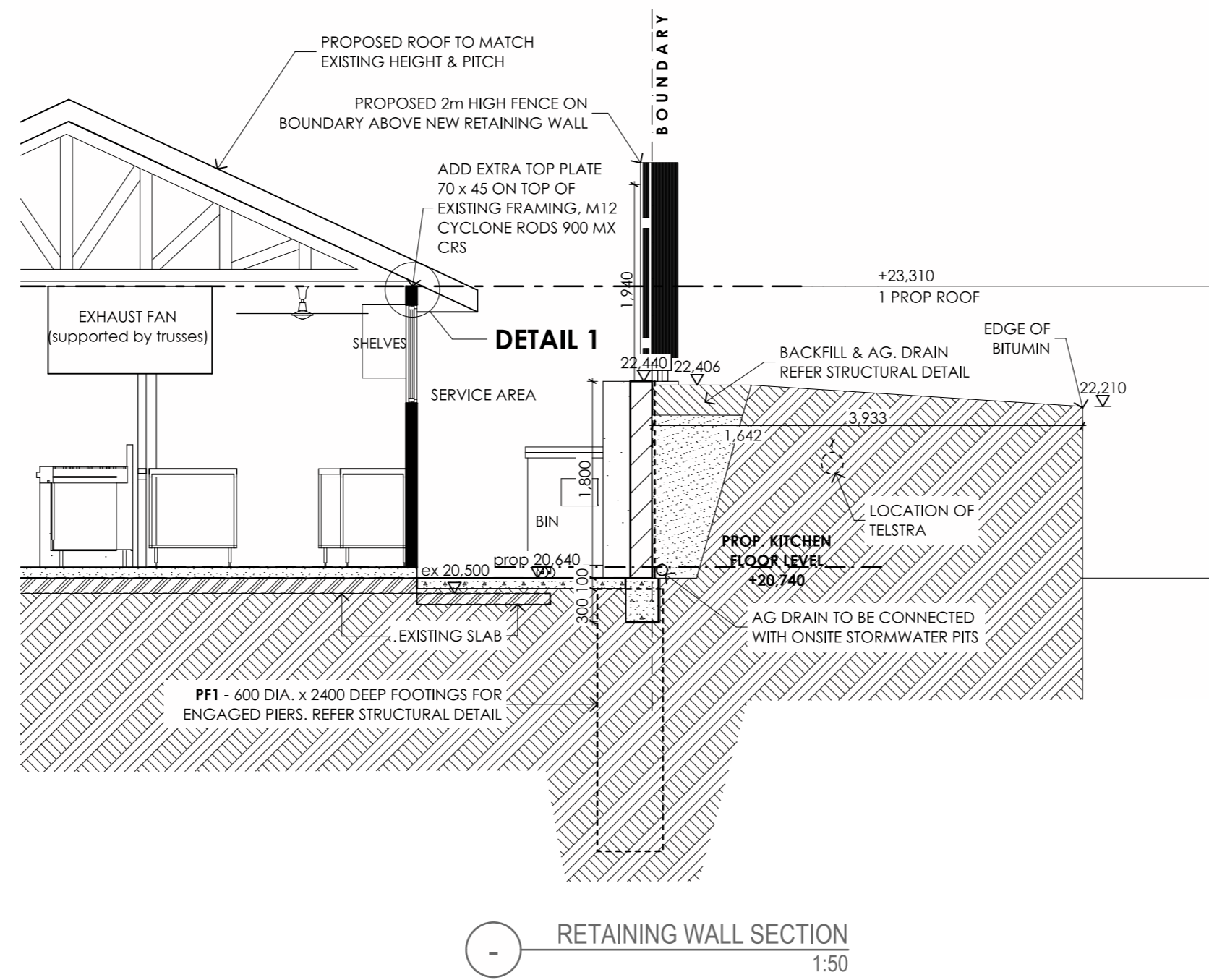
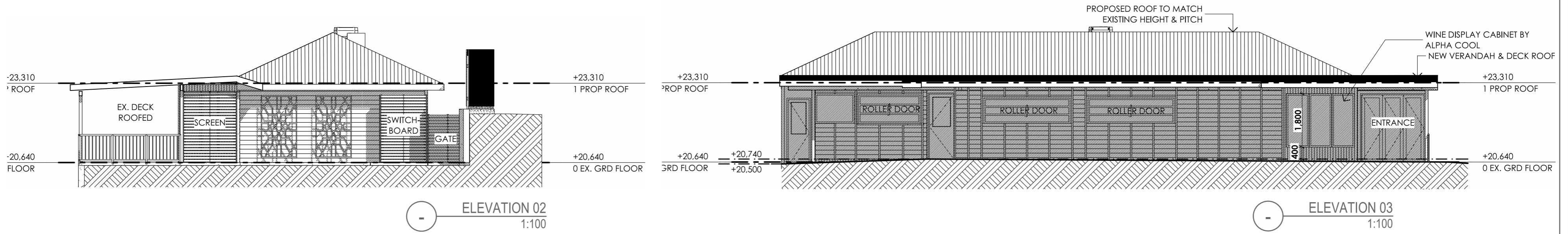
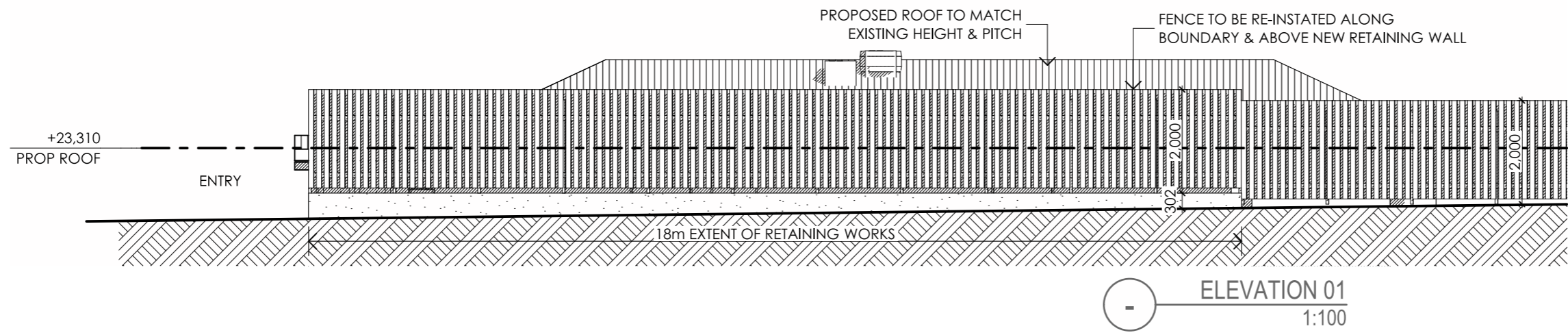
GARDEN BED TO ACCOMMODATE STORMWATER CATCHMENT

SCREEN

BALUSTRADE

RETAINING WALL BELOW SHOWN DASHED. EXTENT TO BE CONFIRMED ON SITE.

WALL SET OUT PLAN 1:50



**GENERAL NOTES**

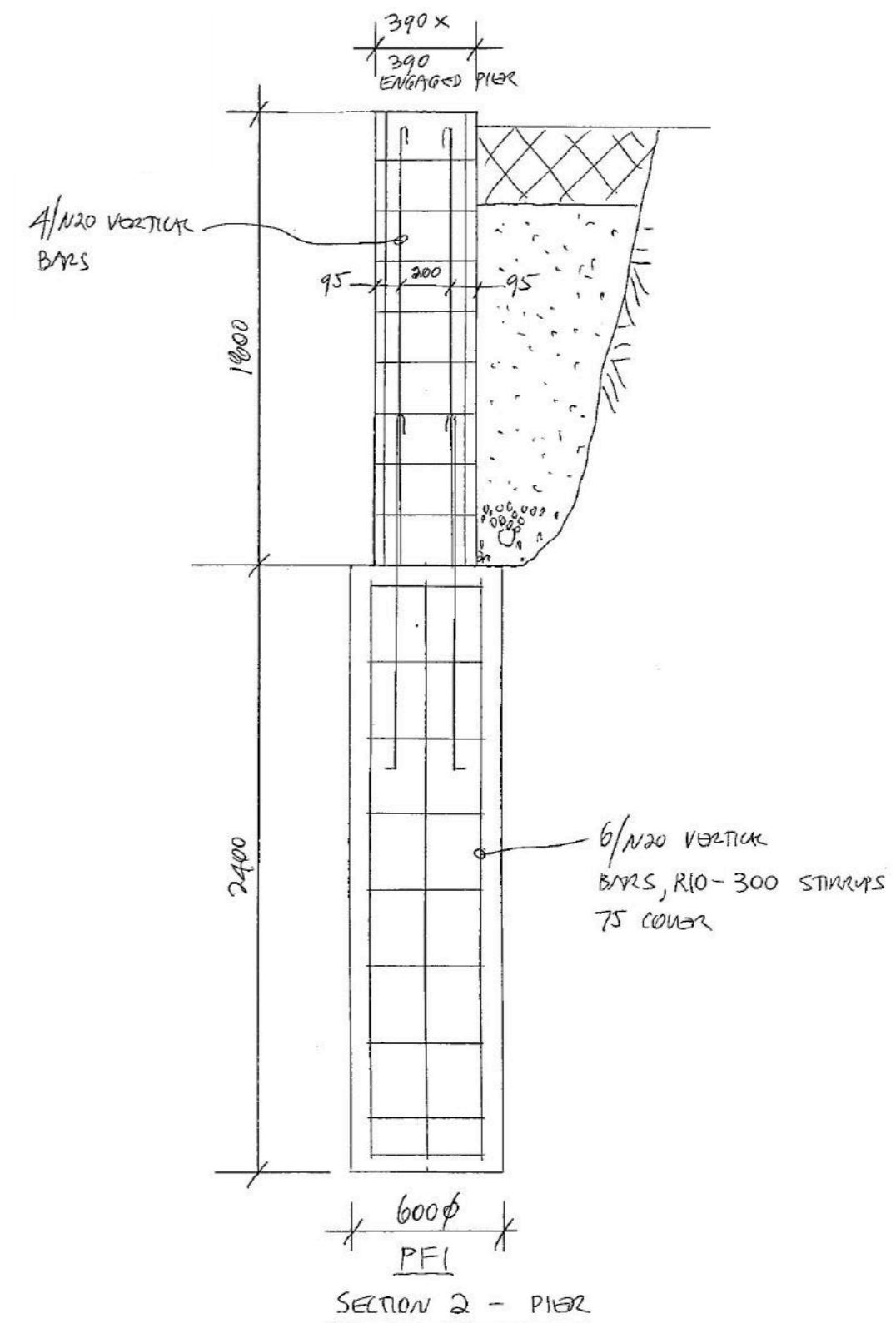
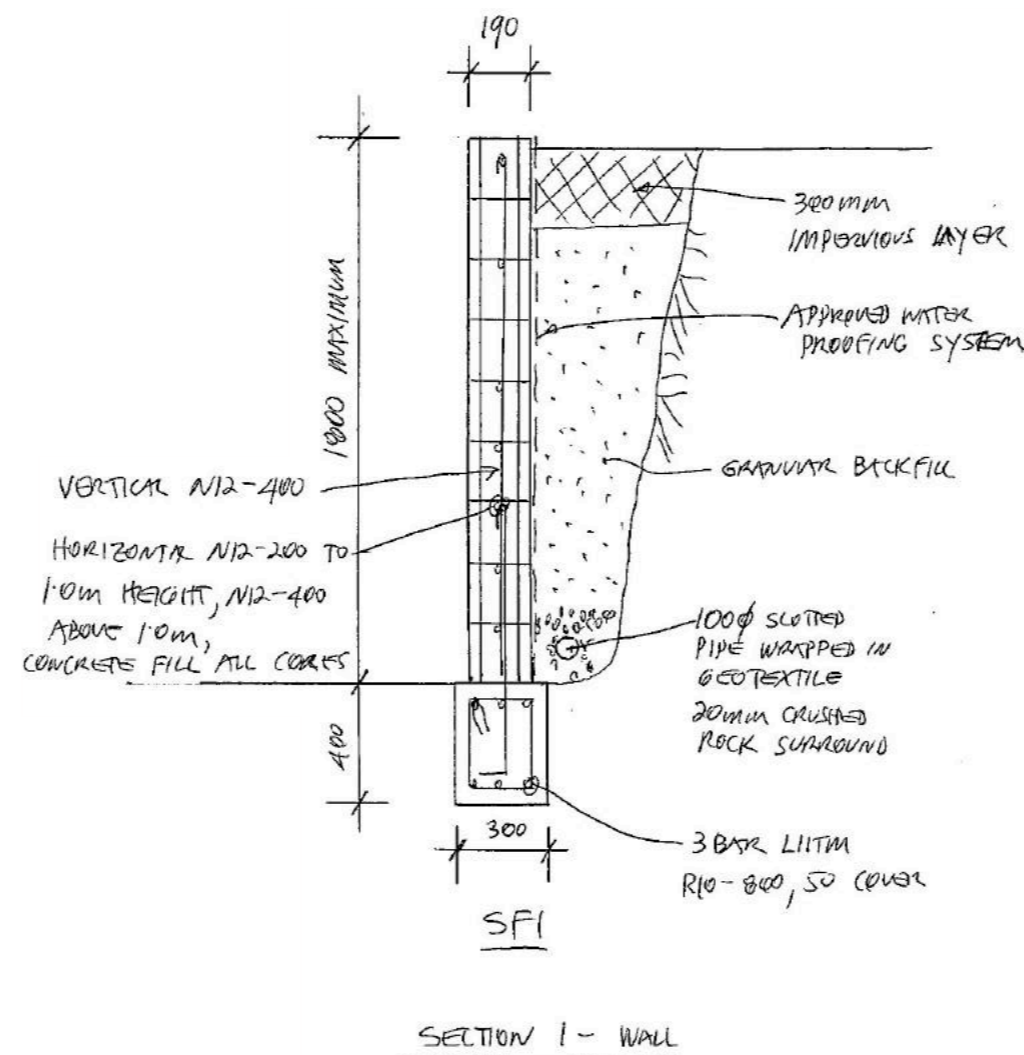
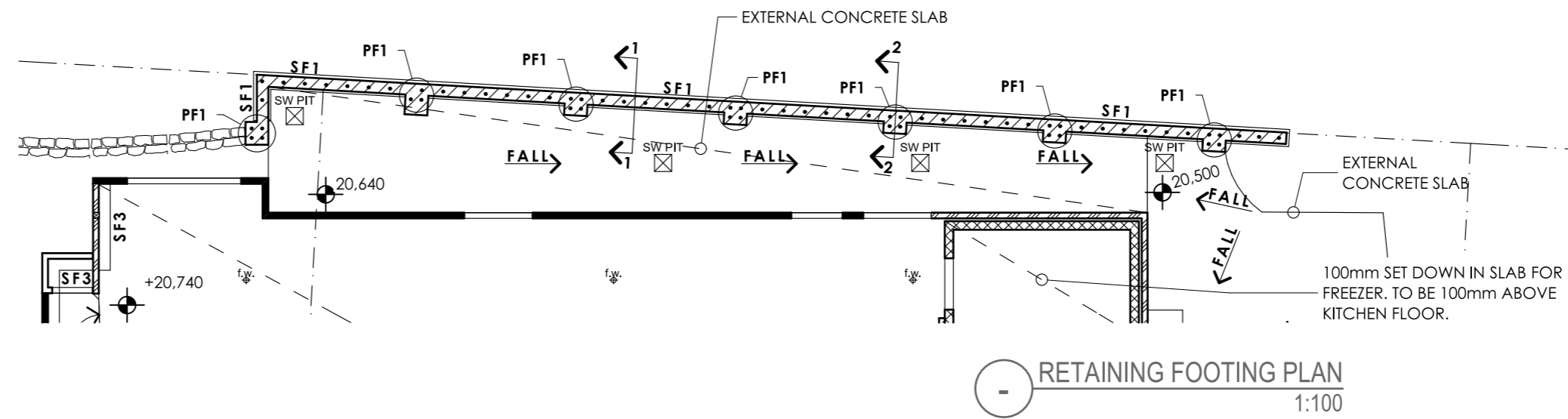
REGION C; WIND CLASSIFICATION **C2**; TERRAIN CAT 2.5; DESIGN GUST WIND SPEED 61 M/SEC (LIMIT STATE DESIGN); TIMBER FRAMING & CONNECTION DETAIL NOT SPECIFIED ON PLANS SHALL COMPLY WITH AS1684.3; LIVE LOADS TO AS 1170.1:  
 ROOF 0.25 kPa  
 GROUND FLOOR SLAB 1.5 kPa

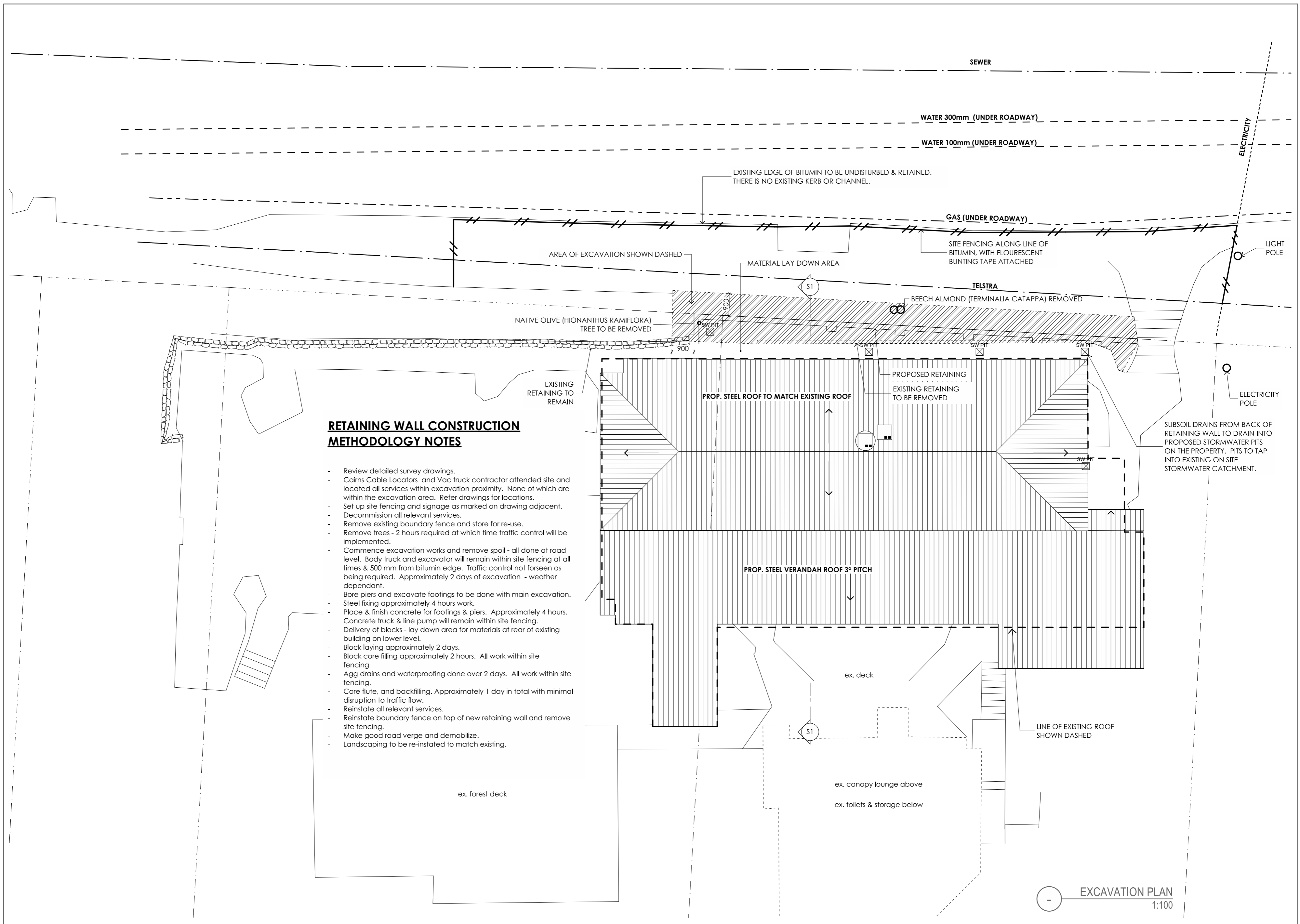
**FOOTINGS AND SLAB**

1. REMOVE GRASS & TOP SOIL (MIN 100mm) FROM SLAB SITE.
2. CLEAR SITE OF ALL TREE STUMPS AND ROOTS. FILL GRUB HOLES WITH APPROVED NON-PLASTIC FILL COMPACTED IN 200mm MAX LAYERS TO 95% SRDD.
3. COMPACT SUB-BASE TO MIN 95% SRDD.
4. REFER TO SITE PLANS FOR DETAILS OF THE SITE WORKS AND DESIGN LEVELS.
5. COMPACT APPROVED NON-PLASTIC FILL IN 150mm MAX LAYERS TO 95% SRDD
6. TEST FOR COMPACTION EVERY SECOND LAYER AND AT 10m HORIZONTAL INTERNALS (MIN 2 TESTS PER LAYER).
7. ANY LOCALISED LOOSE OR SOFT SOIL ENCOUNTERED IN FOOTING TRENCHES SHALL BE EXCAVATED TO A DEPTH WHERE SOIL BECOMES STIFF.
8. PROVIDE ADEQUATE SITE DRAINAGE TO ENSURE NATURAL RUNOFF IS DIRECTED AWAY FROM THE BUILDING.
9. CONCRETE TO SLAB N25, 80mm SLUMP, 20mm MAX AGGREGATE.
10. CONCRETE TO PAD FOOTINGS N20, 80mm SLUMP, 20mm MAX AGGREGATE.
11. VIBRATE ALL CONCRETE, CURE SLAB 14 DAYS MINIMUM.
12. FOOTINGS HAVE BEEN DESIGNED FOR CLASS "S" SITE WITH MIN 100 KPA BEARING CAPACITY. BUILDER TO VERIFY SITE CLASSIFICATION PRIOR TO CONSTRUCTION OF FOOTINGS. REFER TO ENGINEER SHOULD CLASSIFICATIONS DIFFER.
13. MATERIALS AND CONSTRUCTION REQUIREMENTS TO AS 3600.
14. TEST CONCRETE ON SITE TO AS 3600 FOR SLUMP AND COMPRESSIVE STRENGTHS.

**STRUCTURAL STEEL NOTES**

1. DESIGN CONFORMS TO AS 4100 - 1998 AND AS/NZS 4600-1996. FABRICATION AND ERECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS 4100 AND SAA/SNZ HB62, AS APPROPRIATE. WHERE NO APPLICABLE PROVISIONS ARE CONTAINED IN AS 4100. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS.
2. **MATERIAL**  
 UNO ALL MATERIAL TO BE:  
 - GRADE 250 HOT-ROLLED PLATES COMPLYING WITH AS 3678;  
 - GRADE 250 HOT-ROLLED FLATS, TFC, TFB, ANGLES 100 x 100 EACH OR 125 x 75 UA AND SMALLER COMPLYING WITH AS 3679.1;  
 - GRADE 300 PLUS UB, UC, PFC AND ANGLES 125 x 125 EACH OR 150 x 90 UA AND LARGER COMPLYING WITH AS 3679.1;  
 - GRADE 300 WB, WC COMPLYING WITH AS 3679.2;  
 - GRADE C350 RHS, CHS COMPLYING WITH AS 1163.
3. **WELDING**  
 WELDING TO BE CARRIED OUT IN ACCORDANCE WITH AS 1554.1. WELDING CONSUMABLES TO BE E48XX OR W50X U.N.O. ALL WELDS TO BE 6mm CFW SP CATEGORY U.N.O. CPBW TO BE SP CATEGORY U.N.O. INSPECTION TO BE CARRIED TO AS 1554.1. ALL GP/SP WELDS TO BE 100% VISUALLY SCANNED. SP WELDS ALLOW FOR 25% VISUAL EXAMINATION U.N.O.
4. **BOLTING**  
 COMMERCIAL BOLTS STRENGTH GRADE 4.5 CONFORMING TO AS 1111. HIGH STRENGTH STRUCTURAL BOLTS STRENGTH GRADE 8.8 CONFORMING TO AS 1252. ALL BOLTS ARE HOT-DIPPED GALVANISED IN ACCORDANCE WITH AS 1650. THREADS MAY BE INCLUDED IN SHEAR PLANES U.N.O.
5. **CONNECTIONS**  
 ALL DETAILS, GAUGE LINES ETC WHERE NOT SPECIFICALLY SHOWN ARE TO BE IN ACCORDANCE WITH AISC DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL AND AISC STANDARDISED STRUCTURAL CONNECTIONS. PROVIDE WASHERS TO ALL CONNECTIONS WHERE HOLES IN STEEL ARE FLAME CUT OR 'OVERDRILLED' (HOLE DIAMETER EXCEEDS BOLT DIAMETER BY MORE THAN 2mm).
6. **PURLINS/GIRTS**  
 PURLINS AND GIRTS ARE TO BE BHP BUILDING PRODUCTS (BHP-BP), STRAMIT OR OTHER SECTIONS APPROVED IN WRITING BY THE ENGINEER, COMPLYING WITH AS 1397, AND A MINIMUM GALVANISED COATING OF Z350 (350G/SQM). CLEAT CONNECTIONS ARE TO BE IN ACCORDANCE WITH AISC STANDARDISED CONNECTIONS OR MANUFACTURER'S RECOMMENDATIONS U.N.O. BOLTING AND BRIDGING TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. **CORROSION PROTECTION**  
 PAINTING: STEELWORK IS TO BE CLEANED TO AN AS 1627 CLASS 2.5 PREPARATION AND PAINTED WITH AN APPROVED ZINC RICH METAL PRIMER BEFORE DISPATCH TO THE SITE, UNLESS THE STEEL IS TO BE ENCASED OR DETAILED OTHERWISE. ALL FABRICATED STEELWORK FOR EXPOSED LOCATIONS TO BE HOT-DIPPED GALVANISED.
8. **DIMENSION**  
 ALL DIMENSIONS IN MILLIMETRES U.N.O.





EXCAVATION PLAN  
1:100

## FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council  
(INSERT COUNCIL NAME)

### STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

**Name of Development** Nautilus Restaurant Retaining Wall

**Location of Development** 17 Murphy St, Port Douglas

**Applicant** Halhiti Pty Ltd

**Designer** G.&A. Consultants Pty Ltd

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, **except** as noted below.


Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	OP WORKS REV C SHEETS 1.0, 1.1, 1.2, 2.0, 3.0, 4.0
Geotechnical requirements	NA
Geometric Road Design	NA
Pavements	NA
Structures / Bridges	YES
Subsurface Drainage	YES
Stormwater Drainage	NA
Site Re-grading	NA
Erosion Control and Stormwater Management	NA
Pest Plant Management	NA
Cycleway / Pathways	NA

Landscaping	NA
Water Source and Disinfection/Treatment Infrastructure (if applicable)	NA
Water Reticulation, Pump Stations and water storages	YES
Sewer Reticulation and Pump Stations	YES
Electrical Reticulation and Street Lighting	YES
Public Transport	NA
Associated Documentation/ Specification	NA
Priced Schedule of Quantities	YES
Referral Agency Conditions	NA
Supporting Information (AP1.08)	YES
Other	NA

Conscientiously believing the above statements to be true and correct, signed on behalf of:

Designer G.&A. Consultants Pty Ltd RPEQ No 1975

Name in Full Graham O'Rourke

Signature  Date 14/11/2017

# CERTIFICATE OF ENGINEER

OWNER'S NAME: NAUTILUS JOINT VENTURES  
 SITE ADDRESS: 17 MURPHY STREET PART DOUGLTS  
 DESCRIPTION OF BUILDING: PROPOSED RETAINING WALL  
 DRAWINGS APPLICABLE: REV C SHEETS 1-0, 1-1, 1-2, 2-0, 3-0, 4-0

I certify that:-

1. I am a practicing structural engineer.
2. My qualifications in civil/structural engineering are:  
 B.E. Civil, M.I.E. Aust., RPEQ Reg No. 1975, CPEng
3. I have carried out/~~checked~~ the structural design calculations for the building named above for the following components:-  
FOOTINGS, CONCRETE BLOCK RETAINING WALL
4. References/Standards  
AS 2870, AS 1170.1, AS 3600, AS 3700, AS 4678, NCC VOLUME 1
5. The structural design of these comply in all respects with the requirements of the standard building by-laws.
6. The drawings faithfully and adequately convey the structural design intention.
7. The basis of the structural design was:-

Wind Region	C	Terrain Category	2
Height/Category Multiplier	-	Shielding Multiplier	-
Topographic Multiplier	-	Importance Multiplier	-
Internal Pressure Coefficient	0.7	Design Wind Velocity (Vs)	39 m/s
Design Wind Velocity (Vp)	50 m/s	Design Wind Velocity (Vu)	61 m/s
Roof Live Loads	- kPa	Floor Live Loads	5.0 kPa
Allowable foundation bearing pressure	100 kPa		

Name of Engineer:

**G. & A. CONSULTANTS PTY. LTD.**

Consulting Engineers

P.O. Box 310

GORDONVALE. 4865

ACN 081 863 498

ABN 44 081 863 498



Signature:

Name:

*Graham Douglas O'Rourke*  
 Graham Douglas O'ROURKE

Date:

*14/11/2017*

*Gordon*  
*14/11/17*



**5. Building certifier reference number**

Building certifier reference number

**6. Competent person details**

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Company name (if applicable)

Contact person

Phone no. (business hours)

Mobile no.

Fax no.

Email address

Postal address

  
 Postcode 

Licence or registration number (if applicable)

**7. Signature of competent person**

This certificate must be signed by the individual assessed by the building certifier as competent.

Signature

Date

The *Building Act 1975* is administered by the Department of Housing and Public Works

Graham O'Rourke  
14/11/17



Form 15—Compliance certificate for building design or specification

NOTE: This is to be used for the purposes of section 10 of the Building Act 1975 and/or section 46 of the Building Regulation 2006.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

17 MURPHY STREET PORT DOUGLAS QLD Postcode 4877

Lot and plan details (attach list if necessary)

In which local government area is the land situated?

DOUGLAS SHIRE COUNCIL

2. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

FOOTINGS, CONCRETE BLOCK RETAINING WALL

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

AS 2870, AS 1170.1, AS 3600, AS 3700, AS 4678, NCC VOLUME 1

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

REVC STREETS 1.0, 1.1, 1.2, 2.0, 3.0, 4.0

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s