M: 0400 974 688
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44 McLeod Street, Cairns, QLD 4870
ABN:22 652 093 626

3 March 2022 **Our Ref:** KRDPS:Murphy

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

To: enquiries@douglas.qld.gov.au (By Email)

Dear Michael,

Development Application: Material Change of Use (Dwelling House) 12 Murphy Street, Port Douglas (RP: Lot 113 on PTD2094)

Kelly Reaston Development and Property Services has been engaged by Kim Cullen and Neil Biddle (the Applicant) to prepare a development application for a Material Change of Use (Dwelling House) at 12 Murphy Street, Port Douglas. The proposal is to construct a new dwelling house on the site. The proposal is code assessable development under Douglas Shire Planning Scheme 2018.

In support of the Application, please find attached the following documents:

1. Completed DA Form 1 - **Attachment 1**
2. Title Search - **Attachment 2**
3. Plans of Development & Architectural Report - **Attachment 3**
4. Planning Report - **Attachment 4**
5. Photomontage- **Attachment 5**
6. Vegetation Assessment – **Attachment 6**
7. Landscaping plans – **Attachment 7**
8. Geotechnical Engineering Report- **Attachment 8**
9. Assessment against the applicable development codes of the Douglas Shire Planning Scheme 2018 - **Attachment 9.**

In accordance with Council's Schedule of Fees for the 2021/22 Financial Year, Council's application fee is $333.00.

Should you require any further information, please do not hesitate to contact Kelly Reaston on 0400 974 688 or at kelly@kellyreaston.com.au.

Kind regards

Kelly Reaston|Director

Attachment 1

Completed DA Form 1

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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*)	Kim Cullen and Neil Biddle
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	c/- Kelly Reaston Development & Property Services 44 McLeod St
Suburb	Cairns
State	Qld
Postcode	4870
Country	Australia
Contact number	0400 974 688
Email address *(non-mandatory)*	kelly@kellyreaston.com.au
Mobile number *(non-mandatory)*	0400 974 688
Fax number *(non-mandatory)*	N/A
Applicant's reference number(s) *(if applicable)*	Murphy

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
		12	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		113	PTD2094	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

***Note**: Place each set of coordinates in a separate row.*

☐ 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 *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
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)*:

Material Change of Use (Dwelling house)

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Dwelling House	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.	1	

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a 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
Douglas Shire Council
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
☐ 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 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.

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 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

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

Clearing native vegetation

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

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

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☒ No

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

Koala 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.des.qld.gov.au for further information.*

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

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

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

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

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

Name of the heritage place:		Place ID:	

Brothels

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

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) 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.dsdmip.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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			

Attachment 2

Title Search

KELLY REASTON

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DEVELOPMENT & PROPERTY SERVICES

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20700242**	**Search Date:**	21/02/2022 13:10
Date Title Created:	28/02/1966	**Request No:**	40211047
Previous Title:	20573033		

ESTATE AND LAND

Estate in Fee Simple

LOT 113 CROWN PLAN PTD2094
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721353324 17/12/2021

NEIL GREGORY BIDDLE
KIM PATRICIA CULLEN JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10369047 (ALLOT 3 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Requested by: D-ENQ TITLES QUEENSLAND

Attachment 3

Plans of Development

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
COVER SHEET

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	00.1
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN

DRAWING LIST

	DRG No.	DRAWING NAME	REV No	DESCRIPTION	ISSUE DATE	STATUS
00 PROJECT CONTENTS						
	00.1	COVER SHEET			-	DEVELOPMENT APPLICATION
	00.2	DRAWING LIST			-	DEVELOPMENT APPLICATION
01 ARCHITECTURAL REPORT						
	01.1	SITE & ACCESS			-	DEVELOPMENT APPLICATION
	01.2	ARCHITECTURE			-	DEVELOPMENT APPLICATION
	01.3	MATERIALS PALETTE			-	DEVELOPMENT APPLICATION
	01.4	VISUAL IMPACT - VIEWPOINTS			-	DEVELOPMENT APPLICATION
	01.5	VISUAL IMPACT - VIEW 1 (50mm LENS)			-	DEVELOPMENT APPLICATION
	01.6	VISUAL IMPACT - VIEW 2 (50mm LENS)			-	DEVELOPMENT APPLICATION
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PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
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DEVELOPMENT APPLICATION
DRAWING LIST

DEVELOPMENT APPLICATION
PROJECT NO. MURPHY001
DRAWING NO. 00.2
REVISION NO. 01
DATE 1/3/22

HUNT DESIGN

SITE

Located at No 12 Murphy Street on Lot 113 (PTD2094) Port Douglas, Queensland, the site is on Flagstaff Hill and has steep sloping topography of an approximate average of 1 in 3.

The upper portions of the residence have the best view potential. Once elevated above the existing Murphy Street vegetation it would allow clear views toward the south and southwest.

The access track and adjoining properties have established existing trees and in particular very large trees were identified on Lot 2 (RP731078) and Lot 114 (PTD2094).

Immediately in front of the site is a large Umbrella tree with a canopy reaching an approximate R.L of 48.

A history of instability to the hill slope is well known with remediation and stability works carried out along Murphy Street over the years and is seen to be one of the primary considerations for the project.

The current access to the site is via an existing dirt and track located in front of Lot 5 (RP747683) shielded from Murphy Street by high vegetation.

SITE ACCESS

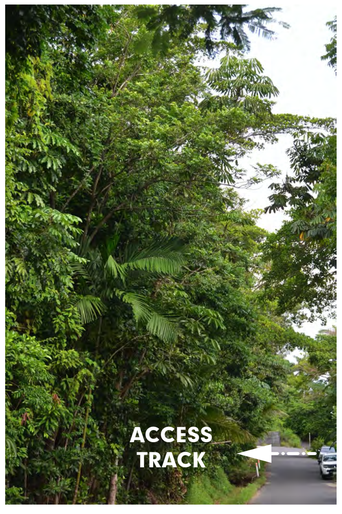
The brief for the new residence highlighted a fundamental requirement to provide vehicular access to the upper portions of the site to the main living levels of the proposed residence.

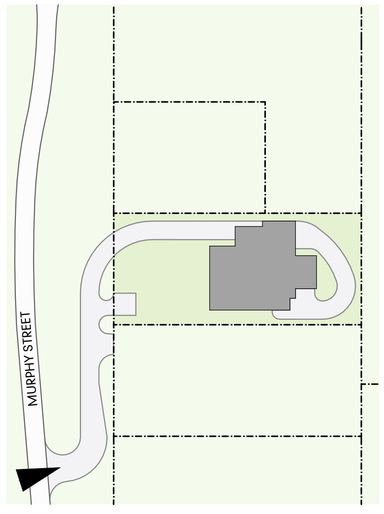
This vehicular access would serve convenient day to day accessibility requirements whilst providing optimum outcomes for the construction and maintenance of the site and residence.

Careful consideration of alignments, construction techniques, and solutions to formalise the access track into a driveway has been undertaken. The solution would ensure stabilisation of approximately 73 meters of Murphy Street whilst also maintaining access to the adjoining Lot 114 (PTD2094).

The outcomes of the design process have sought to determine the least impact to the Murphy Street vegetation whilst optimising the views from the proposed residence.

The driveway and access have all been designed based on the relevant standards such as ramps & turning curves and will enhance the streetscape through a refined landscaping aesthetic.





MURPHY STREET RESIDENCE
PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
SITE & ACCESS

DEVELOPMENT APPLICATION
PROJECT NO. MURPHY001
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HUNT DESIGN

ARCHITECTURE

The access requirements, topography and height limitations were fundamental in the positioning and methodology behind the design of the proposed residence.

Given the constraints the proposal has sought to balance cut and fill to minimise the height impact and maximise the access to the proposed residence.

This approach would see the entire site stabilised and result a built form that would nestle into the hill slopes and be surrounded by vegetation.

The residence itself is highly articulated and has been designed to embrace the tropical lifestyle with large outdoor areas covered by expansive awnings that protect from the elements.

Passive cooling techniques have been utilised throughout the building including such as cross ventilation using extensive louvres and chimney that works as a thermosyphon over all levels drawing the hot air out.

Planter boxes have been incorporated into the terraces which soften the built form, reduce thermal mass and provide further cooling to breezes that enter the residence.

The Palette of materials is intended to be soft muted natural tones that harmonise with the surrounds such as stonework, renders and timber ceilings, which when viewed from below offer a further tie into the landscape.

MURPHY STREET RESIDENCE
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ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
ARCHITECTURE

DEVELOPMENT APPLICATION
PROJECT NO. MURPHY001
DRAWING NO. 01.2
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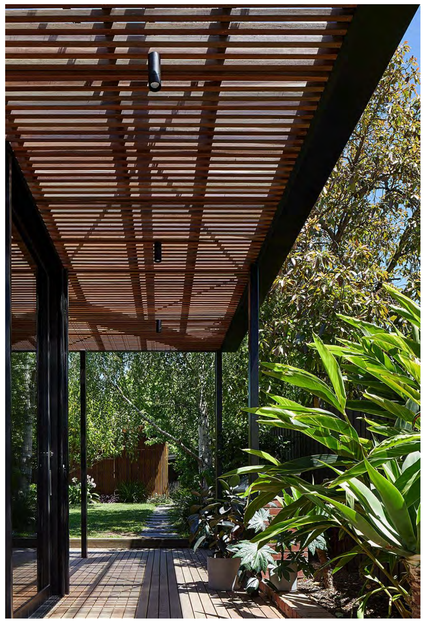
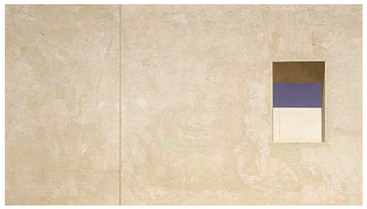
HUNT DESIGN





MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
MATERIALS PALETTE

DEVELOPMENT APPLICATION	
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HUNT DESIGN

A PREDOMINANTLY OBSTRUCTED VIEWS OF THE SITE FROM THE PORT DOUGLAS TOWNSHIP

1 PRIMARY VISUAL IMPACT VIEWS ALONG DICKSON INLET REFER PHOTOMONTAGES

NOTE : ALL PHOTOS TAKEN WITH A 50MM LENS AND DISPLAY EXISTING VEGETATION ONLY (PROPOSED PLANTS NOT SHOWN).

MURPHY STREET RESIDENCE

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DEVELOPMENT APPLICATION
VISUAL IMPACT - VIEWPOINTS

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
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HUNT DESIGN

1 VIEW FROM YACHT CLUB

MURPHY STREET RESIDENCE

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DEVELOPMENT APPLICATION
VISUAL IMPACT - VIEW 1 (50mm LENS)

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	01.5
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN

2 VIEW FROM WHARF STREET CAR PARK

MURPHY STREET RESIDENCE

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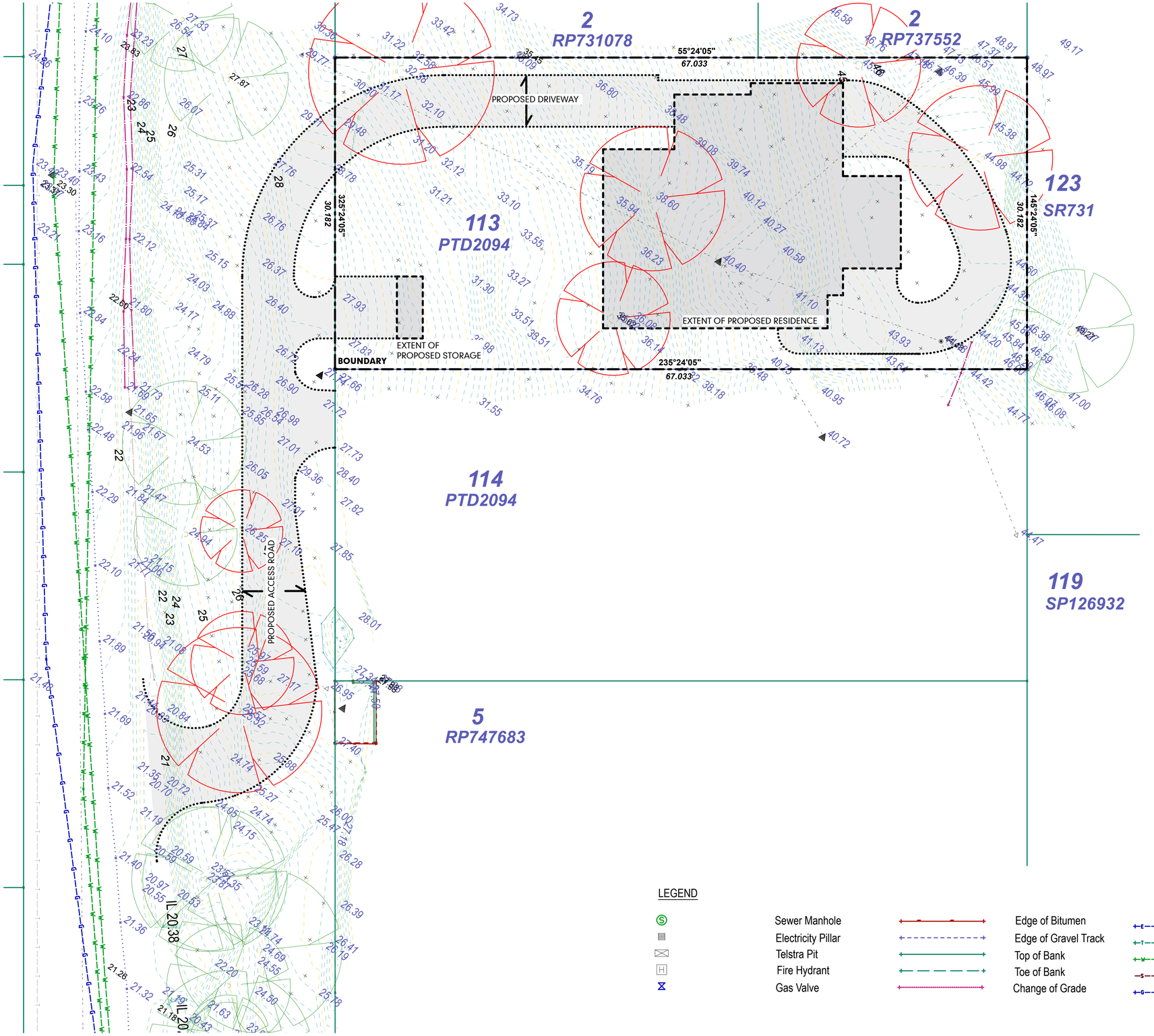
DEVELOPMENT APPLICATION
VISUAL IMPACT - VIEW 2 (50mm LENS)

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	01.6
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



LEGEND

Sewer Manhole	Edge of Bitumen	Underground Electricity (from records)	Significant tree
Electricity Pillar	Edge of Gravel Track	Underground Telstra/ NBN (from records)	
Telstra Pit	Top of Bank	Underground Water (from records)	Significant tree to be removed
Fire Hydrant	Toe of Bank	Underground Sewer (from records)	
Gas Valve	Change of Grade	Underground Gas (from records)	

SOURCE: RPS: Detail and Contour Survey
DRG No: 150672-1
date: 27.09.2021

SITE PLAN - EXISTING (SURVEY)

SCALE1:200

MURPHY STREET RESIDENCE

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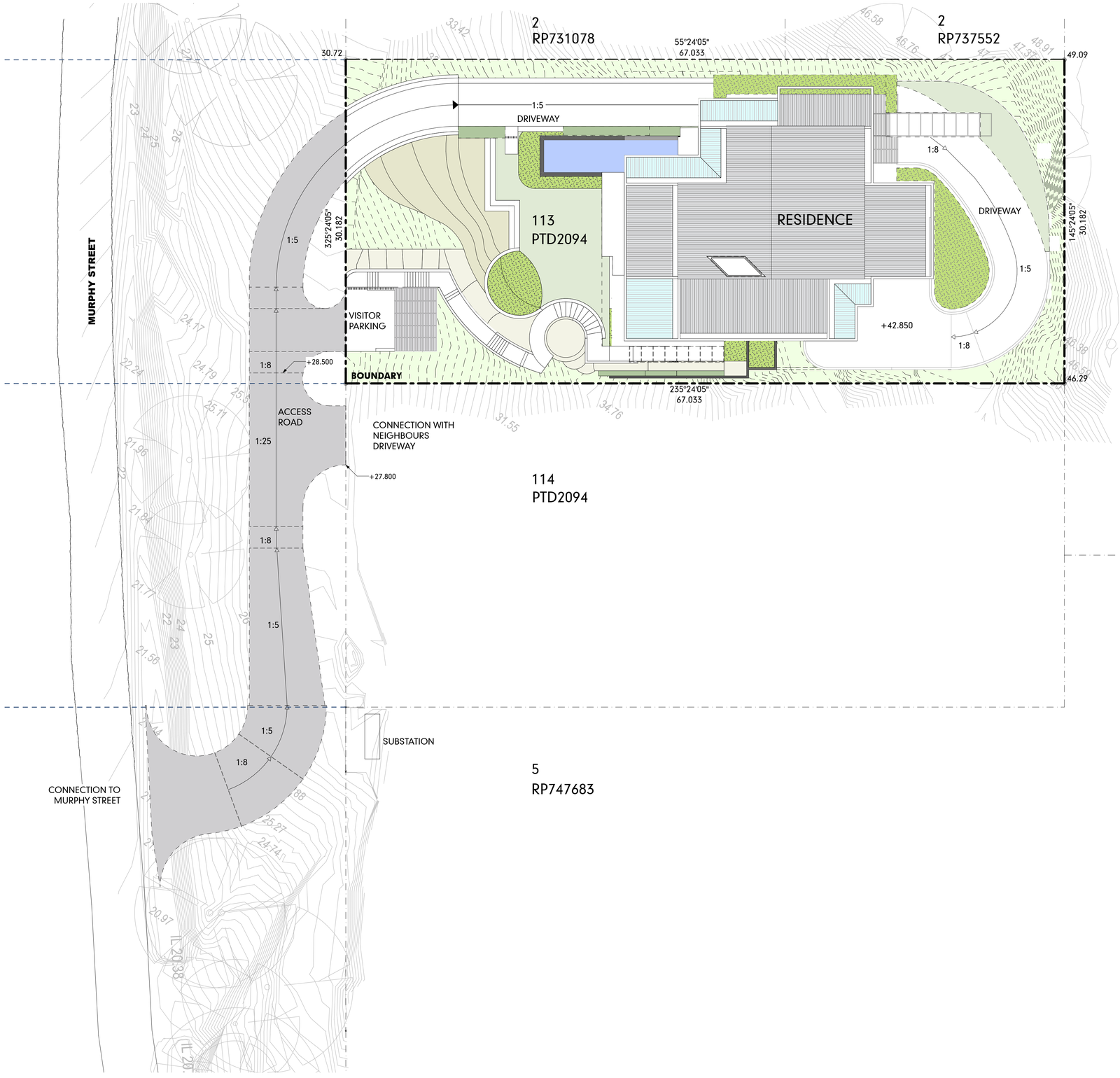
DEVELOPMENT APPLICATION
SITE PLAN - EXISTING (SURVEY)

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	02.0
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



SITE ANALYSIS

SITE AREA	2.023m2
COVERED AREA	606m2
SITE COVERAGE:	**30%**
GROSS FLOOR AREA	735m2
PLOT RATIO:	**0.36:1**

SEE DRAWING NO. 07.1
FOR AREA CALCULATIONS

SITE ENVIRONS PLAN
SCALE1:200

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

MURPHY STREET RESIDENCE

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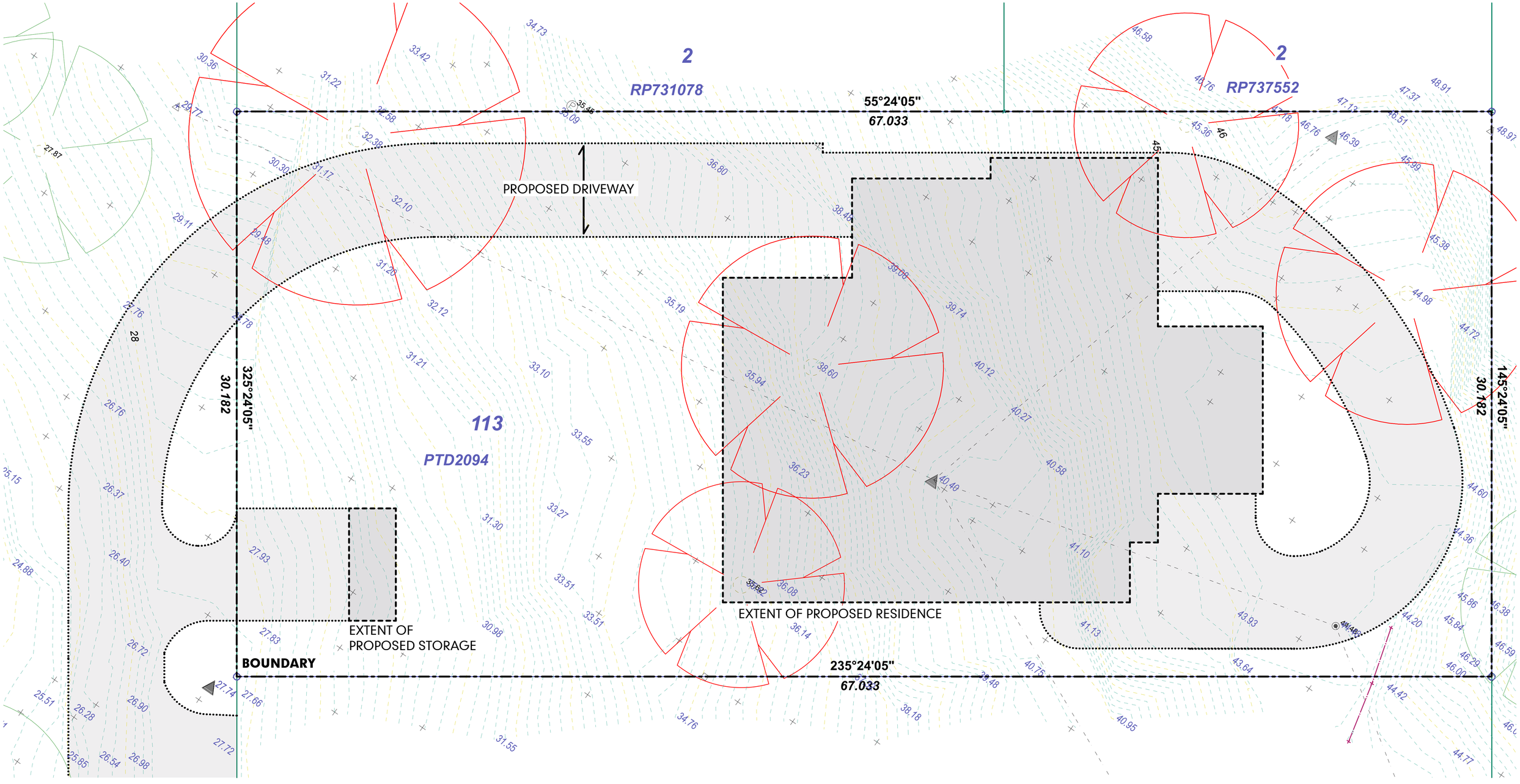
DEVELOPMENT APPLICATION
SITE & ENVIRONS PLAN

DEVELOPMENT APPLICATION

PROJECT NO.	**MURPHY001**
DRAWING NO.	**02.1**
REVISION NO.	**01**
DATE	**1/3/22**

HUNT DESIGN



SITE PLAN -EXISTING

SCALE1:100

LEGEND

- Sewer Manhole
- Electricity Pillar
- Telstra Pit
- Fire Hydrant
- Gas Valve
- Edge of Bitumen
- Edge of Gravel Track
- Top of Bank
- Toe of Bank
- Change of Grade
- Underground Electricity (from records)
- Underground Telstra/ NBN (from records)
- Underground Water (from records)
- Underground Sewer (from records)
- Underground Gas (from records)
- Significant tree
- Significant tree to be removed

SOURCE: RPS: Detail and Contour Survey
DRG No: 150672-1
date: 27.09.2021

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DEVELOPMENT APPLICATION
FLOOR PLAN - EXISTING (SURVEY)

DEVELOPMENT APPLICATION	
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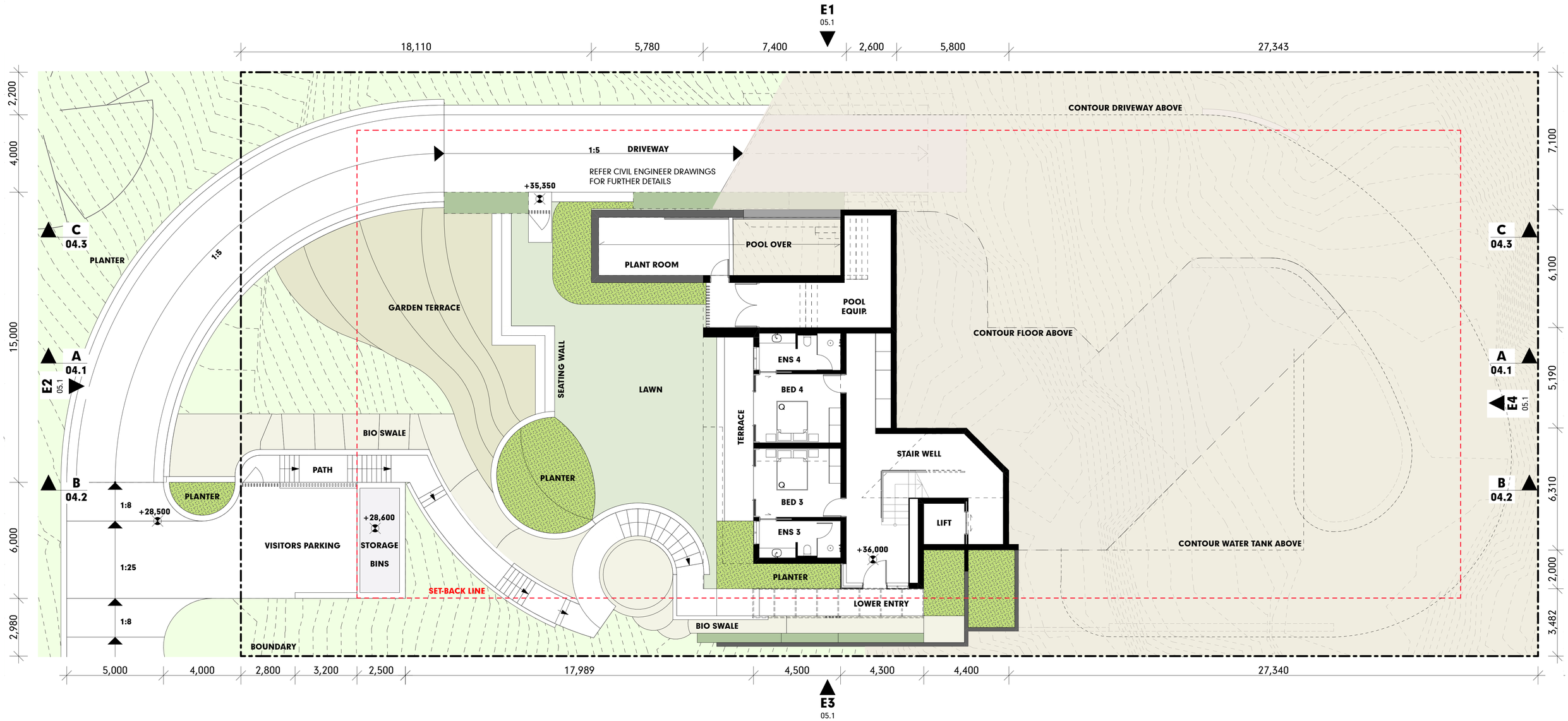
HUNT DESIGN



LOWER GROUND LEVEL

SCALE1:100

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
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MURPHY STREET RESIDENCE

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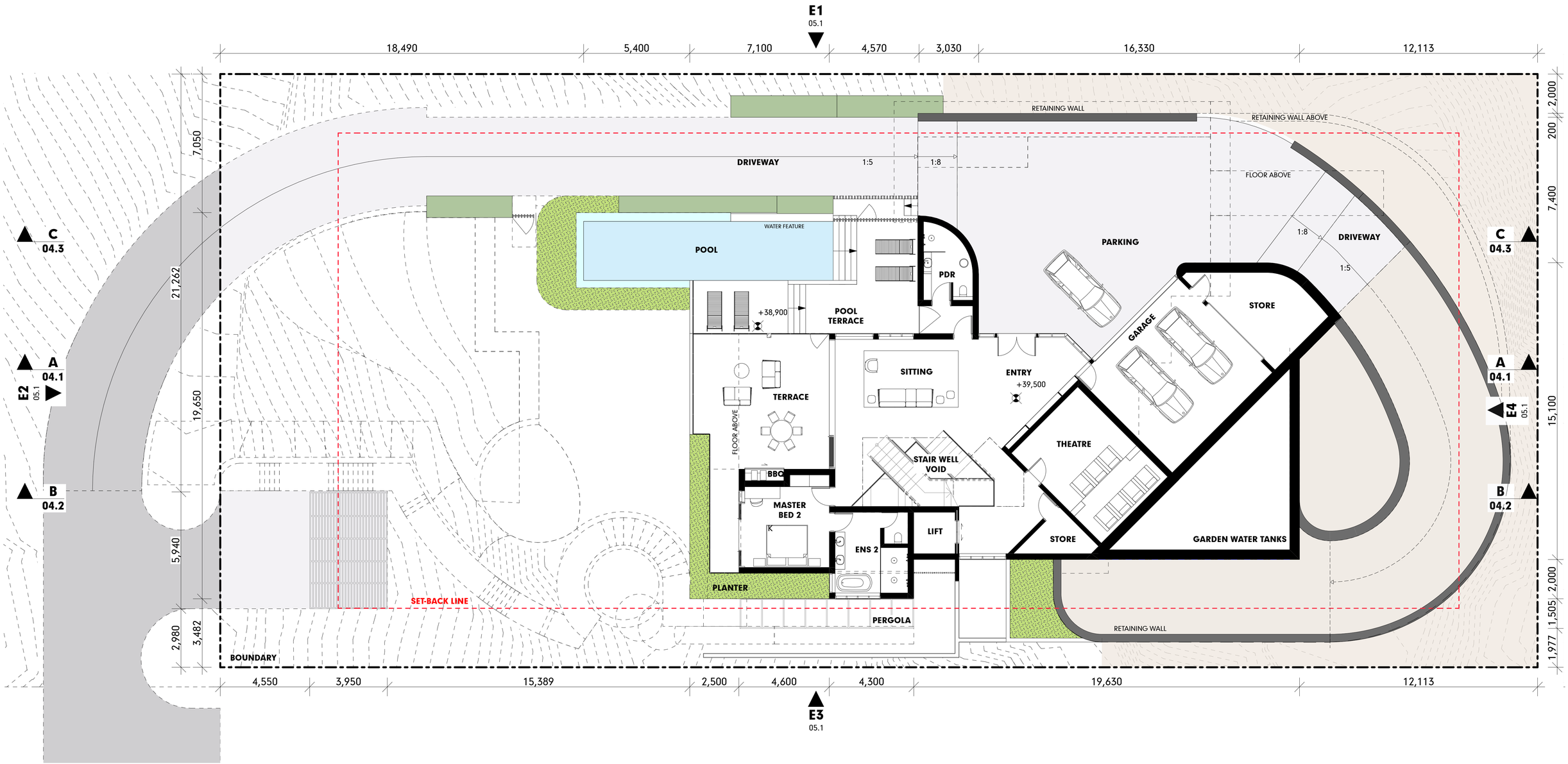
DEVELOPMENT APPLICATION
FLOOR PLAN - LOWER GROUND LEVEL

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	03.1
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



GROUND LEVEL

SCALE1:100

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

MURPHY STREET RESIDENCE

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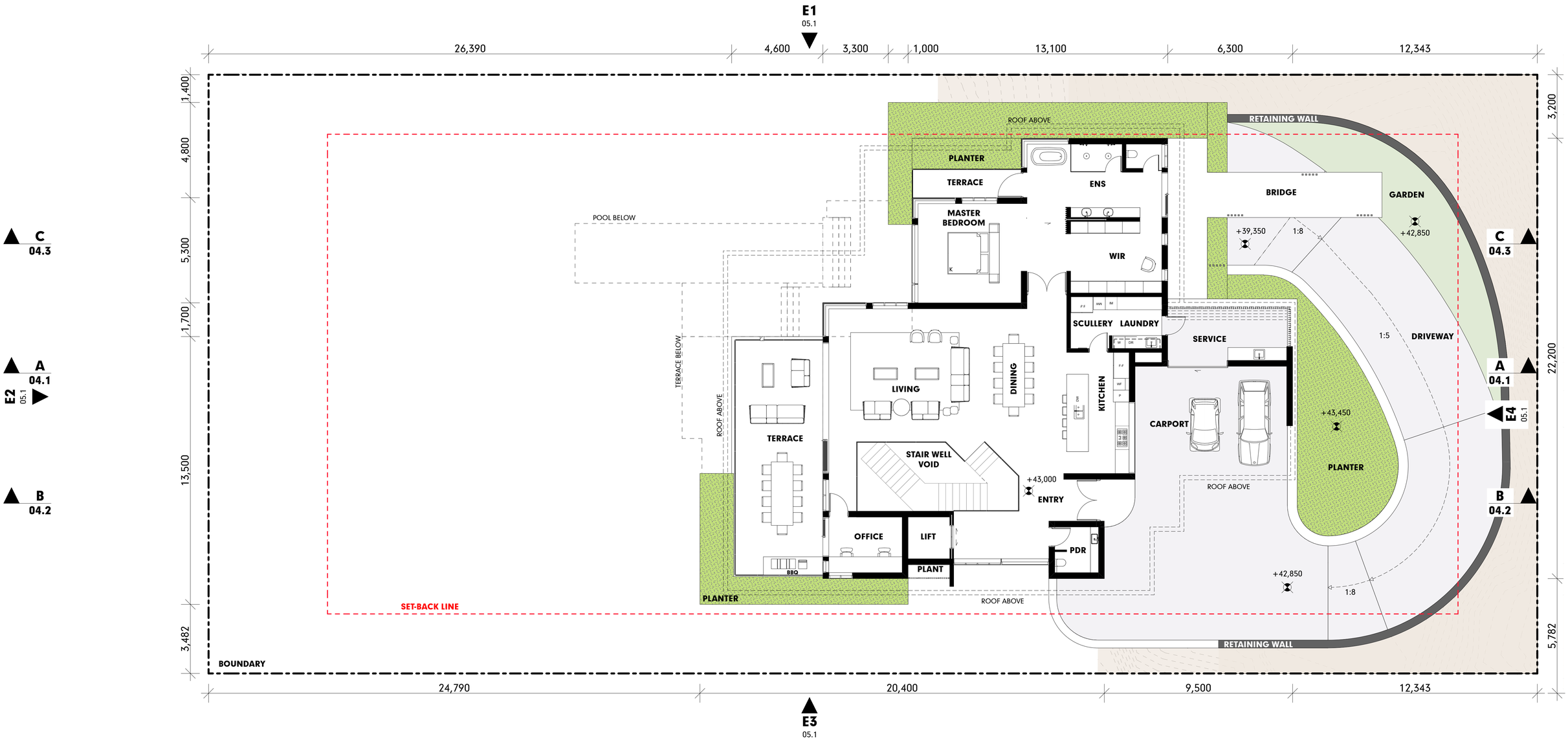
DEVELOPMENT APPLICATION
FLOOR PLAN - GROUND LEVEL

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	03.2
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



FIRST FLOOR

SCALE1:100

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
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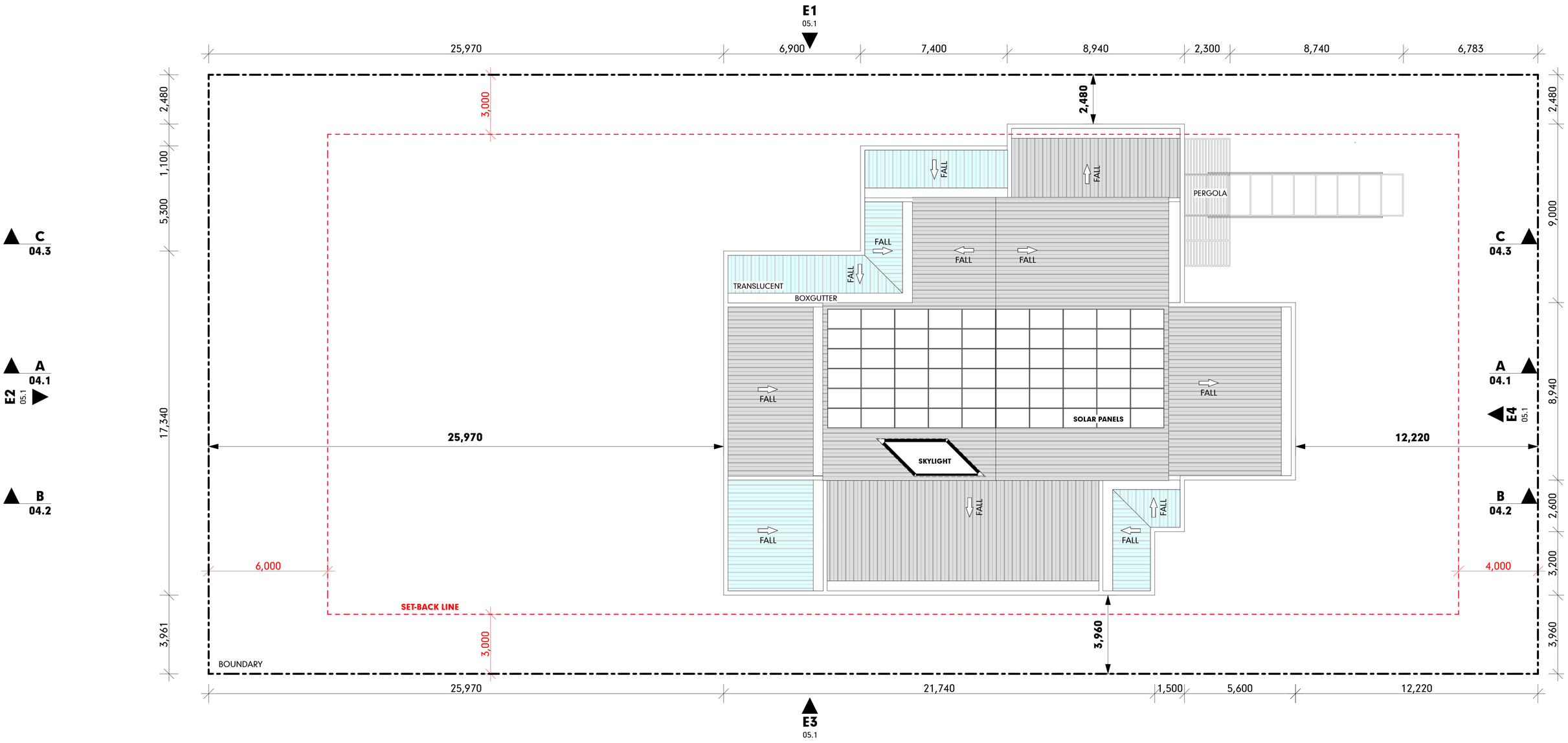
DEVELOPMENT APPLICATION
FLOOR PLAN - FIRST FLOOR

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	03.3
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



ROOF PLAN
SCALE1:100

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

MURPHY STREET RESIDENCE
PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
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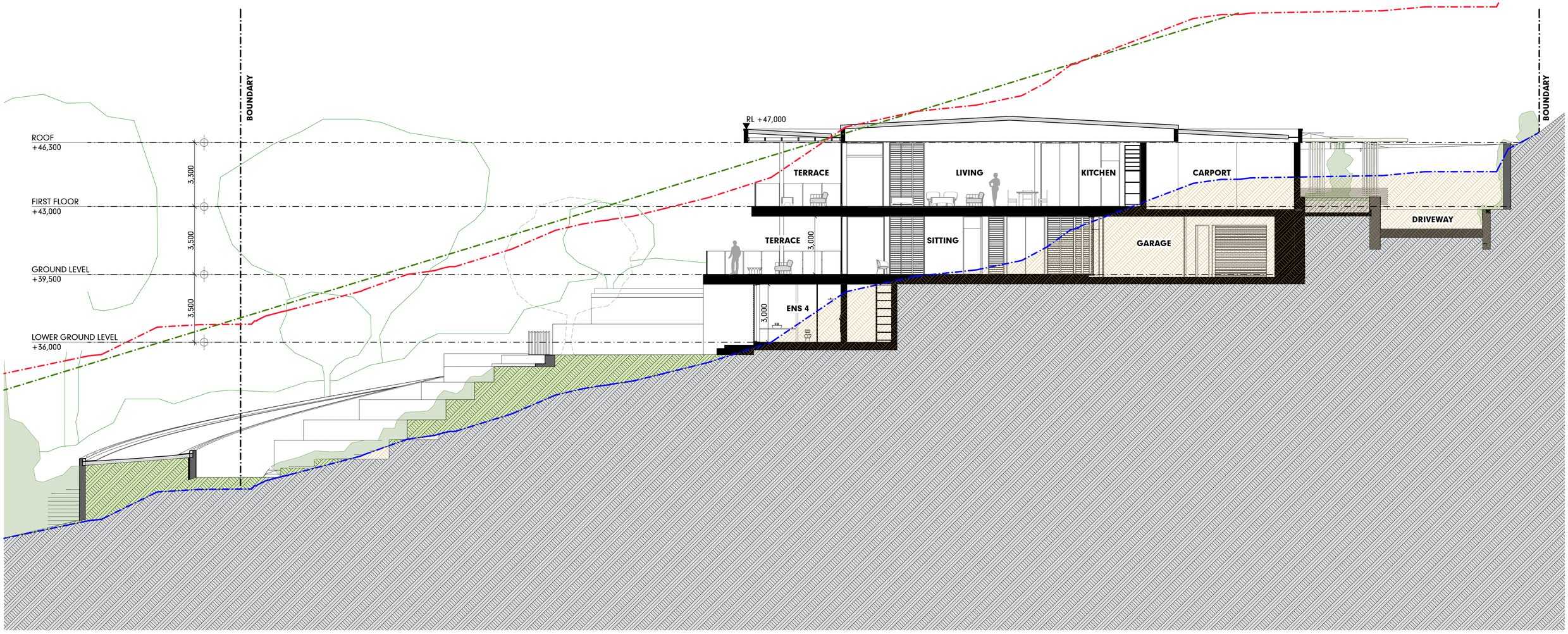
DEVELOPMENT APPLICATION
FLOOR PLAN - ROOF

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	03.4
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



SECTION A
SCALE1:100

LEGEND

- EXCAVATION
- FILL
- NATURAL SURFACE LEVEL (N.S.L.)
- 8.5m ABOVE N.S.L.
- AVERAGE N.S.L.

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

MURPHY STREET RESIDENCE
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DEVELOPMENT APPLICATION
SECTION A

DEVELOPMENT APPLICATION

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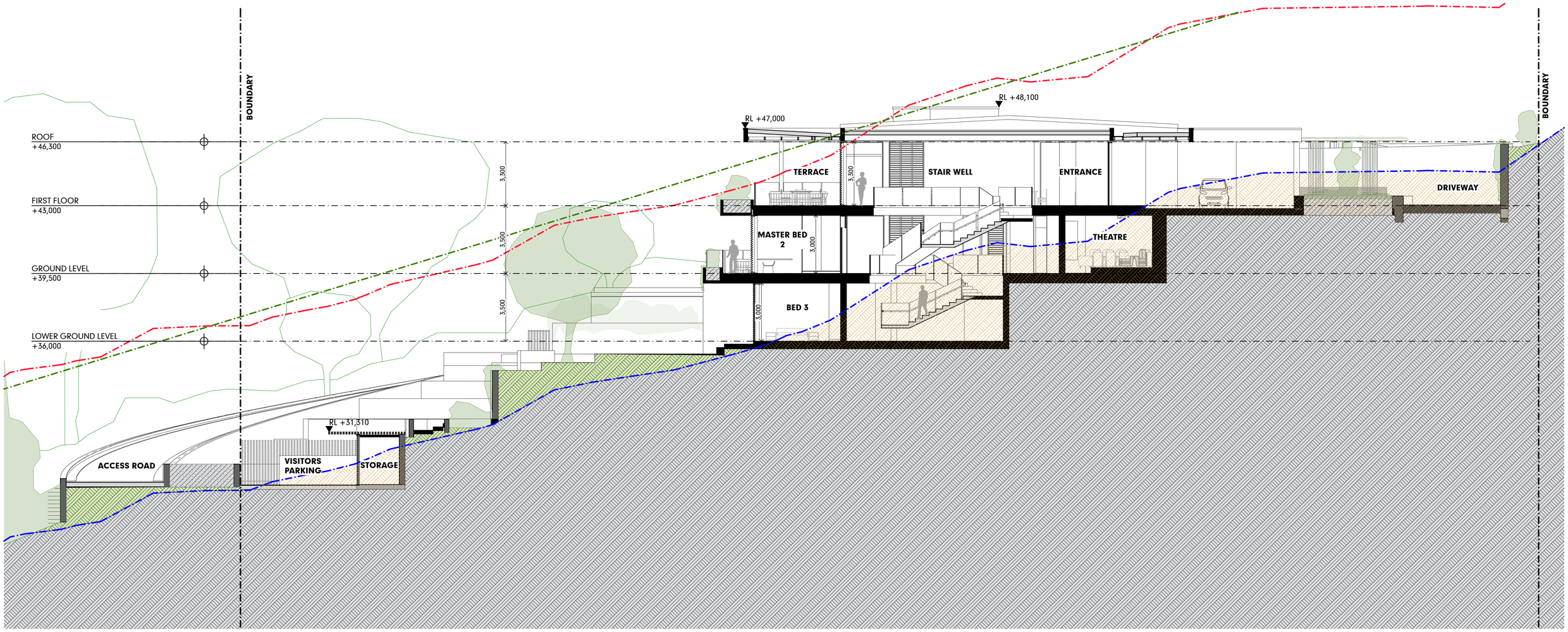

SECTION B

SCALE1:100

LEGEND

- EXCAVATION
- FILL
- NATURAL SURFACE LEVEL (N.S.L.)
- 8.5m ABOVE N.S.L.
- AVERAGE N.S.L.

READ IN CONJUNCTION WITH:
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- CIVIL PLANS

MURPHY STREET RESIDENCE

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DEVELOPMENT APPLICATION
SECTION B

DEVELOPMENT APPLICATION	
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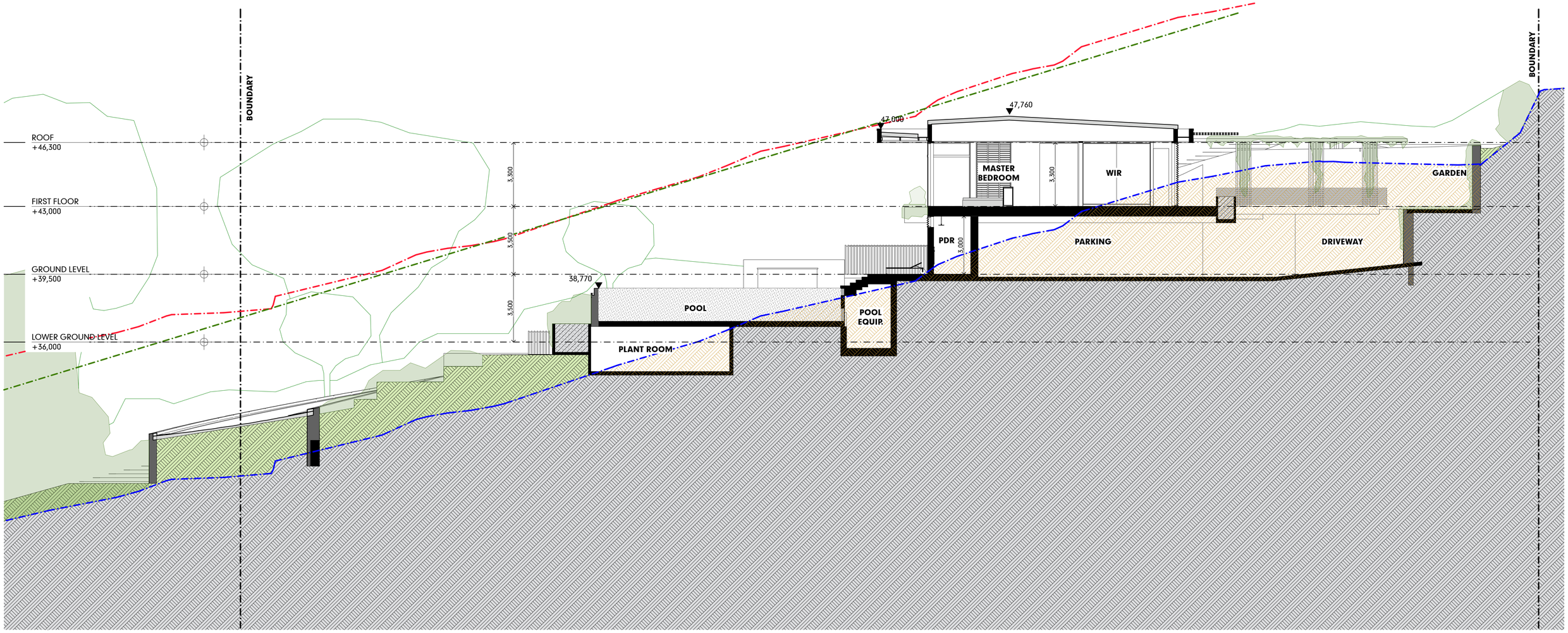

SECTION C
SCALE1:100

LEGEND

- EXCAVATION
- FILL
- NATURAL SURFACE LEVEL (N.S.L.)
- 8.5m ABOVE N.S.L.
- AVERAGE N.S.L.

READ IN CONJUNCTION WITH:
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- CIVIL PLANS

MURPHY STREET RESIDENCE
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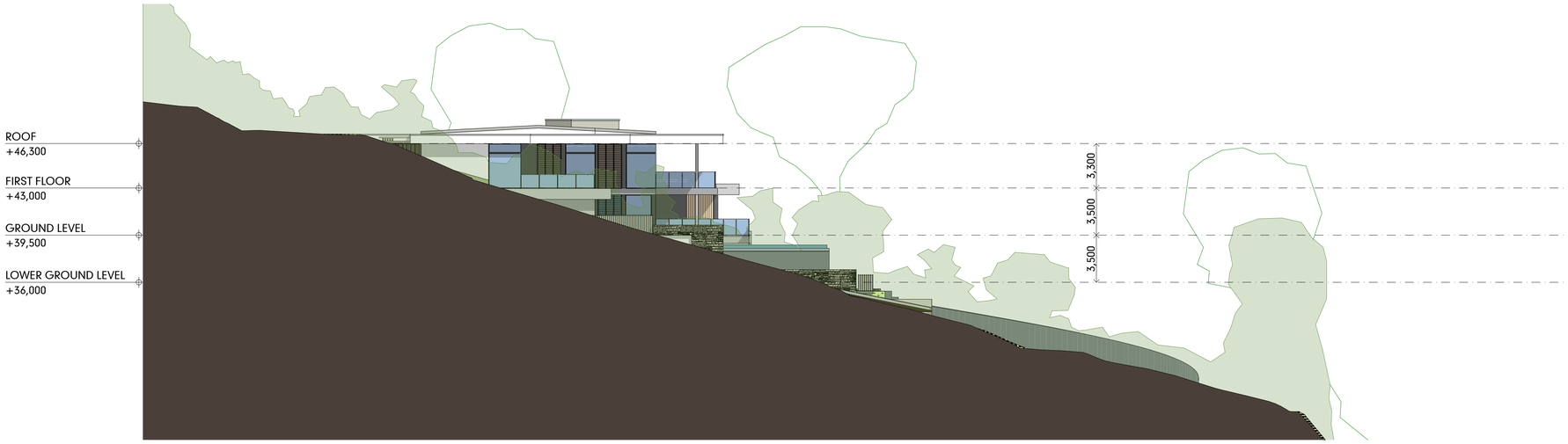
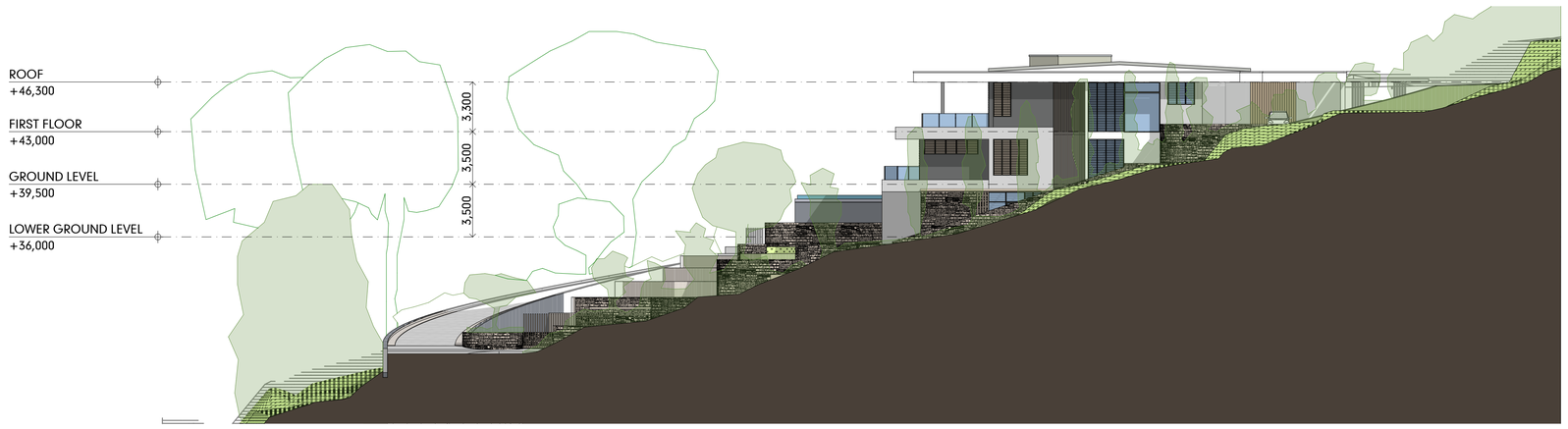
DEVELOPMENT APPLICATION
SECTION C

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	04.3
REVISION NO.	01
DATE	1/3/22

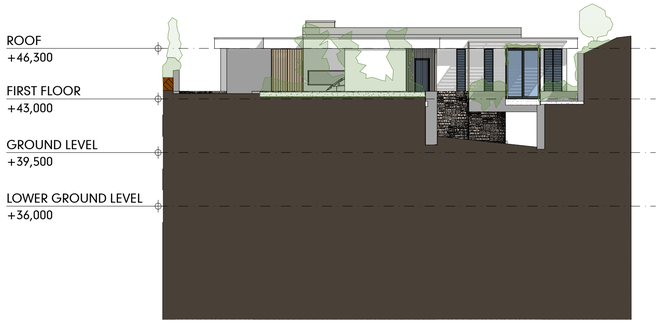
HUNT DESIGN



NORTH-WEST ELEVATION
SCALE1:200



SOUTH-EAST ELEVATION
SCALE1:200



NORTH-EAST ELEVATION
SCALE1:200

NORTH-EAST ELEVATION
SCALE1:200

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

MURPHY STREET RESIDENCE
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DEVELOPMENT APPLICATION
ELEVATIONS

DEVELOPMENT APPLICATION	
PROJECT NO.	**MURPHY001**
DRAWING NO.	**05.1**
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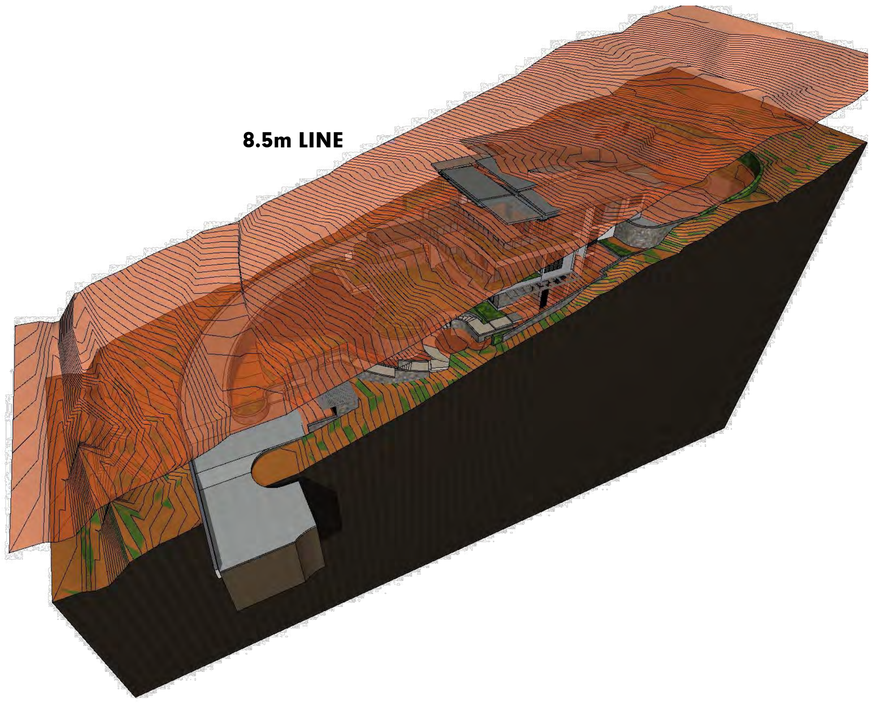
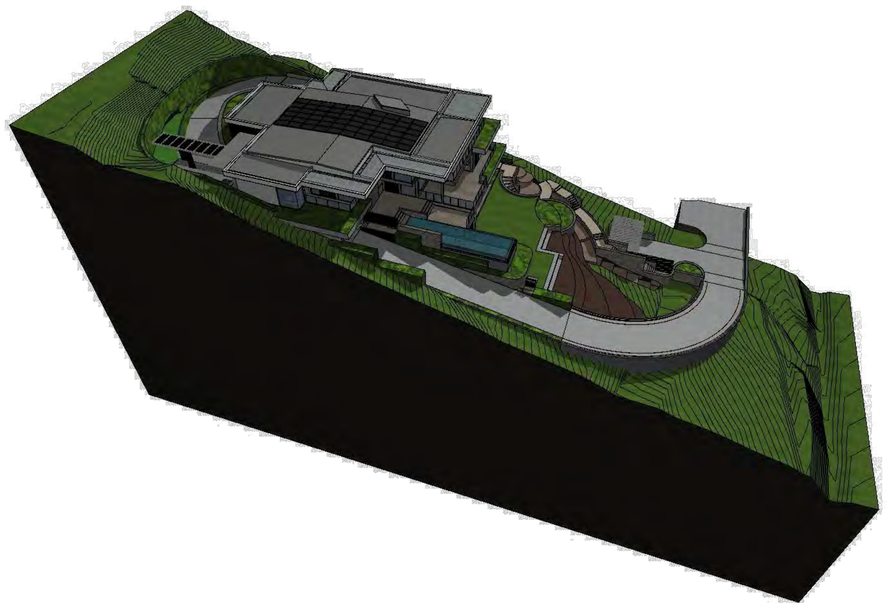
HUNT DESIGN

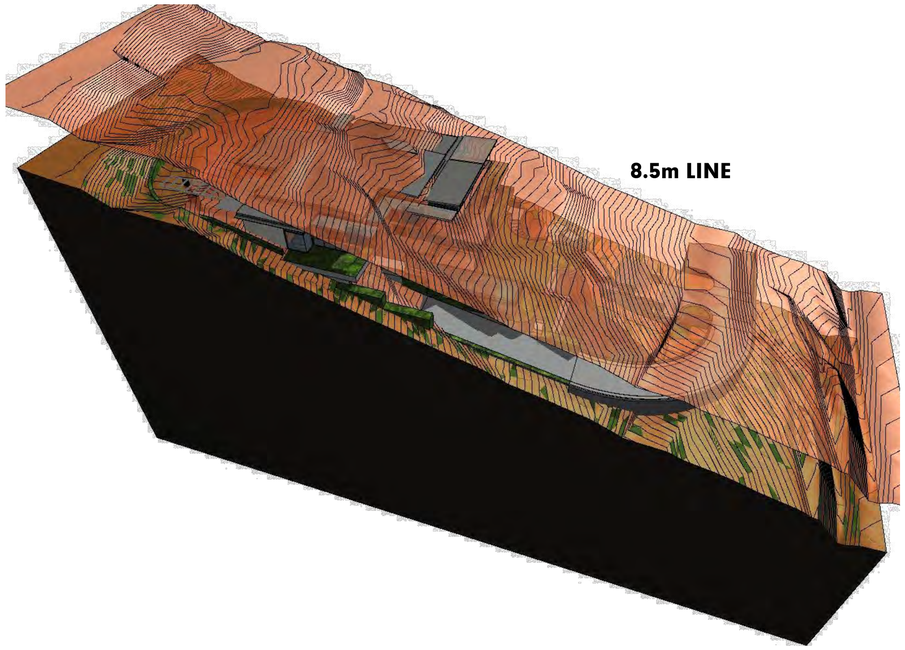
VIEW FROM SOUTH



VIEW FROM SOUTH - ANALYSIS



VIEW FROM NORTH



VIEW FROM NORTH - ANALYSIS

MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
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DEVELOPMENT APPLICATION
3D HEIGHT ANALYSIS

DEVELOPMENT APPLICATION
PROJECT NO. MURPHY001
DRAWING NO. 06.1
REVISION NO. 01
DATE 1/5/22

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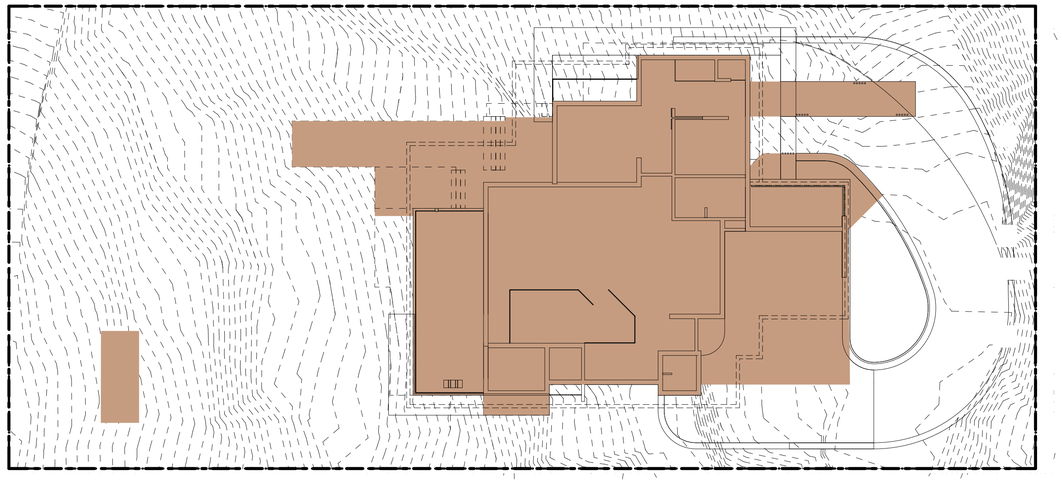
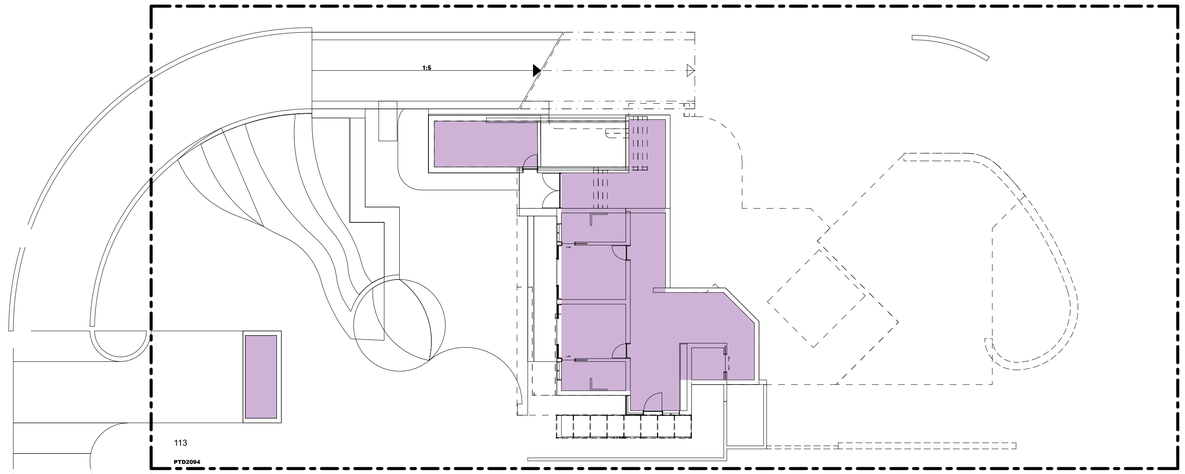


SITE COVERAGE
SCALE1:200

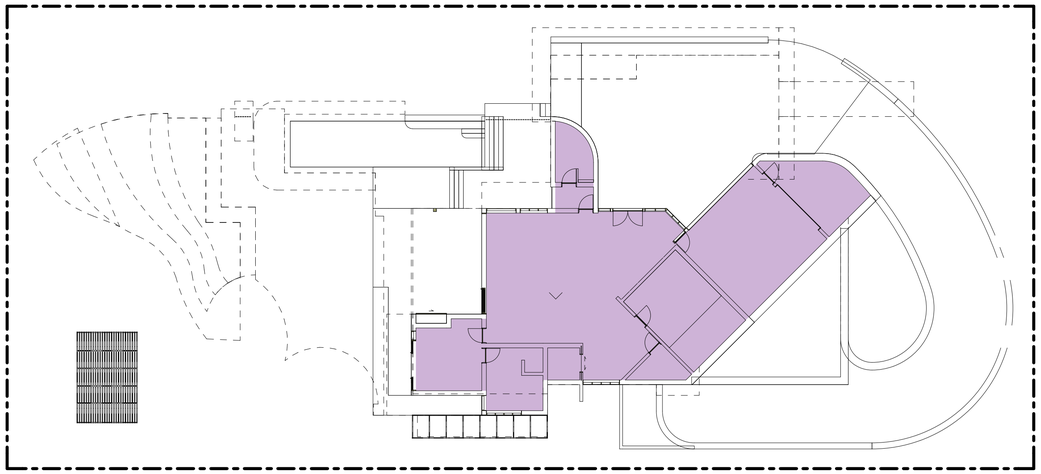
SITE AREA	
	AREA (m2)
SITE	2,023

COVERED AREA	
STORY	AREA (m2)
PROJECTED	606

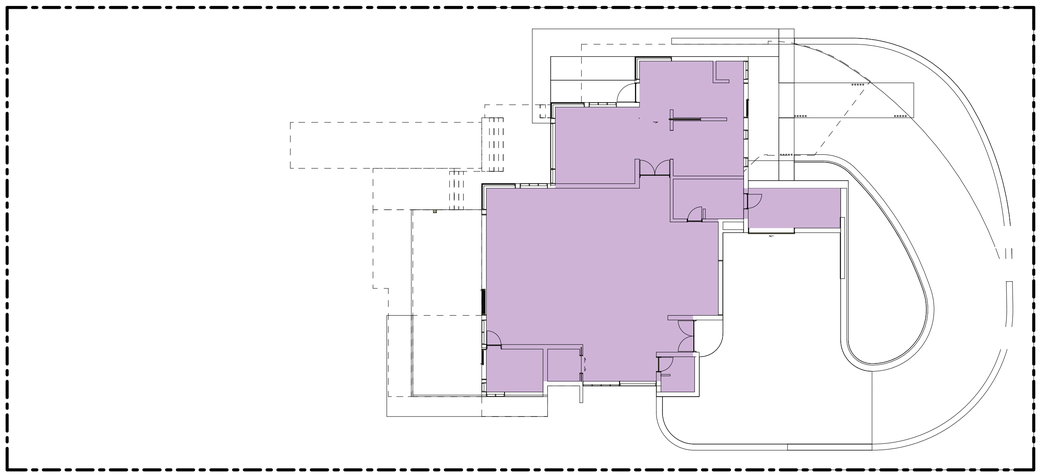
GROSS FLOOR AREA (GFA)	
STORY	AREA (m2)
LOWER GROUND LEVEL	172
GROUND LEVEL	269
FIRST FLOOR	293
	735 m²



LOWER GROUND LEVEL - GFA
SCALE1:200



GROUND LEVEL - GFA
SCALE1:200



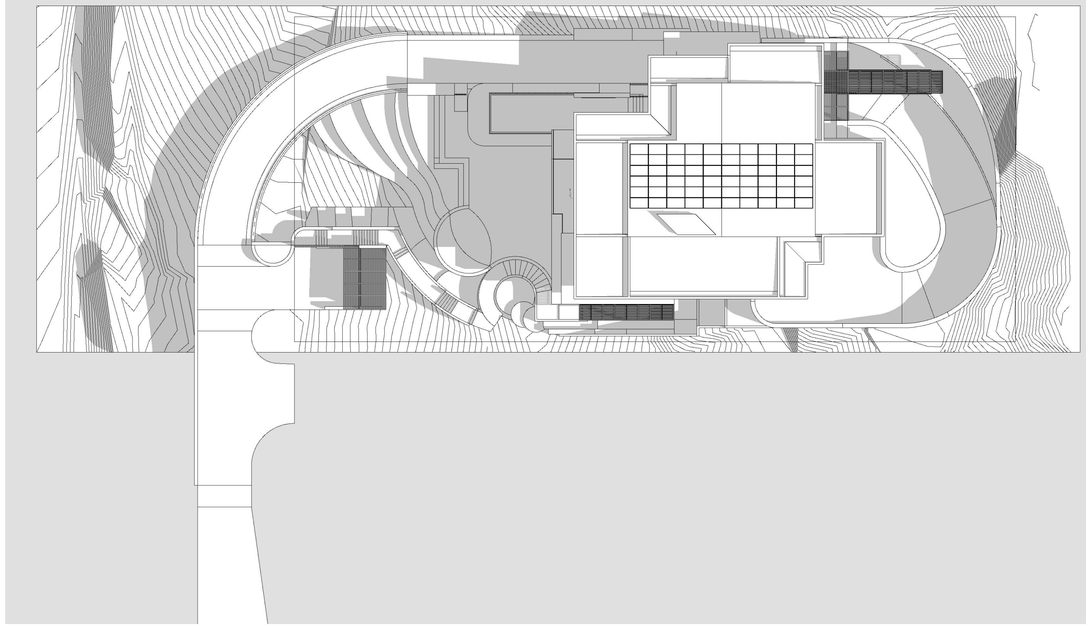
GROUND LEVEL - GFA
SCALE1:200

MURPHY STREET RESIDENCE
PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

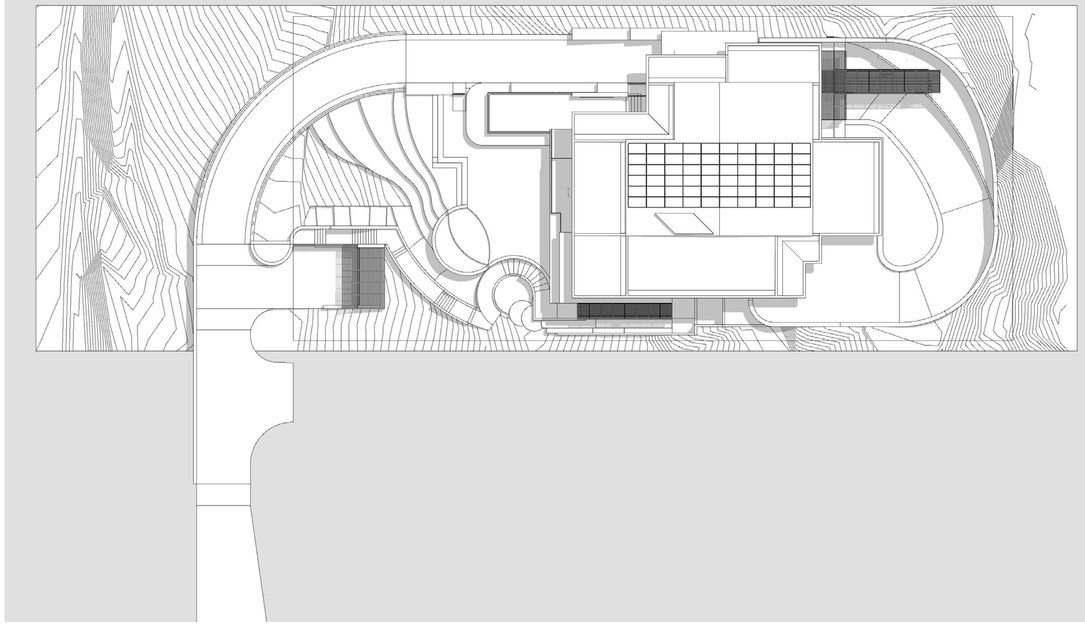
DEVELOPMENT APPLICATION
AREA CALCULATION

DEVELOPMENT APPLICATION
PROJECT NO. MURPHY001
DRAWING NO. 07.1
REVISION NO. 01
DATE 1/5/22

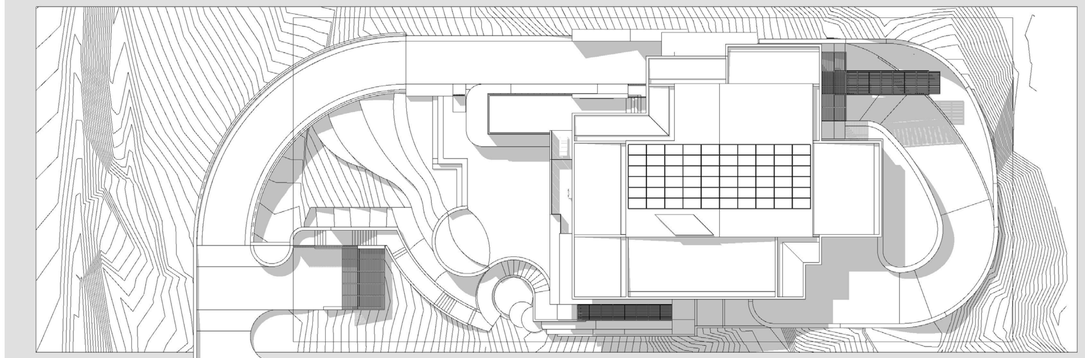
HUNT DESIGN



21/03 - 09AM



21/03 - 12PM



21/03 - 03PM

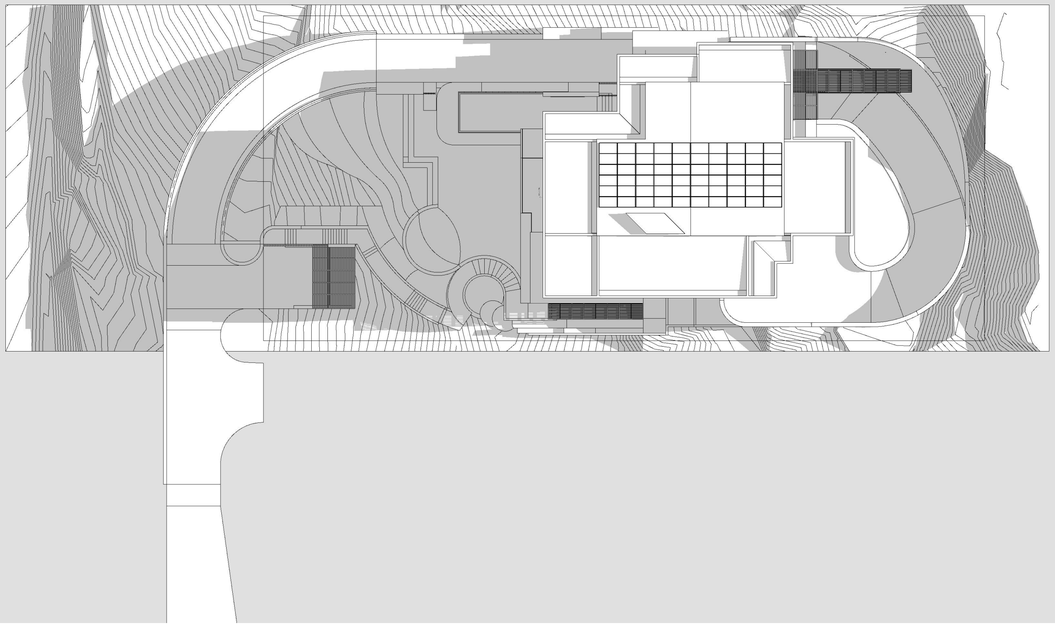
MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

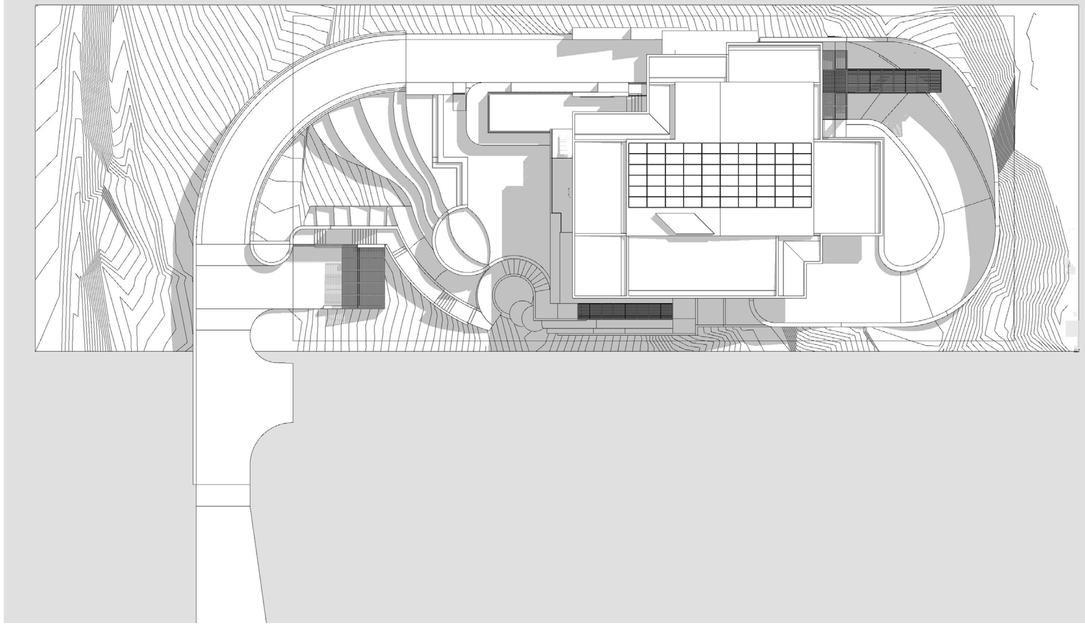
DEVELOPMENT APPLICATION
SUN STUDY - 21/03 AUTUMN EQUINOX

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	08.1
REVISION NO.	01
DATE	1/3/22

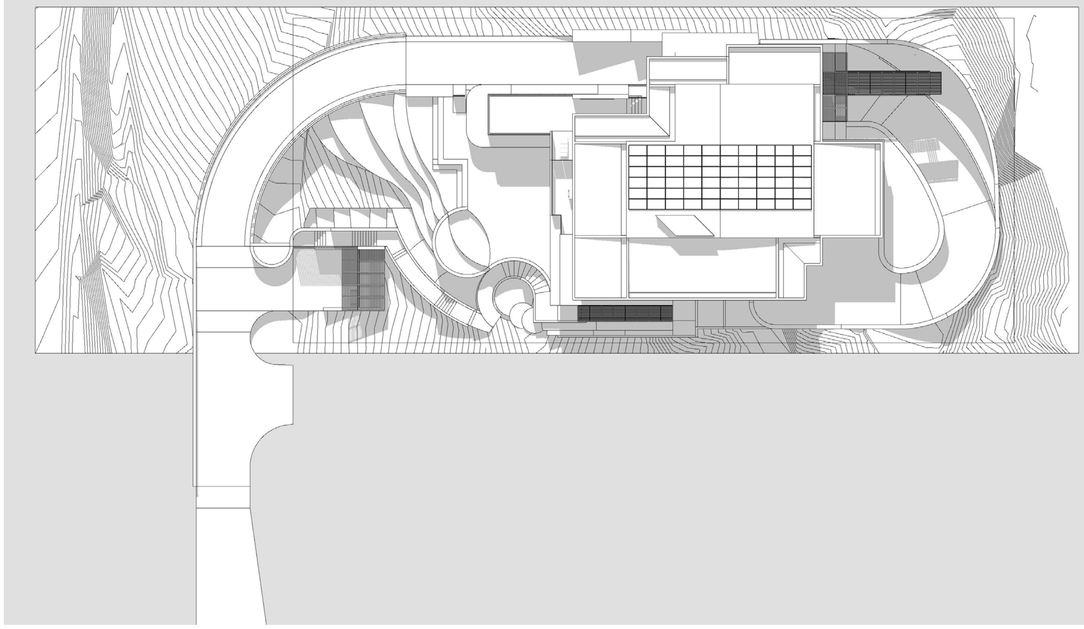
HUNT DESIGN



21/06 - 09AM



21/06 - 12PM



21/06 - 03PM

MURPHY STREET RESIDENCE

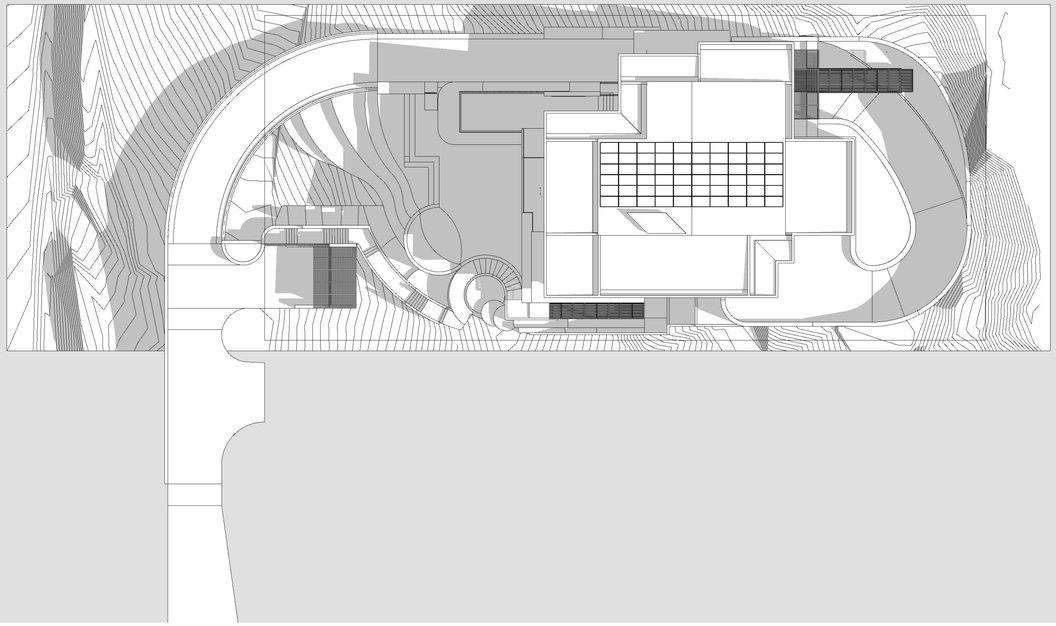
PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION

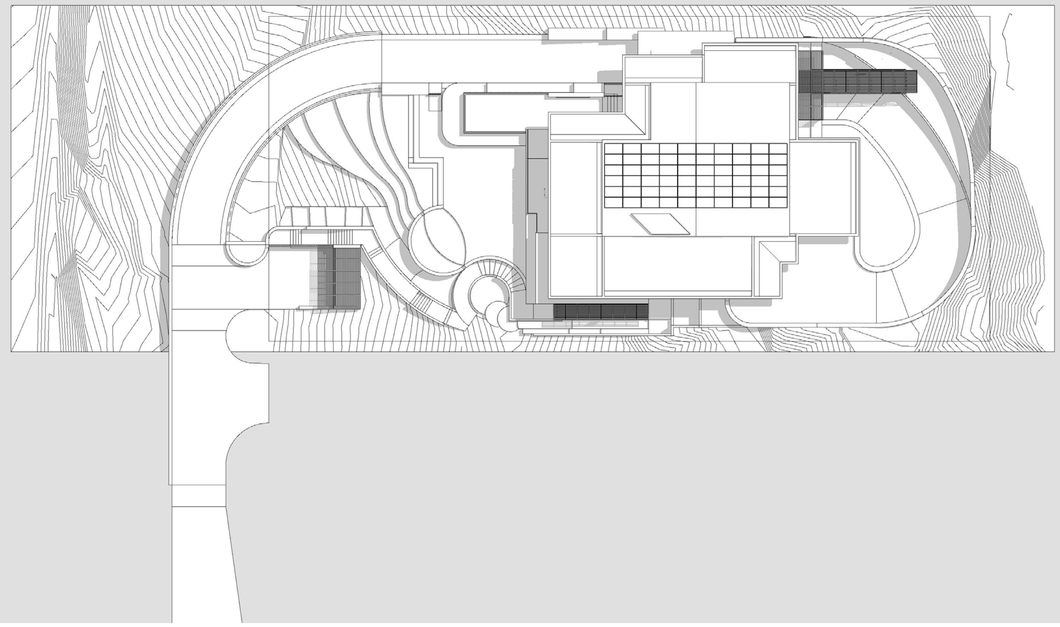
SUN STUDY - 21/06 WINTER SOLSTICE

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	08.2
REVISION NO.	01
DATE	1/3/22

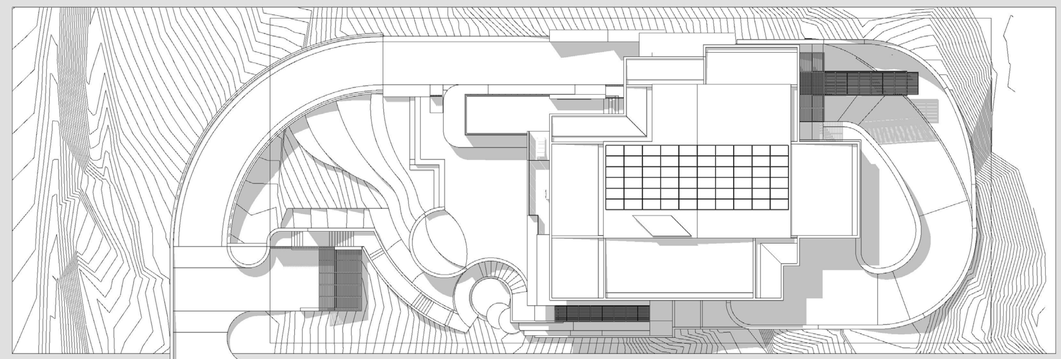
HUNT DESIGN



23/09 - 09AM



23/09 - 12PM



23/09 - 03PM

MURPHY STREET RESIDENCE

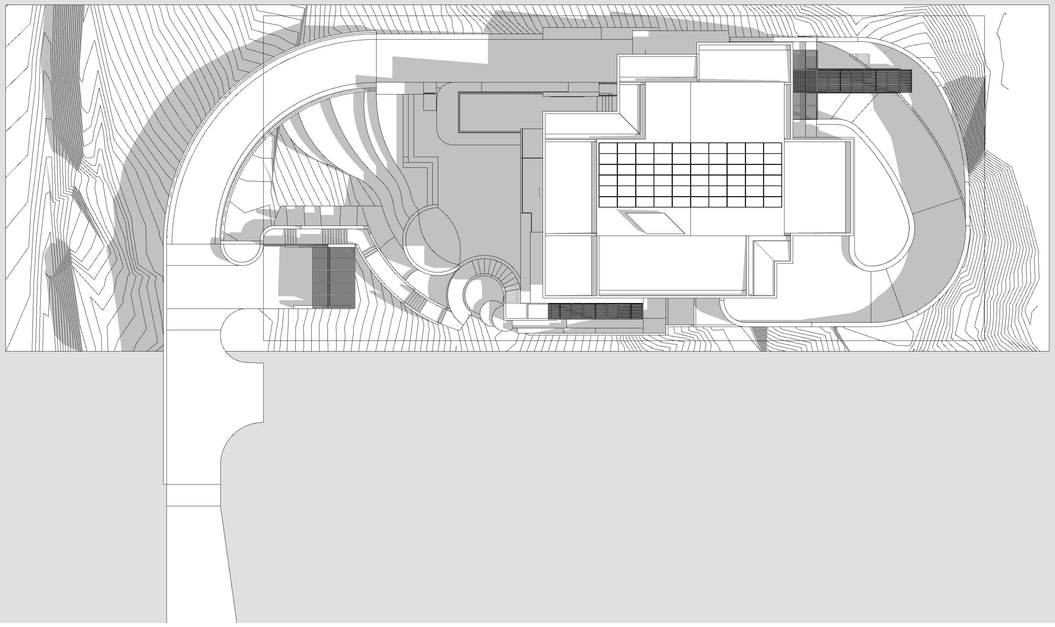
PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION

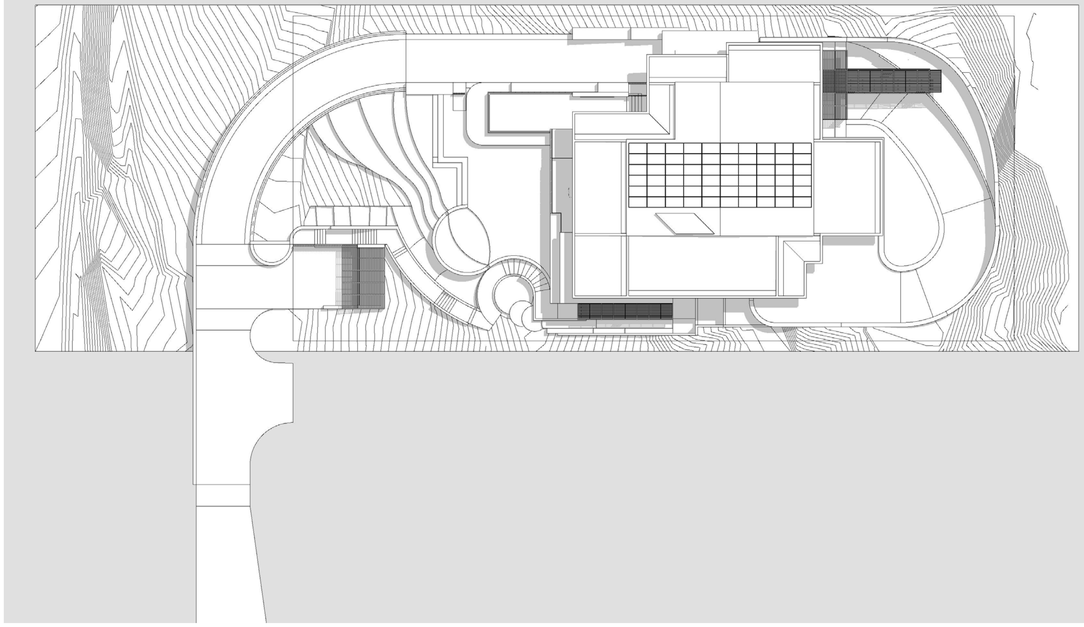
SUN STUDY - 23/09 **SPRING EQUINOX**

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	08.3
REVISION NO.	01
DATE	1/3/22

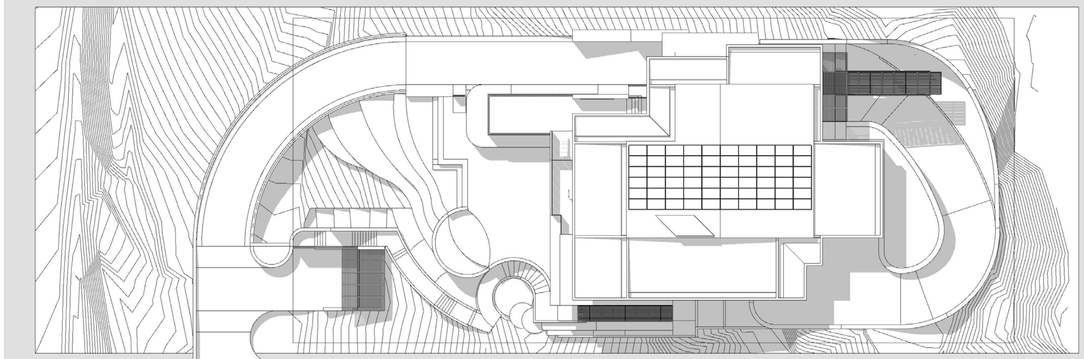
HUNT DESIGN



22/12 - 09AM



22/12 - 12PM



22/12 - 03PM

MURPHY STREET RESIDENCE

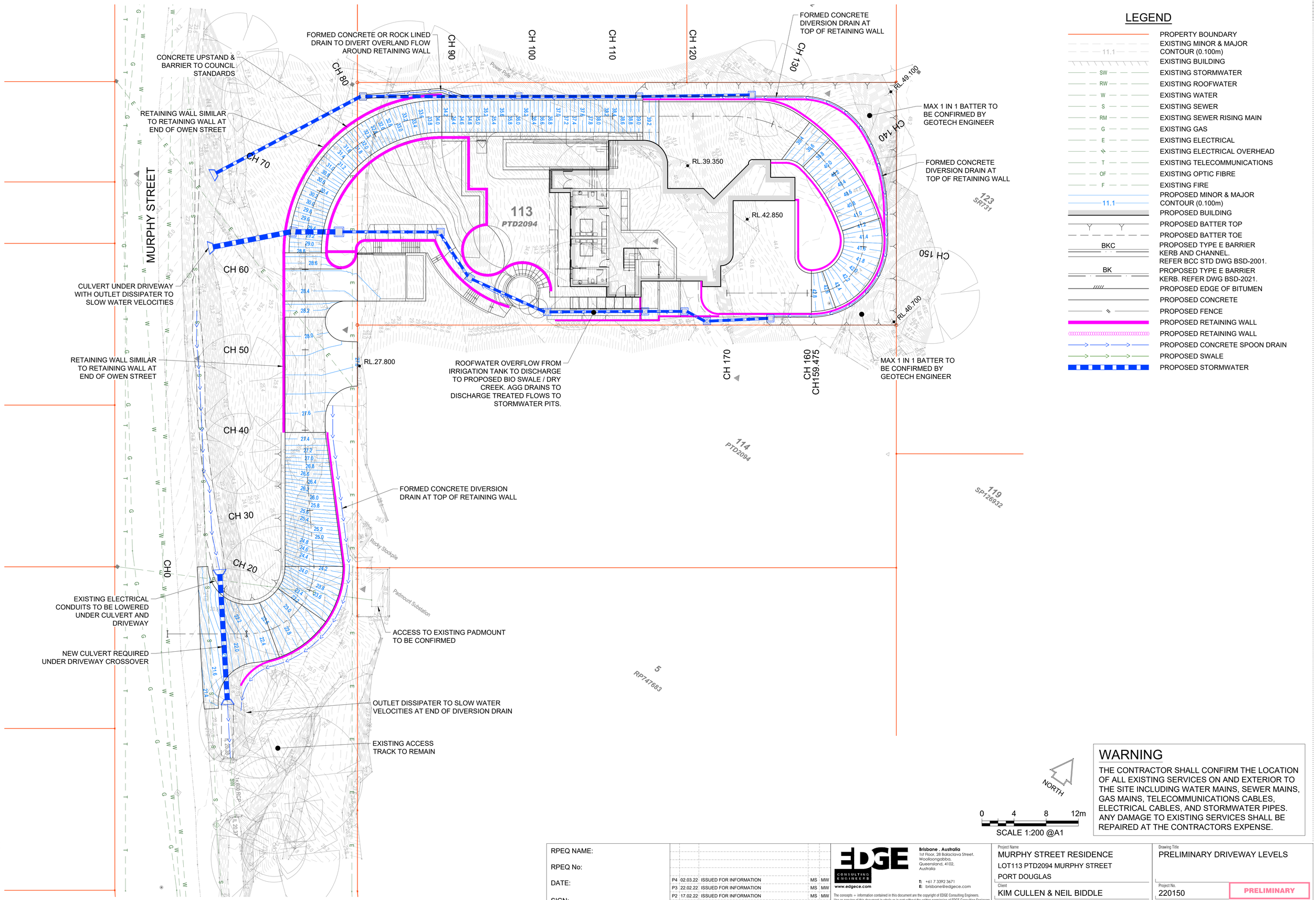
PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION

SUN STUDY - 22/12 SUMMER SOLTICE

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	08.4
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN



LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR & MAJOR CONTOUR (0.100m)
- EXISTING BUILDING
- SW — EXISTING STORMWATER
- RW — EXISTING ROOFWATER
- W — EXISTING WATER
- S — EXISTING SEWER
- RM — EXISTING SEWER RISING MAIN
- G — EXISTING GAS
- E — EXISTING ELECTRICAL
- EXISTING ELECTRICAL OVERHEAD
- T — EXISTING TELECOMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- F — EXISTING FIRE
- PROPOSED MINOR & MAJOR CONTOUR (0.100m)
- PROPOSED BUILDING
- PROPOSED BATTER TOP
- PROPOSED BATTER TOE
- BKC — PROPOSED TYPE E BARRIER KERB AND CHANNEL. REFER BCC STD DWG BSD-2001.
- BK — PROPOSED TYPE E BARRIER KERB. REFER DWG BSD-2021.
- PROPOSED EDGE OF BITUMEN
- PROPOSED CONCRETE
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE SPOON DRAIN
- PROPOSED SWALE
- PROPOSED STORMWATER

NORTH

0 4 8 12m

SCALE 1:200 @A1

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

RPEQ NAME:

RPEQ No:

DATE:

SIGN:

Rev	Date	Description	By	Chk
P4	02.03.22	ISSUED FOR INFORMATION	MS	MW
P3	22.02.22	ISSUED FOR INFORMATION	MS	MW
P2	17.02.22	ISSUED FOR INFORMATION	MS	MW
P1	10.02.22	ISSUED FOR INFORMATION	MS	MW

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Project Name: MURPHY STREET RESIDENCE
LOT113 PTD2094 MURPHY STREET
PORT DOUGLAS

Client: KIM CULLEN & NEIL BIDDLE

Designed	Drawn	Checked	Scale @ A1
MS	MS	MW	1:200

Drawing Title: PRELIMINARY DRIVEWAY LEVELS

Project No.: 220150

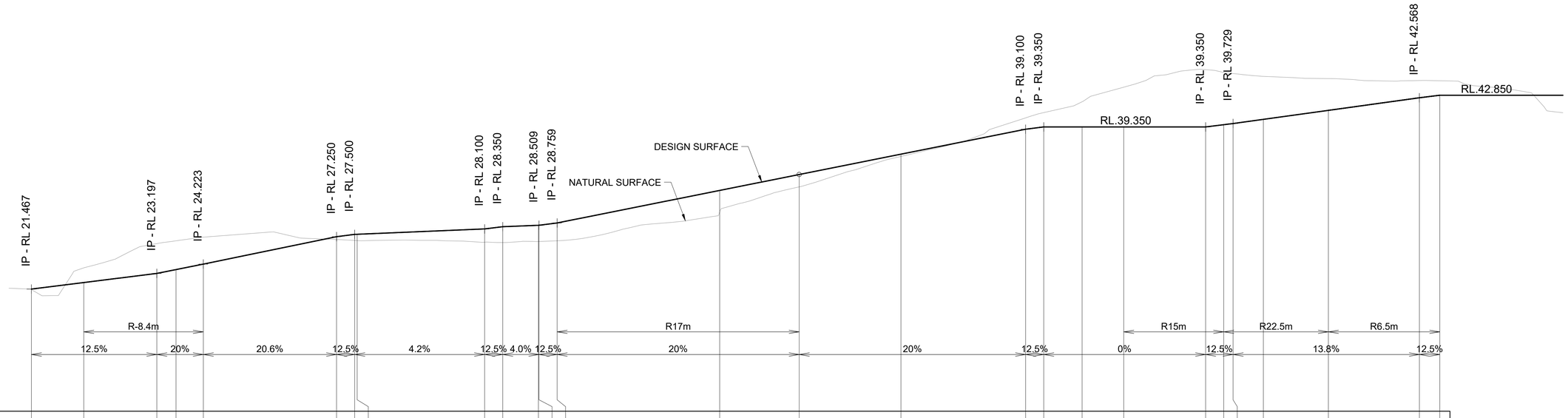
PRELIMINARY

Drawing No.: CSK001

Revision: P4

PLOT DATE:
PLOTNAME:

0 mm 10 20 30 40 50



NATURAL SURFACE LEVELS		21.467	23.808	26.481	26.791	27.195	26.932	26.829	26.813	26.64	26.598	26.719	26.722	26.796
CUT / FILL		0.000	-1.619	-3.284	-3.172	-2.972	0.318	0.671	0.698	1.460	1.752	1.787	1.787	1.963
DESIGN LEVELS		21.467	22.189	23.197	23.620	24.223	27.250	27.500	27.512	28.100	28.350	28.507	28.509	28.759
CHAINAGE	0.000	4.042	9.824	17.886	20.000	23.018	37.724	39.724	40.000	54.059	56.059	60.000	60.059	62.059

NATURAL SURFACE LEVELS	29.98	32.742	36.099	40.349	40.929	42.134	43.74	45.672	45.348	45.243	44.928	44.688	44.474	44.448
CUT / FILL	2.367	1.361	0.248	-1.249	-1.579	-2.784	-4.390	-6.322	-5.748	-5.514	-4.737	-3.507	-1.905	-1.598
DESIGN LEVELS	32.347	34.103	36.347	39.100	39.350	39.350	39.350	39.350	39.600	39.729	40.190	41.181	42.568	42.850
CHAINAGE	80.000	88.779	100.000	113.762	115.762	120.000	124.589	133.628	135.625	136.660	140.000	147.177	157.221	159.475

LONGITUDINAL SECTION - ACCESS DRIVEWAY

SCALE 1 : 250 Horiz.
1 : 250 Vert.

0 5 10 15m
SCALE 1:250 @A1

FILENAME:

PLOT DATE:

0 mm 10 20 30 40 50

RPEQ NAME:
RPEQ No:
DATE:
SIGN:

Rev	Date	Description	By	Chk
P2	02.03.22	ISSUED FOR INFORMATION	MS	MW
P1	10.02.22	ISSUED FOR INFORMATION	MS	MW

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E: brisbane@edgece.com

DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name
MURPHY STREET RESIDENCE
LOT113 PTD2094 MURPHY STREET
PORT DOUGLAS

Client
KIM CULLEN & NEIL BIDDLE

Designed	Drawn	Checked	Scale @ A1
MS	MS	MW	1:250

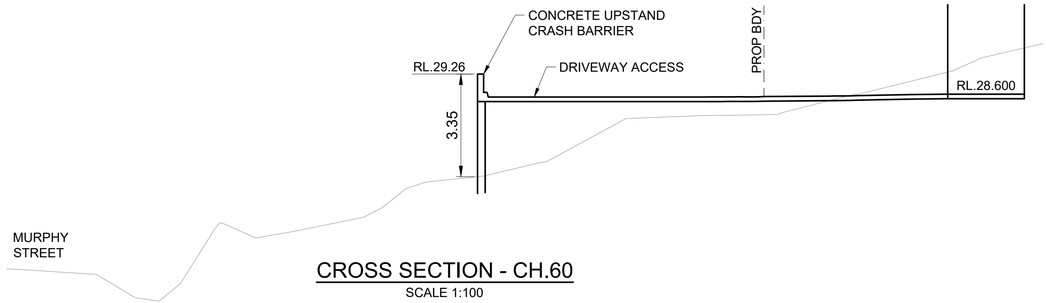
Drawing Title
PRELIMINARY DRIVEWAY
LONGITUDINAL SECTION

Project No.
220150

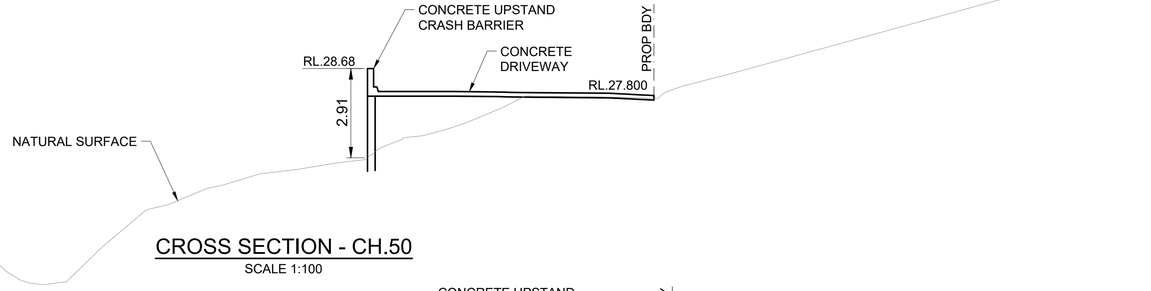
PRELIMINARY

Drawing No.
CSK002

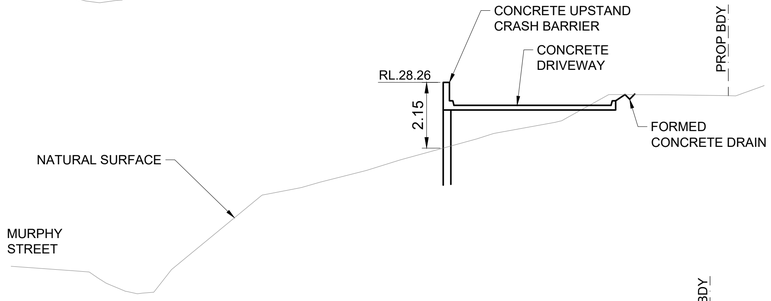
Revision
P2



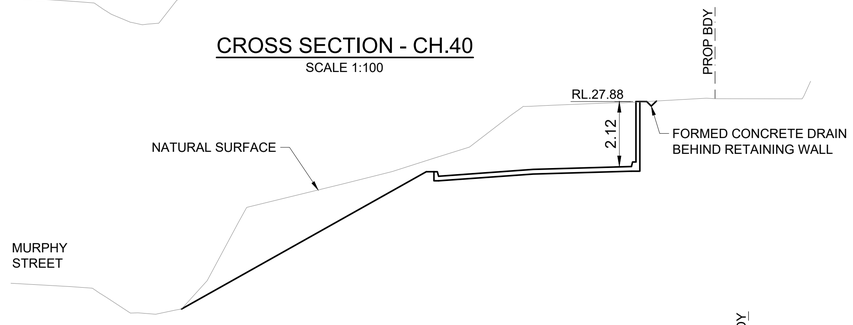
CROSS SECTION - CH.60
SCALE 1:100



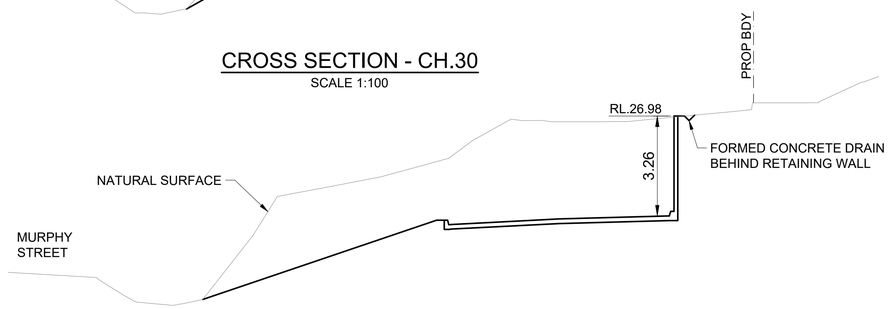
CROSS SECTION - CH.50
SCALE 1:100



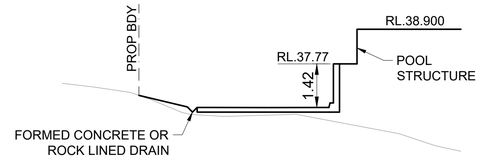
CROSS SECTION - CH.40
SCALE 1:100



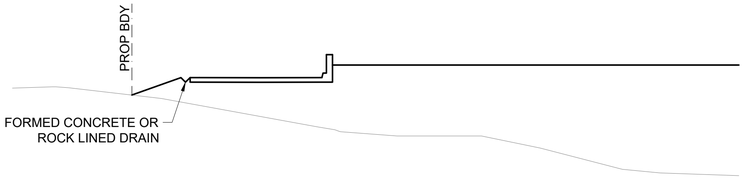
CROSS SECTION - CH.30
SCALE 1:100



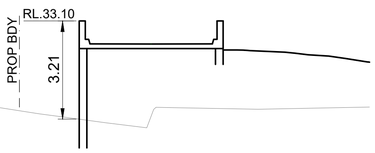
CROSS SECTION - CH.20
SCALE 1:100



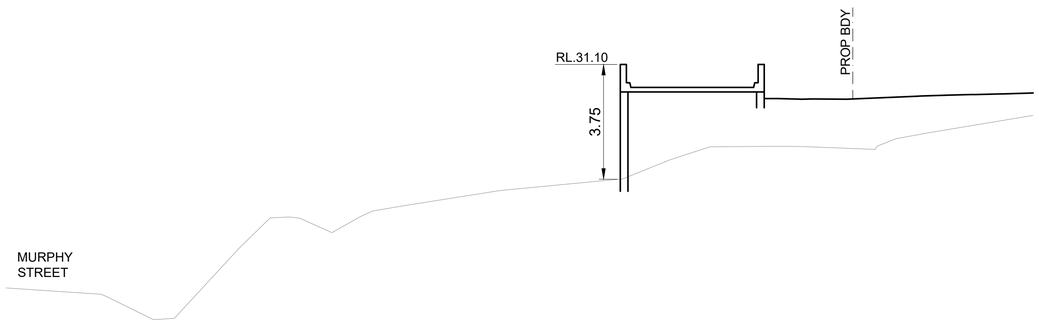
CROSS SECTION - CH.100
SCALE 1:100



CROSS SECTION - CH.90
SCALE 1:100



CROSS SECTION - CH.80
SCALE 1:100



CROSS SECTION - CH.70
SCALE 1:100

0 2 4 6m
SCALE 1:100 @A1

0 mm 10 20 30 40 50

FILENAME

PLOT DATE

RPEQ NAME:

RPEQ No:

DATE:

SIGN:

Rev	Date	Description	By	Ctk
P3	02.03.22	ISSUED FOR INFORMATION	MS	MW
P2	22.02.22	ISSUED FOR INFORMATION	MS	MW
P1	17.02.22	ISSUED FOR INFORMATION	MS	MW

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Project Name
MURPHY STREET RESIDENCE
LOT113 PTD2094 MURPHY STREET
PORT DOUGLAS

Client
KIM CULLEN & NEIL BIDDLE

Designed	Drawn	Checked	Scale @ A1
MS	MS	MW	1:100

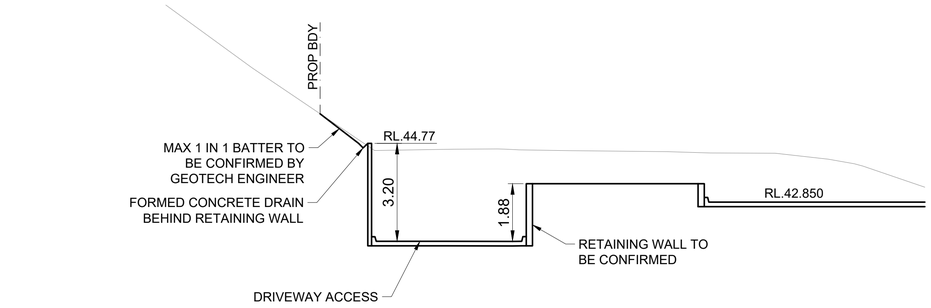
Drawing Title
PRELIMINARY DRIVEWAY
CROSS SECTIONS
SHEET 1

Project No.
220150

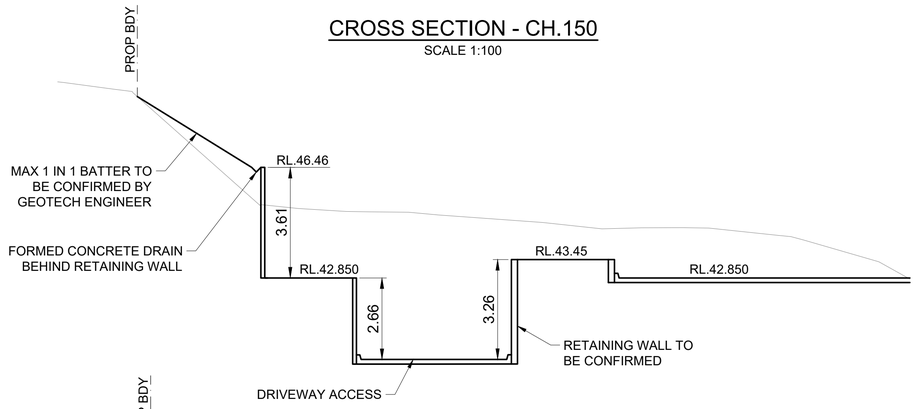
PRELIMINARY

Drawing No.
CSK003

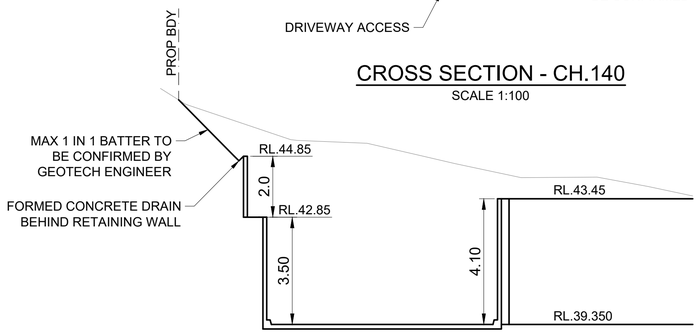
Revision
P3



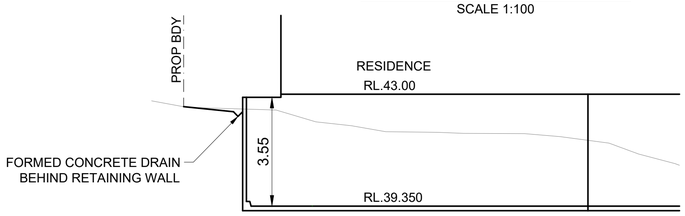
CROSS SECTION - CH.150
SCALE 1:100



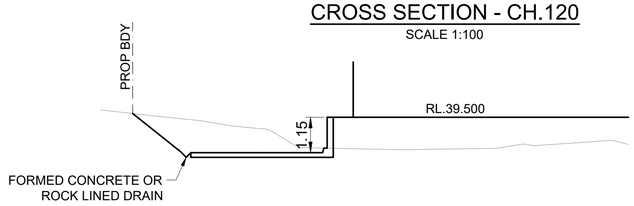
CROSS SECTION - CH.140
SCALE 1:100



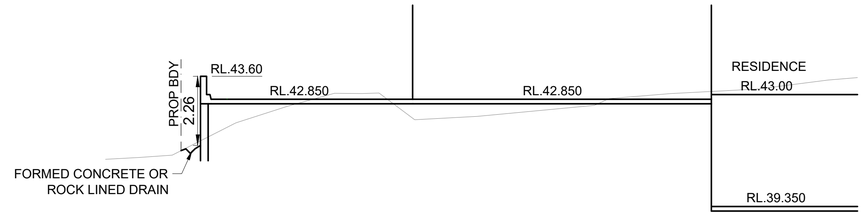
CROSS SECTION - CH.130
SCALE 1:100



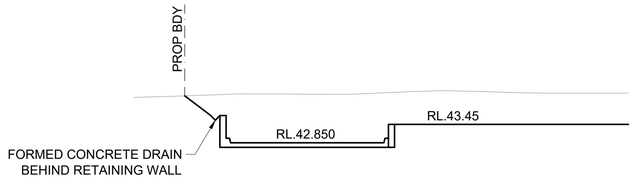
CROSS SECTION - CH.120
SCALE 1:100



CROSS SECTION - CH.110
SCALE 1:100



CROSS SECTION - CH.170
SCALE 1:100



CROSS SECTION - CH.160
SCALE 1:100

0 2 4 6m
SCALE 1:100 @A1

0 mm 10 20 30 40 50

FILENAME
PLOT DATE

RPEQ NAME:
RPEQ No:
DATE:
SIGN:

Rev	Date	Description	By	Chk
P2	02.03.22	ISSUED FOR INFORMATION	MS	MW
P1	22.02.22	ISSUED FOR INFORMATION	MS	MW

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Project Name
MURPHY STREET RESIDENCE
LOT113 PTD2094 MURPHY STREET
PORT DOUGLAS

Client
KIM CULLEN & NEIL BIDDLE

Designed	Drawn	Checked	Scale @ A1
MS	MS	MW	1:100

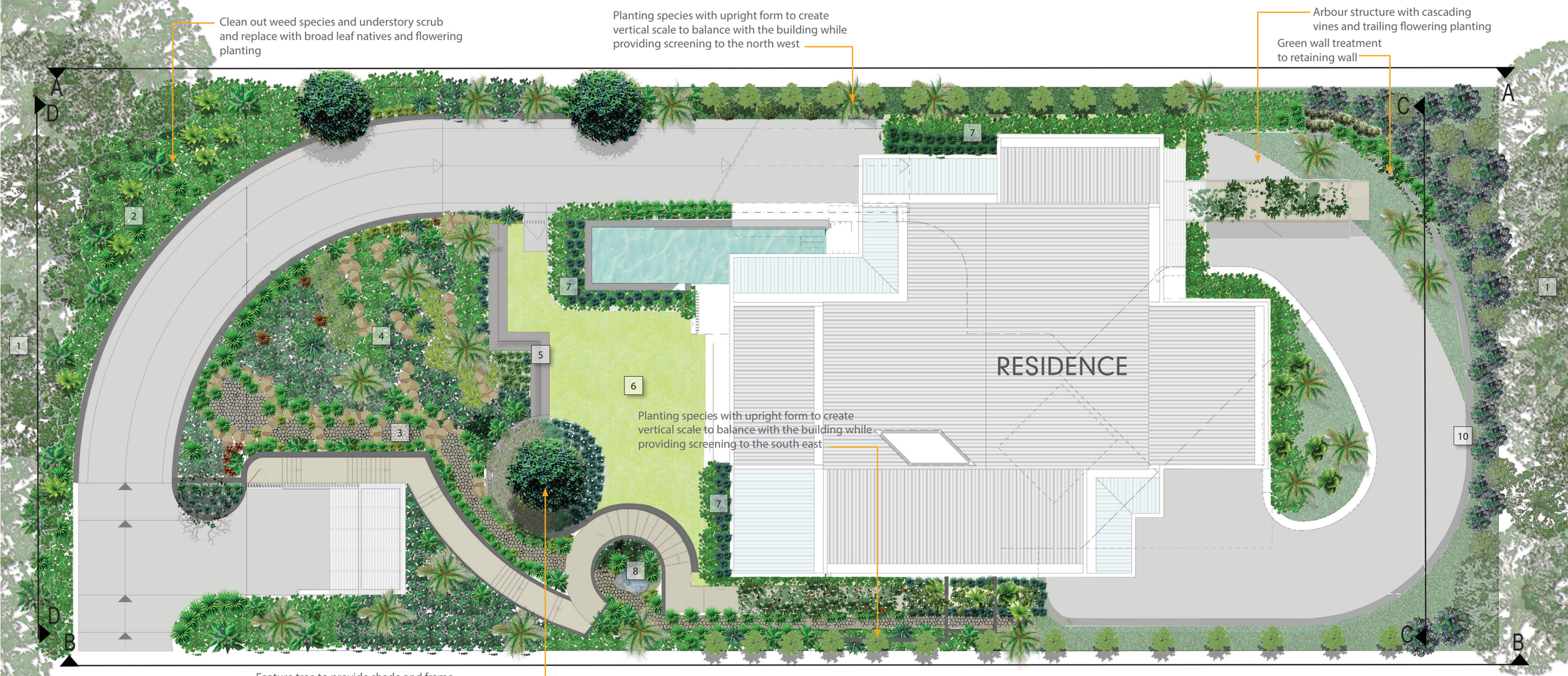
Drawing Title
PRELIMINARY DRIVEWAY
CROSS SECTIONS
SHEET 2

Project No.
220150

PRELIMINARY

Drawing No.
CSK004

Revision
P2



Design intent

The aim of the garden design is to create a sense of being enveloped by the natural rainforest backdrop of Flagstaff hillside. A truly immersive experience, creating the feeling of being surrounded by wild, untamed foliage. The intent is to reference the coastal tropical look, with a palette of natural tones from FNQ native and indigenous rainforest plants with splashes of bright colour.

The intent is to retain a band of natural vegetation at both the front and rear of the lot. This will reduce the visual prominance of the proposed new house and along with the use of a dark colour palette will help it to be visually absorbed into the vegetaion backdrop. In the two locations where the new house may be visible, the it will appear as a low profile, detached element surrounded by vegetation, and is not expected to be visually dominant.

The existing vegetation will also provide shade, scale and a sense of being nestled into the hillside.

Planting design

Bursting with colour and texture, the tropical-inspired garden will be exuberant. Juxtaposing brightly coloured oversized plants with exaggerated physical forms creating interest and drama. The garden will allow the homeowner to enjoy the beauty of the plants and to appreciate the way they have been placed in the landscape with the following key drivers:

- framing views;
- providing focal points;
- enclosing spaces ;and
- triggering feelings and emotions.

Density is a vital part of the pedestrian entry design. To replicate the entwined rainforest look, tropical plants in this location will be planted closely together. Gaps between taller plants will be filled with clumping gingers and spreading plants.

Densely planted green walls will add a sense of mystery and adventure to the winding entry steps. edges will be kept neat with low-growing grasses to line the sides of the path.

The colour palette will greet visitors with soft pinks and purples, before highlighting the arrival experince with plants that boast coloured flowers in sunset colours. Plants with leaves in vibrant shades of reds and oranges will add flamboyance and warmth to your glossy-green foliaged landscape.

Lipstick Palm trees will provide the necessary scale and drama that define this striking tropical garden. While vigorously growing tropical plants will help conceal retaining walls and fences, coupled with vertical green wall treatments. They will also help give the illusion of the garden spaces extending beyond its borders.

Shade for the garden will be provided by retaining bands of existing native vegetation to the front and rear of the property as well as studding the garden with feature trees, palms and fragrant vine arbours. The sweet, light scent of citris trees in large pots will line terraces on the western side of the house.

As the trees and other plantings grow, the environment and character of the garden will change: spaces with wide open views may become more enclosed; and open sunny areas may become cool shaded spaces.

A custom stacked boulder sculptural water feature will provide a punctuation to the natural dry creek swale. This cooling focal point will make this tropical garden complete.

Legend

1	Existing vegetation
2	Entry planting
3	Dry creek swale
4	Natural rocky embankment
5	Off form concrete seating
6	Lawn
7	Terrace planting
8	Water feature
9	Arbour
10	Green wall to retaining

MURPHY STREET RESIDENCE

DEVELOPMENT APPLICATION LANDSCAPE CONCEPT PLAN | Rev 1

Scale 1:200 @ A3

N

LANDPLAN
LANDSCAPE ARCHITECTURE

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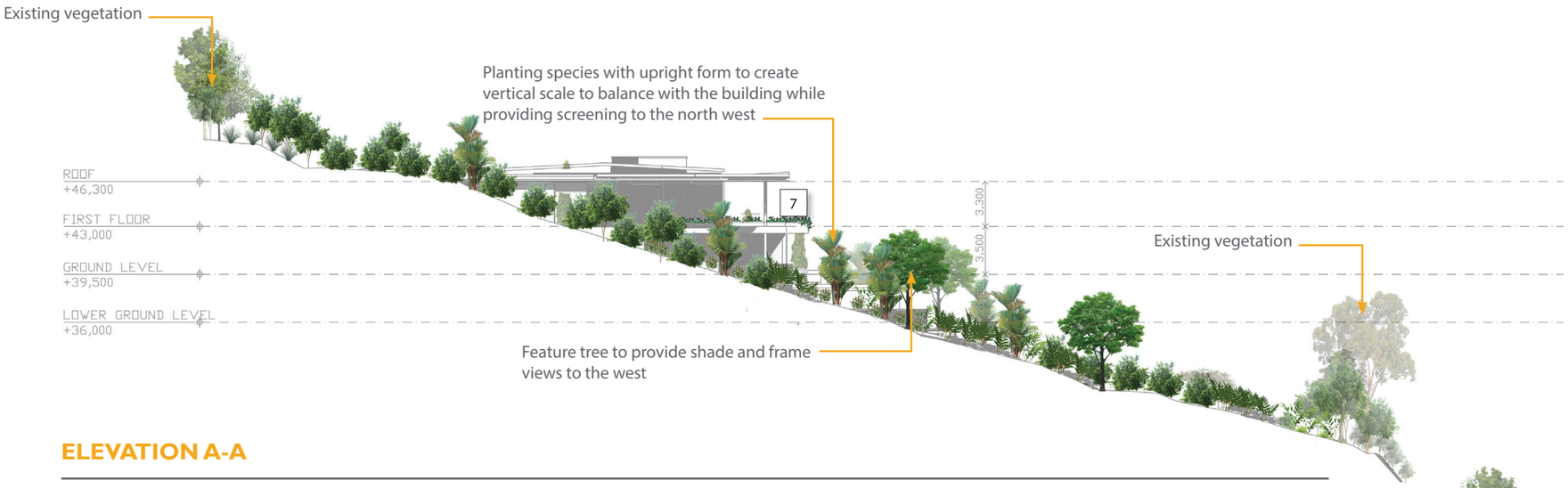
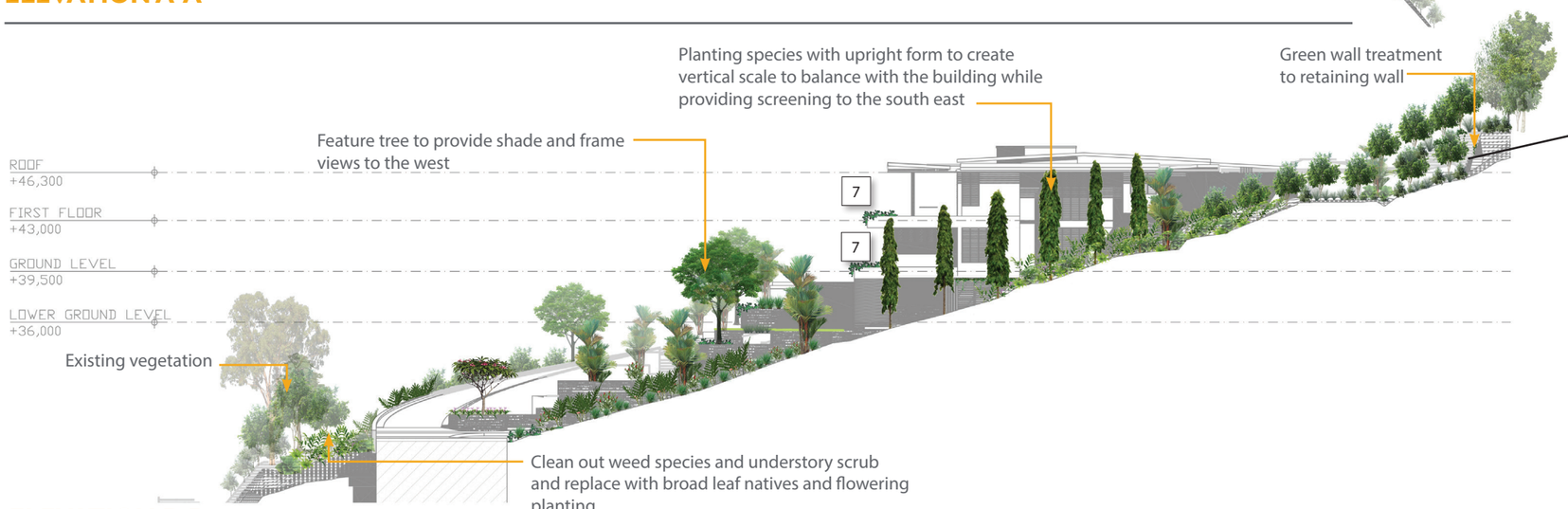
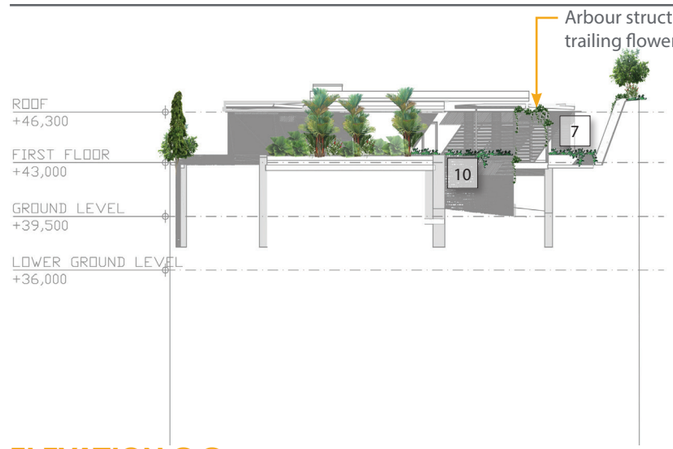


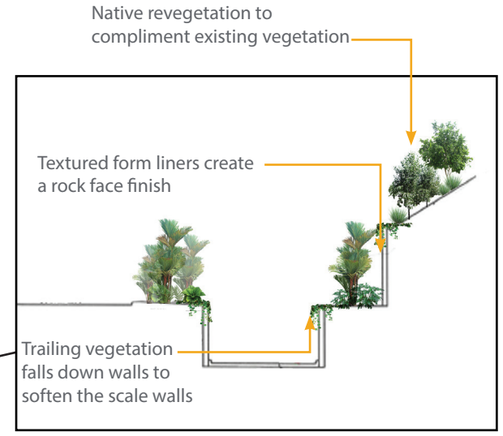
ELEVATION A-A



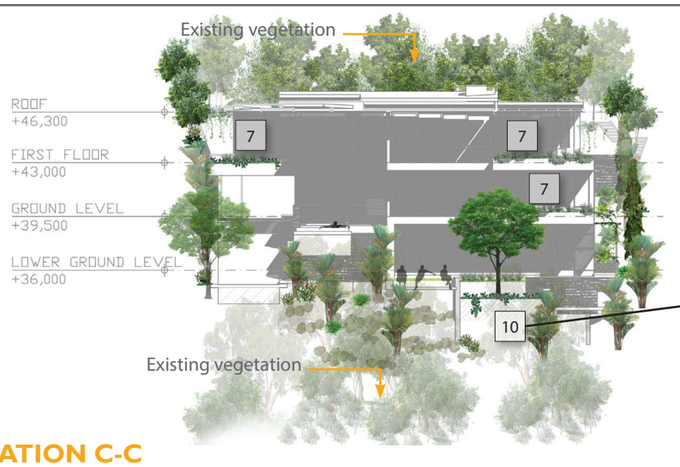
ELEVATION B-B



ELEVATION C-C



INDICATIVE GREEN WALL SECTION



ELEVATION C-C

INDICATIVE GREEN WALL TREATMENT

MURPHY STREET RESIDENCE

DEVELOPMENT APPLICATION LANDSCAPE SECTIONS & ELEVATIONS| Rev 1

Scale 1:200 @ A3

LANDPLAN
LANDSCAPE ARCHITECTURE

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1 ENTRY EXPERIENCE - 'SENSE OF ARRIVAL'

DESCRIPTION: Setting the scene with attractive gardens using tropical foliage to soften retaining and driveway structures. Species will reflect the native understory plantings along the existing retained vegetation and introduce splashes of colour to and draw visitors into the arrival experience.


Spathioglottis species


Liriope species


Viola hederacea


Aslpenium species


Neomarica species


Blechnum species


Philodendron xanadu


Plumeria species


Gardenia psidioides


Etlingera elatior

2 ARRIVAL EXPERIENCE

DESCRIPTION: Signature tropical planting surrounding the entry driveway and steps. Small tropical feature trees frame views to the house with randomly positioned mature lipstick palms providing scale to balance the built form. Colourful understorey planting with rocky outcrops and a dry creek bed creating depth and interest.


Alpinia species


Pandanus amaryllifolius


Syzygium cascade


Ixora malay pink


Cyrtostachys renda


Philodendron selloum


Philodendron xanadu


Alcantarea species


Cordyline species


Blechnum species


Philodendron xanadu


Plumeria species


Gardenia psidioides


Etlingera elatior

3 RECREATION- 'SECLUDED'

DESCRIPTION: Low simple palette allowing views and softening hard surfaces with cascading forms.


Dichondra 'Silver falls"


Zephranthes candida


Dianella species

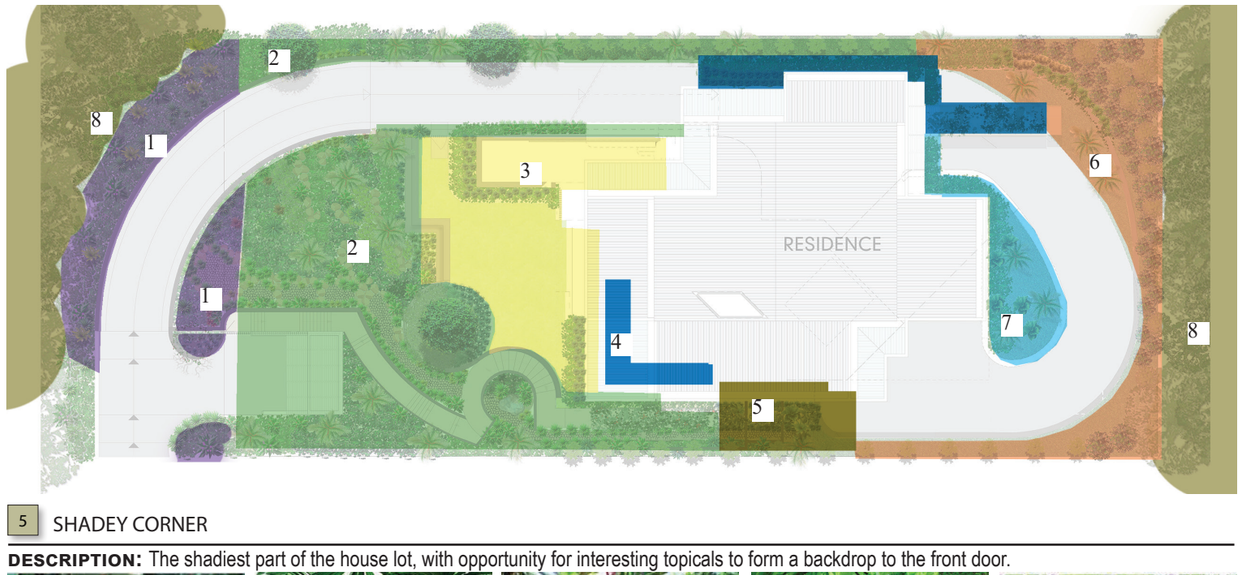
4 TERRACE PLANTING

DESCRIPTION: Low simple palette allowing views and softening hard surfaces with cascading forms.


Casuarina 'Cousin it'


Zephranthes candida


Liriope evergreen giant



5 SHADEY CORNER

DESCRIPTION: The shadiest part of the house lot, with opportunity for interesting topicals to form a backdrop to the front door.


Calathea species


Licuala species


Heliconia species


Aslpenium species


Viola hederacea


Blechnum species


Calathea species


Tacca species


Gardenia psidioides


Bromeliad species

6 BACKDROP

DESCRIPTION: Where possible revegetation of batters with low/medium native planting. Hanging and climbing vines to help sften retaining walls


Mucana species


Syzygium species

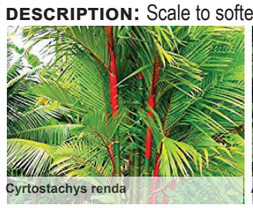

Melicope rubra


Xanthostemon species


Tacomanthe species

7 REAR TERRACE

DESCRIPTION: Scale to soften the driveway retaining and reflect backdrop planting


Cyrtostachys renda


Alpinia species


Syzygium dwarf species


Licuala ramsayii


Gardenia species


Curculigo species

8 EXISTING VEGETATION

DESCRIPTION: Retain exisitng mature native vegetaion where possible, clean out weeds species and introduce native understory planting.

MURPHY STREET RESIDENCE

DEVELOPMENT APPLICATION LANDSCAPE PLANTING STRATEGY| Rev 1

LANDPLAN
LANDSCAPE ARCHITECTURE

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Attachment 4

Planning Report

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

KELLY REASTON DEVELOPMENT & PROPERTY SERVICES

PLANNING REPORT

MARCH 2022

Material Change of Use
Dwelling House
12 Murphy Street PORT DOUGLAS

PREPARED FOR
KIM CULLEN & NEIL BIDDLE

KELLY REASTON
DEVELOPMENT & PROPERTY SERVICES

Contact

Kelly Reaston	Director	kelly@kellyreaston.com.au

This document has been prepared and reviewed by:

Kelly Reaston **Bruce Gardiner**

This report has been prepared relying on information that was current at the time of preparation. The material within this report has been prepared for our client and is for the purpose of statutory assessment by the relevant Local Authority.

The material should not be relied upon by any third parties or for any other purpose outside the intended scope without consulting the authors.

VERSION NO.	DATE:	REVIEWED BY:	APPROVED BY:
1	February 2022		Kelly Reaston
2	March 2022	Bruce Gardiner	Kelly Reaston

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1. EXECUTIVE SUMMARY

The Application seeks a Development Permit for a Material Change of Use for a new Dwelling House. The site is located at 12 Murphy Street Port Douglas (Lot 113 PTD2094) in the Environmental Management Zone and the Application is Code assessable.

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

The design of the building responds to the site's natural features and promotes the Douglas Shire's reputation for superior architectural design. The design recognises the importance of preserving the lush tropical backdrop of Murphy Street from key viewpoints.

The site is currently unimproved, vegetated and has sloping topography that averages approximately 1 in 3. The history of instability of the hill slope is well known in this location with remediation and stability works carried out along Murphy Street over the years. This proposed driveway and dwelling design responds to this primary consideration.

The existing access to the site is via a "dirt track" located in front of Lot 5 (RP747683) and shielded from Murphy Street by high vegetation. The future proposed access has been designed to provide vehicular access to the upper portions of the site and the main living areas of the proposed dwelling house. The proposal retains existing vegetation between the proposed driveway access and Murphy Street to minimise stability issues and visual impacts from Murphy Street.

Careful consideration of alignments, construction techniques, and solutions to formalise the access track into a driveway has been undertaken to ensure stabilisation of approximately 73 meters of Murphy Street whilst also maintaining access to the adjoining Lot 114 (PTD2094). The driveway and access have all been designed based on the relevant standards such as ramps and turning curves and will enhance the streetscape through a refined landscaping aesthetic.

The access requirements, topography and height limitations were fundamental in the positioning and methodology behind the design of the proposed residence. Given the site constraints, the proposal has sought to balance cut and fill to minimise the height impact and maximise the access to the proposed residence. This approach will see the entire site stabilised and result in a built form that will nestle into the hillslope.

While the site is mapped MSES- Regulated Vegetation in the Douglas Shire Planning Scheme, a detailed on-site assessment of vegetation found that there are no trees of significance that require removal. There are approximately six (6) trees of a reasonable scale that are typical of regrowth, poor quality eucalypts with dead and dangerous branches and a mango tree. Native vegetation will be retained on the adjacent site to the rear. The site will also be extensively landscaped with signature tropical plantings to soften retaining and driveway structures with cascading forms. The landscaping compliments the various aspects of the dwelling design and the features of the site.

A visual amenity assessment has been completed for the development that demonstrates that the visual impact is very minor and similar to other hillslope developments on Flagstaff Hill. There will be obstructed views of parts of the roofline and top story of the dwelling from Port Douglas township. Less obstructed views will occur along Dixon Inlet. The building palette being non-reflective and darker colours as per the Hillslopes Overlay Code further limit the visual impact of the dwelling.

A very small portion (approximately 5%) of the site is located in the potential Landslip Hazard Area. Geotechnical investigations were undertaken for a more extensive development on the subject site and adjacent sites by Golder Associates in 2001. This report has been relied upon in developing the civil and architectural design.

The geotechnical investigation built on four (4) earlier investigations and confirmed subsurface conditions, slope stability, site preparation and earthworks procedures, and provided geotechnical design parameters. The report provided engineering commentary on drainage, cut and fill procedures, retaining walls and footings which are all relevant to and will be adhered to with the current proposed development.

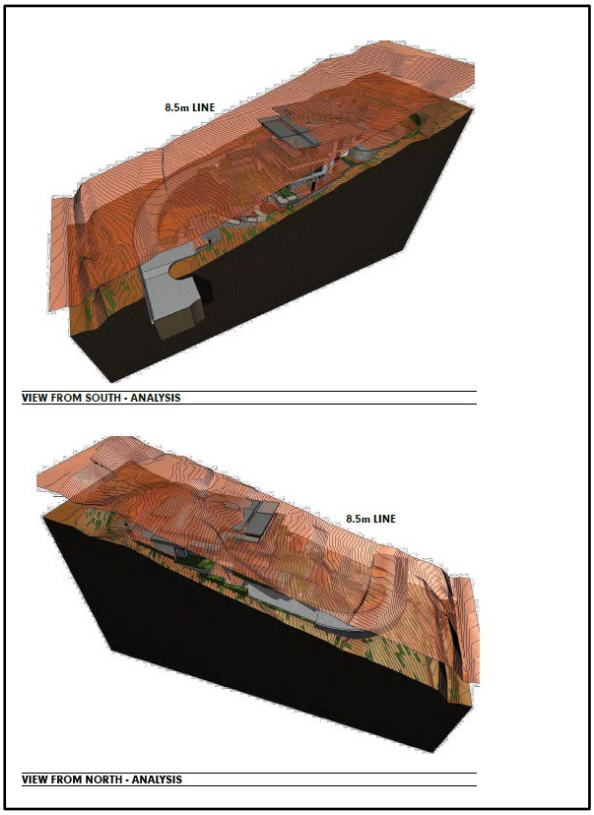
The investigation found that with the adoption of sound engineering practices relevant to hillside construction, the overall slope following the development proposed at the time should be stable. The current proposed development will have less excavation than the previous one assessed.

Extensive design work has been undertaken to ensure compliance with the Douglas Shire Planning Scheme codes particularly the Port Douglas/Craiglie local plan code and the Landscape Values and Hillslope overlay codes.

The proposal achieves compliance with the applicable codes and represents an exemplar development in terms of high-quality design and response to natural features. The proposal is therefore capable of being supported by Council subject to reasonable and relevant conditions.

SUMMARY OF KEY ISSUES

- The height of the building structure is generally below 8.5m with the exception of a small section of roofline towards the mid-section of the building.



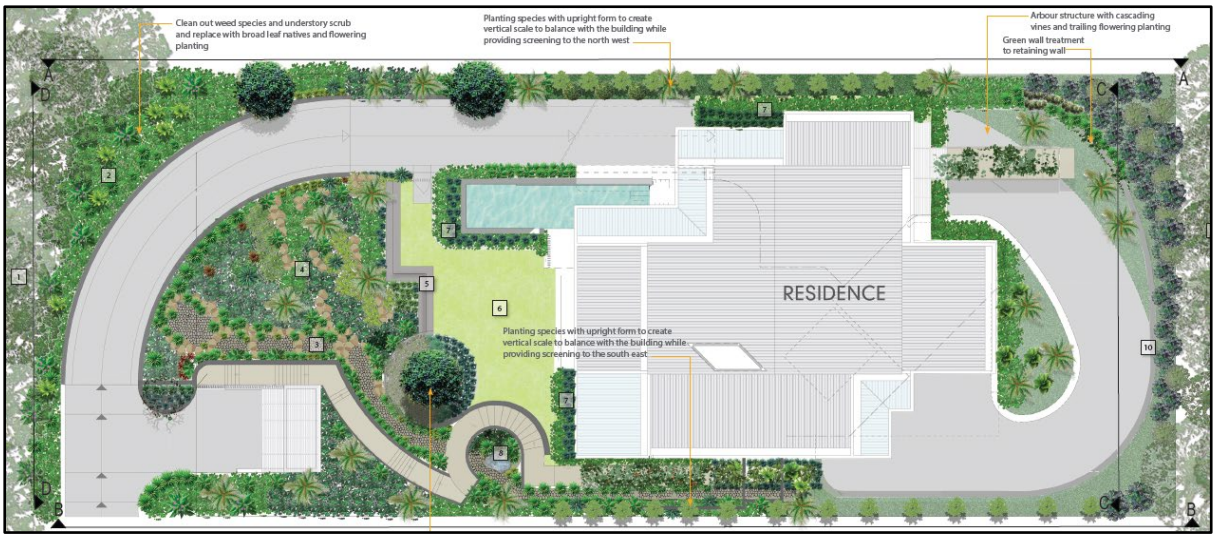
- A visual assessment has been completed in accordance with PSP 6 Landscape Values. From the two locations where the new dwelling house may be visible, it will appear as a low profile, detached, and surrounded by vegetation. The development will not be visually dominant.

- The proposal furthers the Purpose of the Port Douglas/Craiglie local plan code in that it is consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craiglie local plan area, while providing a platform for investment and prosperity.

- Vegetation removal on site is unavoidable and a single detached residential dwelling house is a form of development anticipated on site. A detailed, site-specific vegetation survey has been undertaken which determined there is no significant vegetation on site that requires removal. The site will be extensively landscaped post development and existing vegetation is retained to the extent possible.

- A Geotechnical report is supplied to demonstrate site geotechnical conditions and the civil and architectural design has been carried out in accordance with the site conditions and geotechnical findings.

- The proposal is supported by a detailed landscaping plan that demonstrates extensive screening of the proposed development with a particular focus on the driveway and retaining structures to ensure both slope stability and exemplary visual amenity outcomes.



-The risk of bushfire hazard is mitigated as a result of onsite works and clearing, and any additional considerations will be addressed through compliance with the BCA at the Building Permit stage.

- On site cut and fill has been mitigated to the greatest extent possible whilst weighing up competing Planning Scheme requirements such as visual amenity. There is limited to no material required to be imported to or exported from site and existing material on site will be used to profile the site. Retaining structures have been designed to mitigate impacts on adjoining properties and adequate drainage solutions are proposed to ensure the lawful and practical discharge of stormwater.

- The private access driveway is a non-standard cross over that provides access to Lot 113 and 114 on PTD 2094. The length of the driveway is required to achieve compliance with FNQROC standards and to improve slope stability in accordance with the recommendations of the Golders Report. Existing vegetation is retained between the driveway and Murphy Street.

2. APPLICATION DETAILS

2.1 Application Summary

Approval Sought	Development Permit for a Material Change of Use (Dwelling House)
Applicant	Kim Cullen and Neil Biddle
Assessment Details	
Assessment Manager	Douglas Shire Council
Development Category	Assessable development
Assessment level	Code assessable as per section 5.4 (1)(c)(iii)
Public Notification	No
Relevant State Planning Instruments	
Legislation	*Planning Act 2016* (Qld)
Planning Policy	State Planning Policy (July 2017)
Relevant Local Planning Instruments	

Planning Scheme	Douglas Shire Planning Scheme 2018
Local Plan	Port Douglas – Craiglie
Local Plan Precinct	Precinct 1 - 1f Flagstaff Hill
Zone:	Environmental Management Zone
Zone Precinct	None
Overlays	Bushfire Hazard Coastal Processes Hillslopes Landscape Values Landslide Natural Areas Transport Network
Development Codes	Dwelling House Code Access parking and servicing code Filling and excavation code Infrastructure works code Vegetation management code

2.2 Reports

Document	**Company**	**Reference**	**Issue**	**Date**
Planning Report	KRDPS	Murphy St	-	March 2022
Architectural Report *(including visual impact assessment)*	Hunt Design	Murphy001	01	1 March 2022
Vegetation Assessment	Kim Morris & Associates	-	-	29 May 2001
Vegetation Assessment Review *(To be provided)*		-	-	March 2022
Geotechnical Investigation	Golder Associates	-	-	May 2001

2.3 Plans of Development

Drawing	**Company**	**Drawing No.**	**Issue**	**Date**
Site Plan – Existing (Survey)	Hunt Design	02.0	01	1 March 2022
Site & Environs Plan	Hunt Design	02.1	01	1 March 2022

Floor Plan- Existing (Survey)	Hunt Design	03.0	01	1 March 2022
Floor Plan- Lower Ground Level	Hunt Design	03.1	01	1 March 2022
Floor Plan- Ground Level	Hunt Design	03.2	01	1 March 2022
Floor Plan- First Floor	Hunt Design	03.3	01	1 March 2022
Floor Plan- Roof	Hunt Design	03.4	01	1 March 2022
Section A	Hunt Design	04.1	01	1 March 2022
Section B	Hunt Design	04.2	01	1 March 2022
Section C	Hunt Design	04.3	01	1 March 2022
Elevations	Hunt Design	05.1	01	1 March 2022
3D Height Analysis	Hunt Design	06.1	01	1 March 2022
Area Calculation	Hunt Design	07.1	01	1 March 2022
Sun Study	Hunt Design	08.1 – 08.4	01	1 March 2022
Landscape Concept Plan	Landplan	-	Rev 1	-
Landscape Sections and Elevations	Landplan	-	Rev 1	-
Landscape Planting Strategy	Landplan	-	Rev 1	-
Preliminary Driveway Levels	Edge	CSK001	P4	2 March 2022
Preliminary Driveway Longitudinal Section	Edge	CSK002	P2	2 March 2022
Preliminary Driveway Cross Sections	Edge	CSK003	P3	2 March 2022
Preliminary Driveway Cross Sections	Edge	CSK004	P2	2 March 2022

Plans of Development are attached as **Attachment 3** and **Attachment 7.**

3. SITE AND SURROUNDS

3.1 Site Description

Registered Landowners	Kim Cullen and Neil Biddle
Site Location	12 Murphy Street Port Douglas
Real Property Description	Lot 113 PTD2094
Site Area	2,023m^2
Street Frontage	Approx. 29m to Murphy Street
Tenure	Freehold
Easements/Encumbrances	Nil
Local Government Authority	Douglas Shire Council

Figure 1 Site Location

3.2 Site Analysis

Current Uses	Vacant

Topography	The site slopes upwards from Murphy Street by approximately 20m from the front to rear boundary. The grade averages 1 in 3 across the site.
Waterways	There are no waterways identified on the site.
Vegetation	The site has High Landscape Values and contains regulated vegetation category B. There is a small slither of mapped category X vegetation on the southwest front corner of the block.
Landslip	Approximately 6% of the site is mapped as within the potential landslide hazard area. 
EMR/CLR	The site is not on either the EMR or CLR
Heritage Places	The site is not on or adjacent to a local or State heritage place.

3.3 Site Photos

Figure 2: Site access from Murphy Street

Figure 3: Current access track on the site

3.4 Infrastructure and Services

Road Frontage	This site fronts Murphy Street which is a local government access road.
Water Supply	The site is able to be serviced with a reticulated water supply.
Wastewater	The site is able to be serviced with reticulated gravity sewer.
Stormwater	The site drains toward the front of the property. Extensive drainage infrastructure is proposed as part of the development.
Electricity	The site is able to be connected to electricity services.
Telecommunications	The site is able to be connected to telecommunication services.

4. DEVELOPMENT BACKGROUND

4.1 Existing uses

The current use is vacant land. There has been no development on site to date.

4.2 Application Fee

In accordance with fees and charges schedule for 2021/22 the application fee is $333.00 for a Material Change of Use for a Dwelling House.

4.3 Application history

There are no known historical approvals that are relevant to this application. Although a number of development options (ie. Multi-Unit dwellings) have been proposed on this site and the adjoining sites over time.

5. DEVELOPMENT PROPOSAL

5.1 General Description

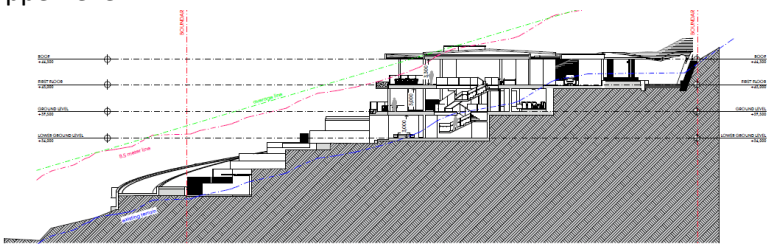
This Development Application seeks a Development Approval for a Material Change of Use for the construction of a Dwelling House.

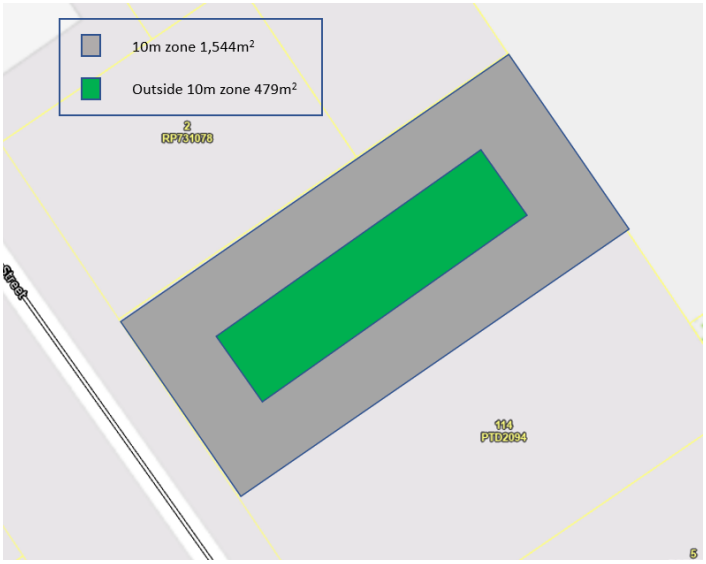
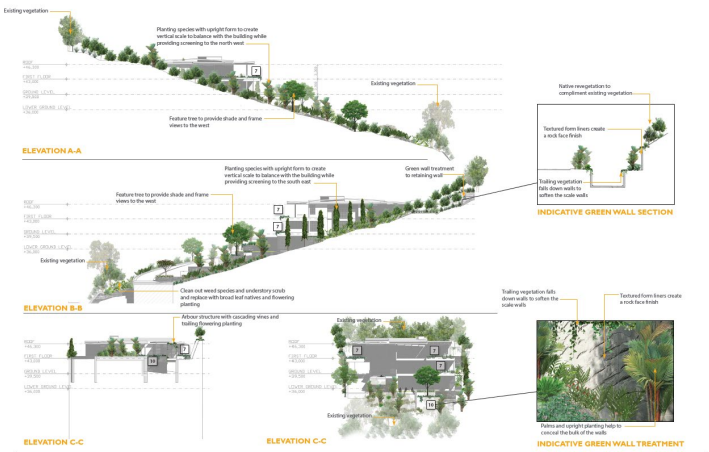
Figure 4: Artistic render of proposed Development

The plans of development are provided at **Attachment 3.**

5.2 Proposal Details

The proposal consists of the following:

Building Height	All parts of the building are below 8.5m (red line) above the natural ground level with the exception of a small section of terrace roofing on the upper level. 
Gross Floor Area	735m^2
Site Cover	Site cover is approximately 30% excluding the driveway.
Car parking	The proposal provides for up to four (4) carparking spaces. Two (2) garage spaces and two (2) carport spaces plus additional spaces on the uncovered driveway.

Landscaping	Vegetation clearing will be required and the site will be landscaped following construction. There are no significant trees that are required to be cleared as outlined in the supporting vegetation report. Under the VMA, the Applicant is entitled to clear within 10m of the property boundary as exempt development. The area of the property within 10m of the property boundary is 1,544m2 leaving 479m2 of vegetated area in the centre of the block.  Existing vegetation is retained where possible and specifically between the driveway and Murphy Street and at the rear of the lot. The landscaping plan ensures that the site is extensively landscaped by a mix of mature screening species and lush tropical species. The landscaping specifically focuses on screening of the driveway and retaining structures to improve visual amenity outcomes and mitigate impacts on adjoining properties. Where space is at a premium, consideration has been given to cascading species to ensure they are viable and provide the desired screening. 

Setbacks* **All prescribed measurements are to outer most projection (OMP), unless specified otherwise*	Front boundary (to Murphy Street Road reserve): setback 6m to bin enclosure and approximately 24m to dwelling house. Side (eastern): setback approximately 2.9m Side (western): setback 7.1m Rear boundary: setback 12.0m The eastern boundary with Lot 114 has a reduced setback to accommodate the driveway on the western boundary. There is a setback of over 4m to the closest living area however, some access and retaining structures are closer to boundary. The construction can be achieved from within the site boundary and the height and location of the retaining structure on the eastern boundary does not impact the amenity of the adjacent lot. The landscaping plan demonstrates screening and softening landscaping can be achieved within the setback area.
Access Locations	The vehicle access will be provided from Murphy Street with a shared driveway with 114 Murphy Street. The access proposed is a non-standard cross over within the Murphy Street road reserve.
Infrastructure	The site is able to be connected to all critical infrastructure services including water, sewerage, telecommunications, electricity, and stormwater. All stormwater will be directed to a lawful point of discharge.

5.3 Infrastructure Charges

Infrastructure Charges were levied and paid on creation of the residential lot. This application does not attract Infrastructure Charges.

6. LEGISLATIVE REQUIREMENTS

6.1 Planning Act 2016

6.1.1 Prohibited Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the *Planning Act 2016* (The Act), including:

- Schedule 10 of the Planning Regulation 2017; and
- Relevant categorising instruments.

6.1.2 Assessable Development

Section 44(3) of the Act identifies that Assessable Development is development for which a Development Approval is required. As such, the development proposed by this application is made assessable under Douglas Shire Planning Scheme 2018 in accordance with Section 43(1) of the Act.

6.1.3 Assessment Manager

The Assessment Manager for this development application is the Douglas Shire Council as determined by Schedule 8 of the *Planning Regulations 2017.*

6.1.4 Statutory Considerations for Assessable Development

6.2 Regional Plan

The site is located within the Urban Footprint of the Far North Queensland Regional Plan 2009-2031.

The Minister has identified that the planning scheme appropriately advances the FNQRP 2009-2031, as it applies in the Planning Scheme area. Compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme.

6.3 Referrals and State Development Assessment Provisions (SDAP)

The development does not require referral to SARA.

6.4 Planning Scheme

6.4.1 Definitions

The proposed development is defined under Douglas Planning Scheme 2018 as:

Dwelling House *- A residential use of premises for one household that contains a single dwelling.*

6.4.2 Applicable Overlays

- Bushfire Hazard
- Coastal Processes
- Hillslopes
- Landscape Values
- Landslide
- Natural Areas
- Transport Network

6.4.3 Applicable Codes

Scheme Component	**Code**	**Compliance Summary**
Zone Code	Environmental Management	The purpose of the zone code is achieved by limiting development to a dwelling house which responds to the natural features of the area. The development has

		demonstrated is responds to land constraints.
Local Plan Code	Port Douglas/Craiglie	The proposal meets the purpose of the code which is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment, while providing a platform for investment and prosperity. It furthers the code by providing limited impacts on visual amenity and superior design outcomes.
Overlay Code	Bushfire Hazard Coastal Processes Hillslopes Landscape Values Landslide Natural Areas Transport Network	The proposal generally complies with the provisions of the Overlay codes. Specifically, the development - is appropriate having regard to the topographic constraints and environmental characteristics of the land; - responds to constraints including slope stability; - protects visual qualities and landscape values of the site; and - does not involve complex engineering solutions
Development Codes	Dwelling House Code Access parking and servicing code Filling and excavation code Infrastructure works code Vegetation management code	The proposal complies with the provisions of the Development codes. Specifically, Filling and excavation will be largely for construction of the dwelling and the driveway and have suitable retaining structures where needed.

		A detailed geotechnical assessment has been completed for the site and found that with the adoption of sound engineering practices relevant to hillside construction, the overall slope following the development proposed should be stable. Filling and excavation will be carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.

6.5 Planning Scheme Assessment

6.5.1 Key Planning Matters

Summary

The Application seeks a Development Permit for a Material Change of Use for a new Dwelling House. The following sections summarise the key planning matters for consideration by Council and are supported by detailed assessment against the relevant codes in **Attachment 9.**

Vegetation clearing

The site has High Landscape Values and contains regulated vegetation category B. There is a small slither of mapped category X vegetation on the southwest front corner of the block. This is a result of region-wide mapping rather than site specific vegetation assessment.

A vegetation assessment was completed by Kim Morris and Associates in 2001 supporting a permit application for damage of vegetation for a previous proposal on the site and adjacent sites. The vegetation on the site is largely regrowth and no trees of significance were found. Trees on the site (see Figure 5) include two acacia trees (1 and 2) that are typical pioneering trees with short lifespan, three Eucalyptus Tereticornis (8) that are susceptible to fungal diseases and have dead, brittle and dangerous branches, and a single mango tree (11).

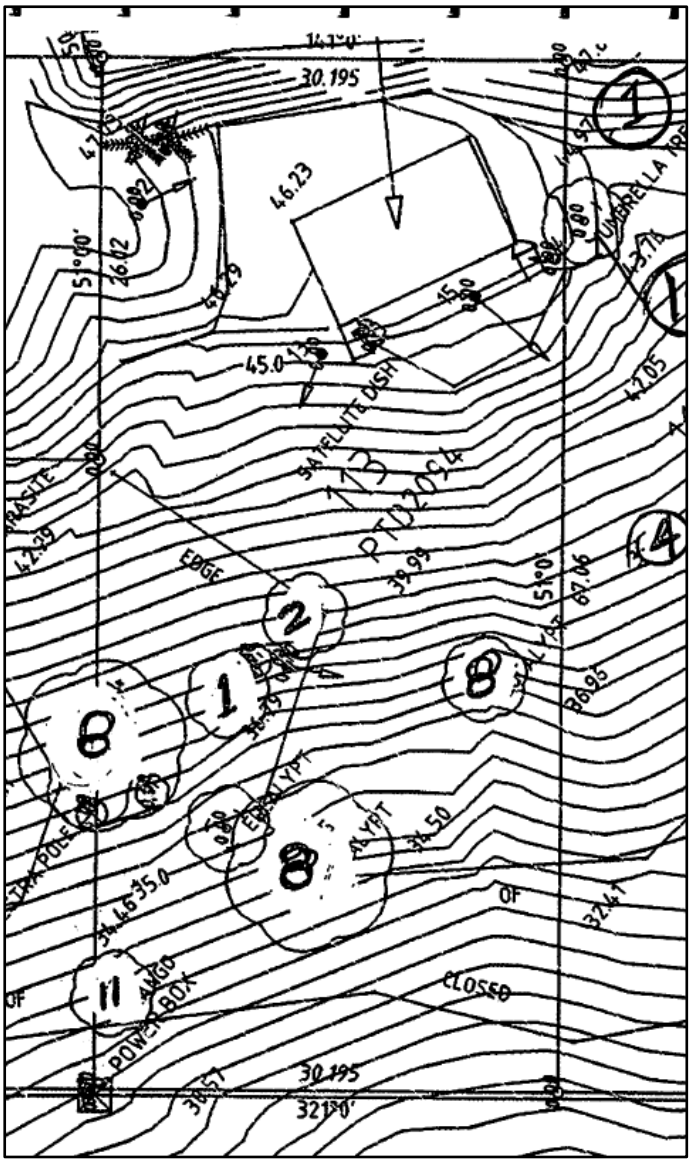


Figure 5: Extract from Kim Morris arborist report from 2001

A second assessment is currently being undertaken to update the report contents and will be provided following submission of the application as common material.

As the site is located in the Environmental Management Zone, a residential dwelling was always contemplated for the site. As such vegetation clearing was anticipated at some stage with accompanying development.

Additionally, under the VMA, the Applicant is entitled to clear within 10m of the property boundary as exempt development independent of the MCU application.

The area of the property within 10m of the property boundary is 1,544m2 leaving 479m2 of vegetated area in the centre of the block.

Visual amenity

A visual amenity assessment has been completed in accordance with the requirements of Planning Scheme Policy 6 Landscape Values. This assessment demonstrates that the visual impact is very minor and similar to other hillslope developments on Flagstaff Hill. There will be obstructed views of parts

of the roofline and top story of the dwelling from Port Douglas township. Less obstructed views will occur along Dickson Inlet (see Figures 6 and 7). Only a small portion of the building is above the height of 8.5m (Environmental Management Zone Code) as can be seen in Figure 8. The building palette being non-reflective and darker colours (see approved plans at Attachment 3) as per the requirements of the Hillslopes Overlay Code further limits the visual impact of the dwelling.

Figure 6: View from Dickson Inlet near the Yacht Club

Figure 7: View from Wharf Street car park

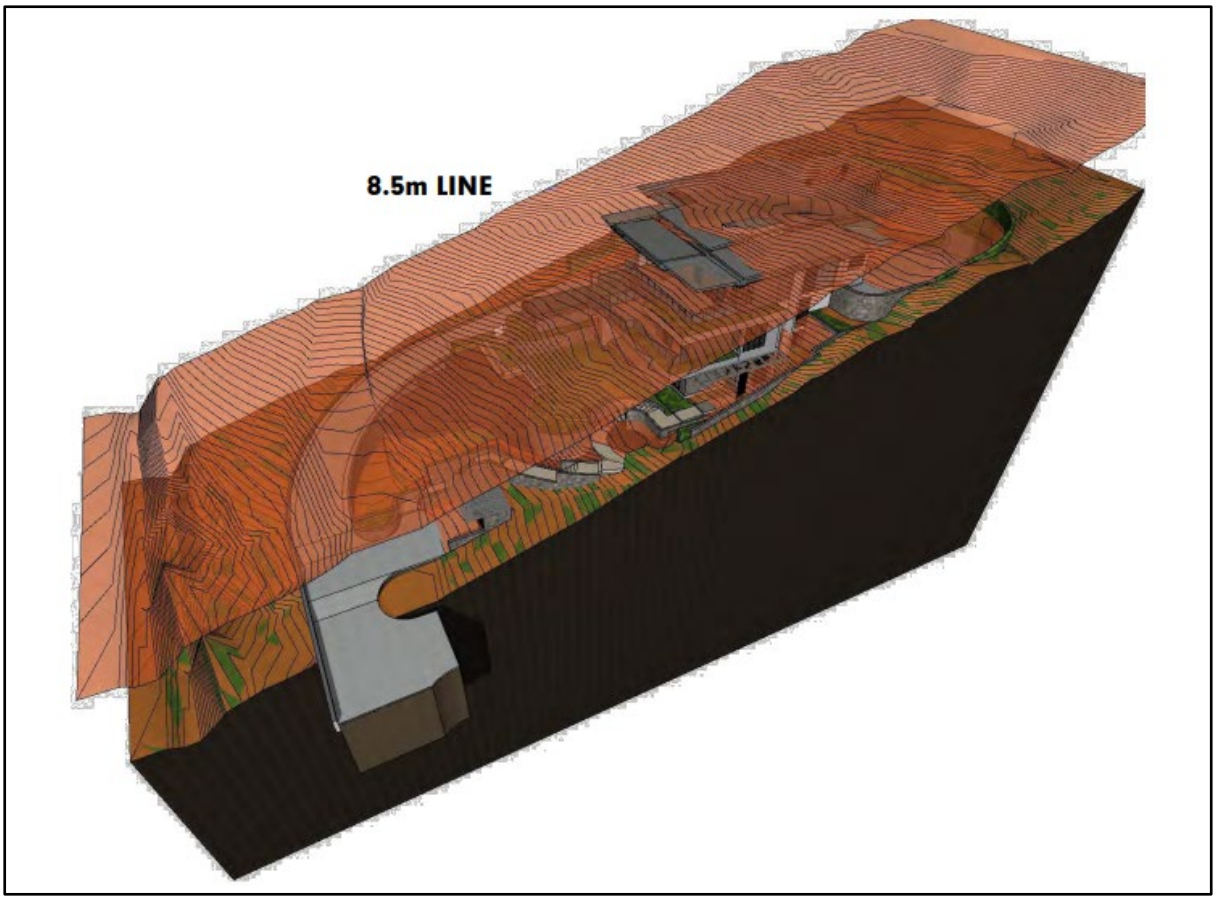


Figure 8: View from south showing the minor protrusion above the 8.5m line.

Landscaping

A detailed landscape plan (**Attachment 7**) has been prepared that retains native vegetation where possible and provides for signature tropical plantings to soften retaining and driveway structures with cascading forms and complimenting the various aspects of the dwelling design and the features of the site.

The landscaping plan ensures that the site is extensively landscaped by a mix of mature screening species and lush tropical species.

The landscaping specifically focuses on screening of the driveway and retaining structures to improve visual amenity outcomes and mitigate impacts on adjoining properties.

Where space is at a premium, consideration has been given to cascading species to ensure they are viable and provide the desired screening.

The plan is supported by a landscaping strategy that identifies suitable species and planning methodology.

Geotechnical

A very small portion (approximately 6%) of the site is located in the potential Landslip Hazard Area and has slopes of up to 20%. Notwithstanding, Murphy Street is known to have some Geotechnical issues. Geotechnical investigations were undertaken on the subject site by Golder Associates in 2001 (**Attachment 8**). This assessment was undertaken for a more extensive development over 10 -14 Murphy St and 2 Island Point Road for ten villa buildings 2 to 3 storeys in height, access roads swimming pools and basement car parking.

The investigation built on four previous investigations and the purpose of the report is to confirm subsurface conditions, slope stability, site preparation and earthworks procedures, and provide geotechnical design parameters.

The development at that time contemplated excavations up to 7.5m which is approximately 2m deeper than proposed with the current development. The report provided engineering commentary on drainage, cut and fill procedures, retaining walls and footings which are all relevant to and will be adhered to with the current proposed development.

The investigation found that with the adoption of sound engineering practices relevant to hillside construction, the overall slope following the development proposed at the time should be stable. The current proposed development will have less excavation than the previous one assessed.

The outcomes of this report have been relied upon in both the architectural and civil design.

Civil Engineering and site access

Due to the slope of the site in relation to Murphy Street, access is to be provided via a shared driveway with the adjoining property. Plans of the proposed access arrangement including longitudinal and cross-sections are provided in **Attachment 3**. The access has been designed in consultation with and has approval from the owner of Lot 114 Murphy Street.

The access will be constructed as a non-standard cross over predominantly within the Murphy Street road reserve.

The site access has been designed to provide vehicular access to the upper portion of the site to the main living levels of the dwelling house. This vehicular access provides convenient day to day accessibility requirements and DDA compliant access. It is also an optimum outcome for the construction and maintenance of the site and dwelling house.

Careful consideration of alignments, construction techniques, and solutions to formalise the access track into a driveway has been undertaken to ensure stabilisation of approximately 73 meters of Murphy Street whilst also maintaining access to the adjoining Lot 114 (PTD2094). The design process has sought the least impact to the Murphy Street vegetation whilst elevating sufficiently to optimise the views for the proposed residence.

The driveway and access have all been designed based on FNQROC standards such as ramps and turning curves and will enhance the streetscape through a refined landscaping aesthetic.

The proposed access uses the contours of the site to minimise deep excavation and fill to support the driveway. Further details of the driveway access arrangement will be provided at the Operational Works stage.

6.5.2 Strategic Framework

The proposed development is Code assessable and does not require assessment against the Strategic Framework.

6.5.3 Detailed Assessment

Assessment of the application against the relevant Planning Scheme provisions is attached as **Attachment 9.**

7. CONCLUSION

The proposed development complies with the relevant provisions of the Douglas Planning Scheme 2018. The development is designed to respond to the superior design outcomes anticipated in Murphy Street and the Flagstaff hill precinct.

All efforts have been made to respond to the natural site constraints and limit impact on visual amenity and landscape values held dear by the region.

Detailed analysis has been undertaken to ensure civil works address slope and geotechnical constraints and provide practical access and serviceability to the proposed dwelling house.

Non compliances with the acceptable outcomes are considered to be minor and the development is able to demonstrate compliance with corresponding performance outcomes and relevant purpose statements.

Overall, the proposal is likely to become an iconic development within the regional context of Far North Queensland.

This report and supporting information are considered to provide adequate grounds to support a Development Permit for a Material Change of Use (Dwelling House) subject to Council's reasonable and relevant conditions.

8. ATTACHMENTS

A. Douglas Shire Council Property Report – 12 Murphy Street, Port Douglas
B. State Assessment and Referral Agency Report- – 12 Murphy Street, Port Douglas

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address	12 Murphy Street PORT DOUGLAS
Lot Plan	113PTD2094 (Freehold - 2023m^2)

Selected Property | Easements | Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone
Environmental Management

More Information
- View Section 6.2.4 Environmental Management Zone Code
- View Section 6.2.4 Environmental Management Zone Compliance table
- View Section 6.2.4 Environmental Management Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Local Plans	**Applicable Precinct or Area** Port Douglas - Craiglie Precinct 1 - 1f Flagstaff Hill	**More Information** • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
Bushfire Hazard	**Applicable Precinct or Area** Very High Potential Bushfire Intensity High Potential Bushfire Intensity	**More Information** • View Section 8.2.2 Bushfire Hazard Overlay Code • View Section 8.2.2 Bushfire Hazard Overlay Compliance table
Coastal Processes	**Applicable Precinct or Area** Erosion Prone Area	**More Information** • View Section 8.2.3 Coastal Environment Overlay Code • View Section 8.2.3 Coastal Environment Overlay Compliance table
Hillslopes	**Applicable Precinct or Area** Area Affected by Hillslopes	**More Information** • View Section 8.2.5 Hillslopes Overlay Code • View Section 8.2.5 Hillslopes Overlay Compliance table
Landscape Values	**Landscape Values** High landscape values	**More Information** • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Landslide	**Applicable Precinct or Area** Landslide Hazard (High & Medium Hazard Risk)	**More Information** • View Section 8.2.9 Potential Landslide Hazard Overlay Code • View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table
Natural Areas	**Applicable Precinct or Area** MSES - Regulated Vegetation	**More Information** • View Section 8.2.7 Natural Areas Overlay Code • View Section 8.2.7 Natural Areas Overlay Compliance table
Transport Road Hierarchy	**Applicable Precinct or Area** Access Road	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Environmental Management

More Information

- View Section 6.2.4 Environmental Management Zone Code
- View Section 6.2.4 Environmental Management Zone Compliance table
- View Section 6.2.4 Environmental Management Zone Assessment table

Selected Property

Land Parcels

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

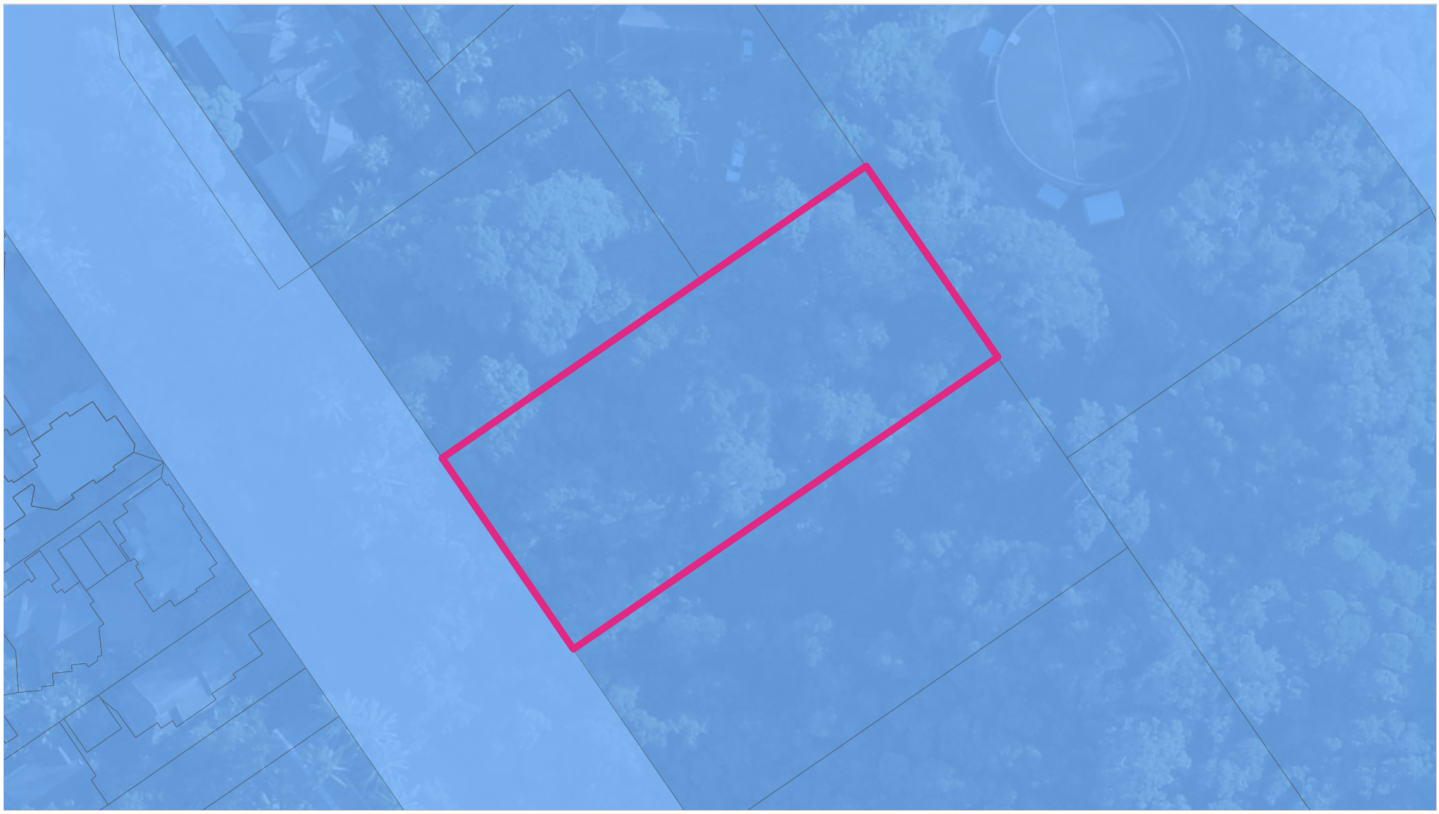
Applicable Precinct or Area

Port Douglas - Craiglie

Precinct 1 - 1f Flagstaff Hill

More Information

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table



Selected Property

Land Parcels

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Bushfire Hazard

Applicable Precinct or Area

Very High Potential Bushfire Intensity

High Potential Bushfire Intensity

More Information

- View Section 8.2.2 Bushfire Hazard Overlay Code
- View Section 8.2.2 Bushfire Hazard Overlay Compliance table

Selected Property

Land Parcels

Bushfire_Hazard

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

Potential Impact Buffer

Very High Potential Bushfire Intensity

all others

Coastal Processes

Applicable Precinct or Area

Erosion Prone Area

More Information

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table

Selected Property | Land Parcels | Coastal Management District | Erosion Prone Area

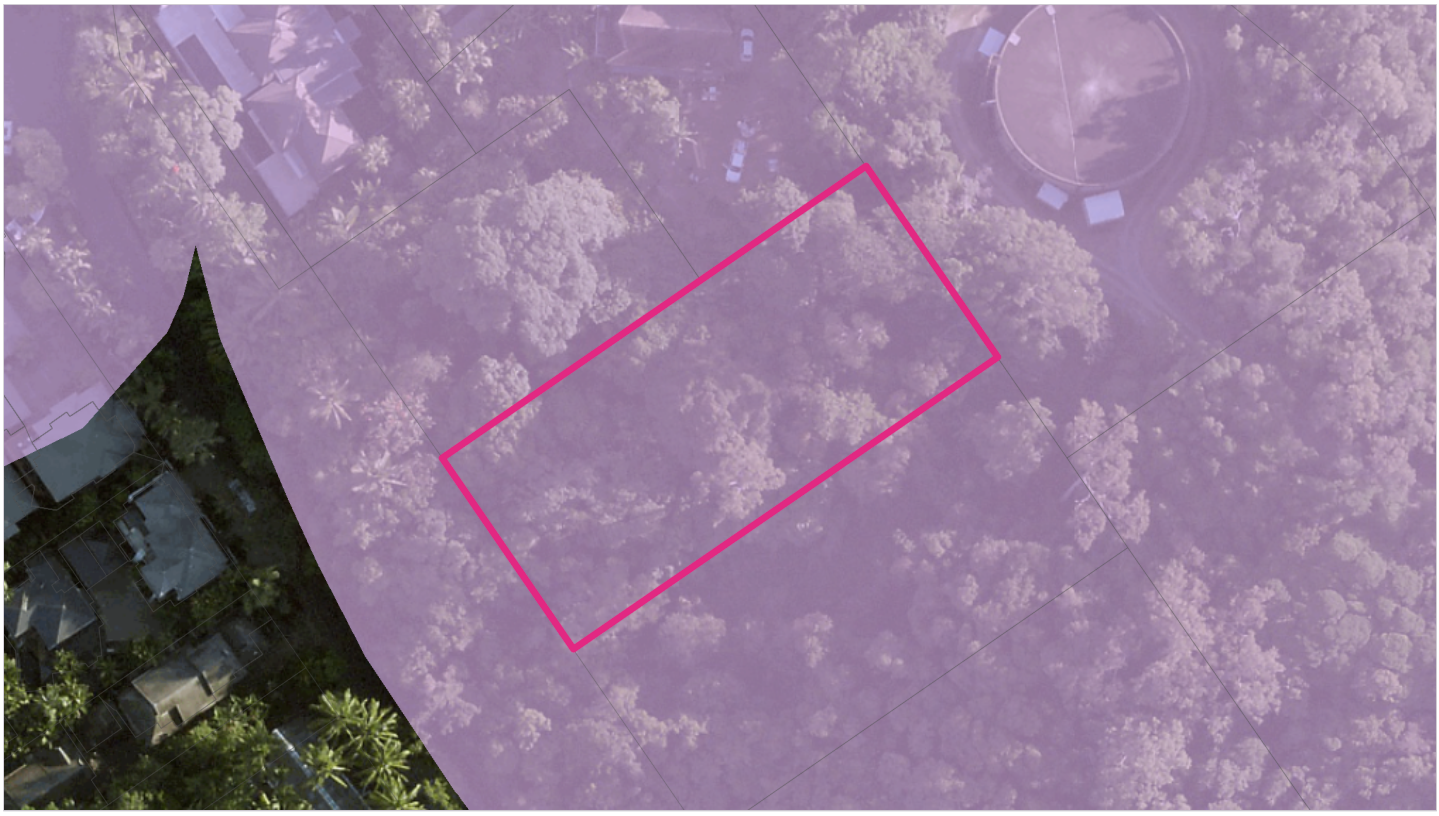
Hillslopes

Applicable Precinct or Area

Area Affected by Hillslopes

More Information

- View Section 8.2.5 Hillslopes Overlay Code
- View Section 8.2.5 Hillslopes Overlay Compliance table



Selected Property | Land Parcels | Area Affected by Hillslopes

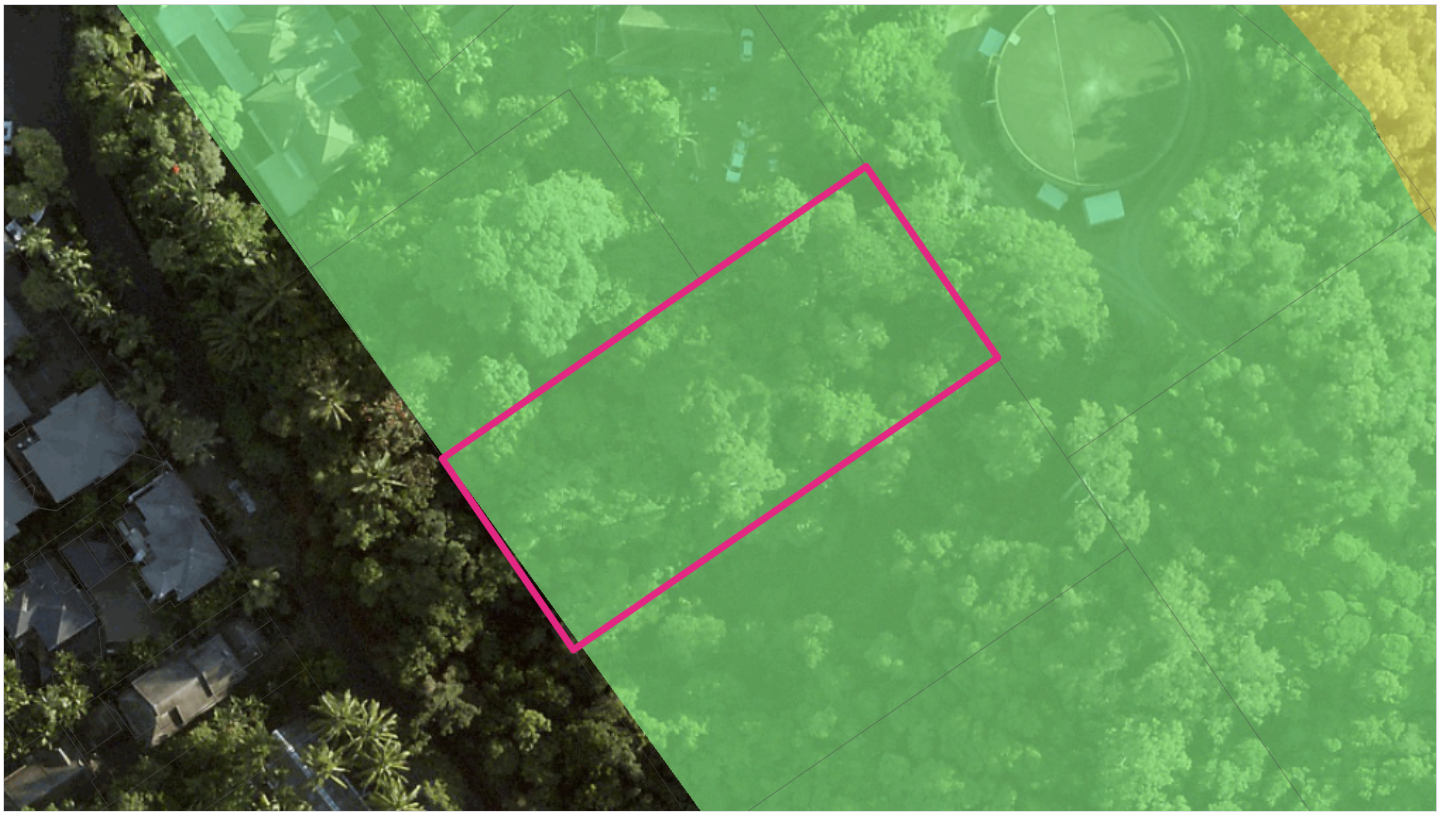
Landscape Values

Landscape Values

High landscape values

More Information

- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table



Selected Property

Land Parcels

Scenic Buffer Area

Gateway

Lookout

Scenic route

Scenic route buffer

View corridor

all others

Landscape Values

Coastal scenery

High landscape values

Medium Landscape Value

all others

Landslide

Applicable Precinct or Area

Landslide Hazard (High & Medium Hazard Risk)

More Information

- View Section 8.2.9 Potential Landslide Hazard Overlay Code
- View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table

Selected Property | Land Parcels | Potential Landslide Hazard

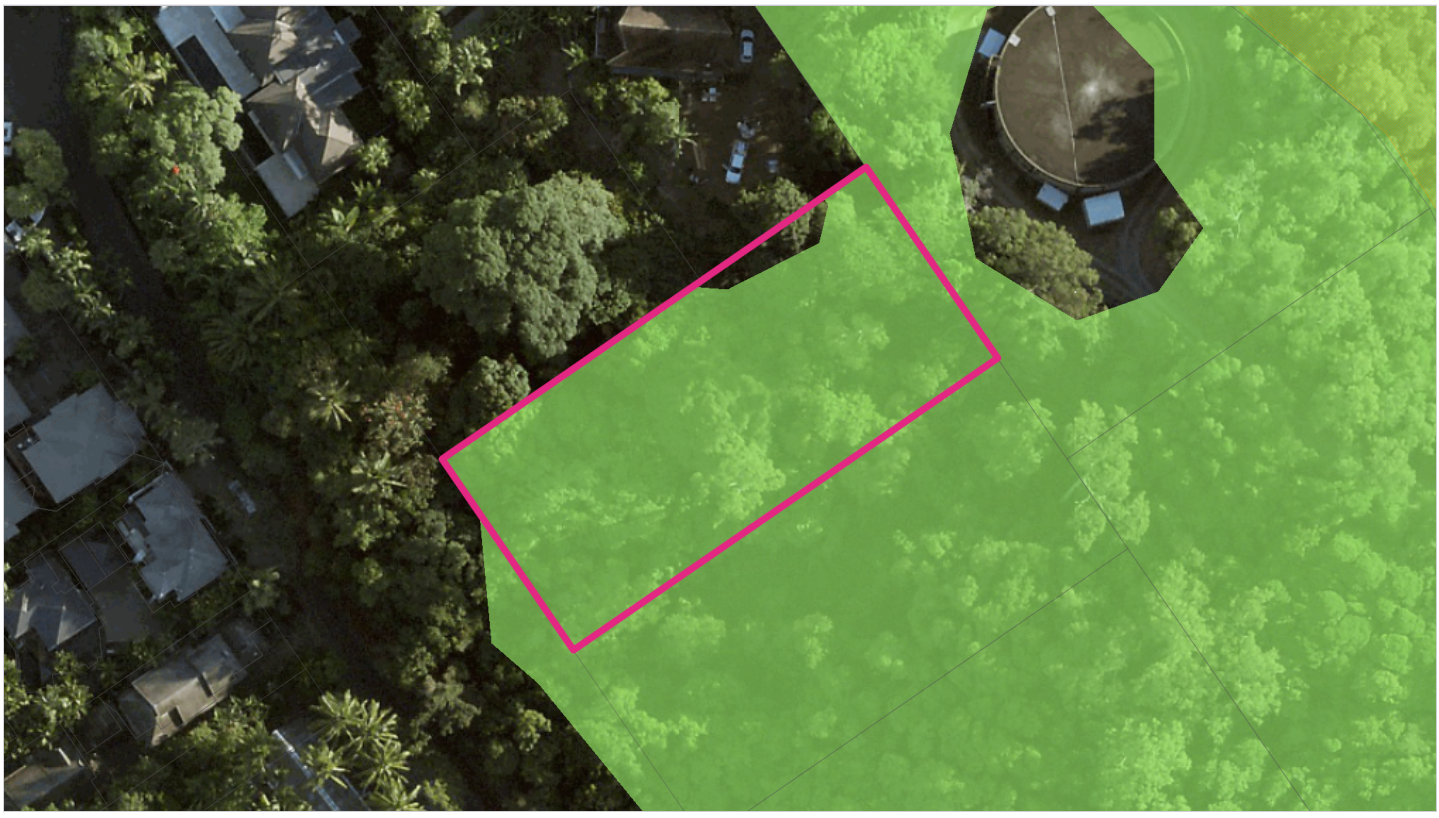
Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation

More Information

- View Section 8.2.7 Natural Areas Overlay Code
- View Section 8.2.7 Natural Areas Overlay Compliance table



Selected Property	Land Parcels	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

State Assessment and Referral Agency

Date: 21/02/2022

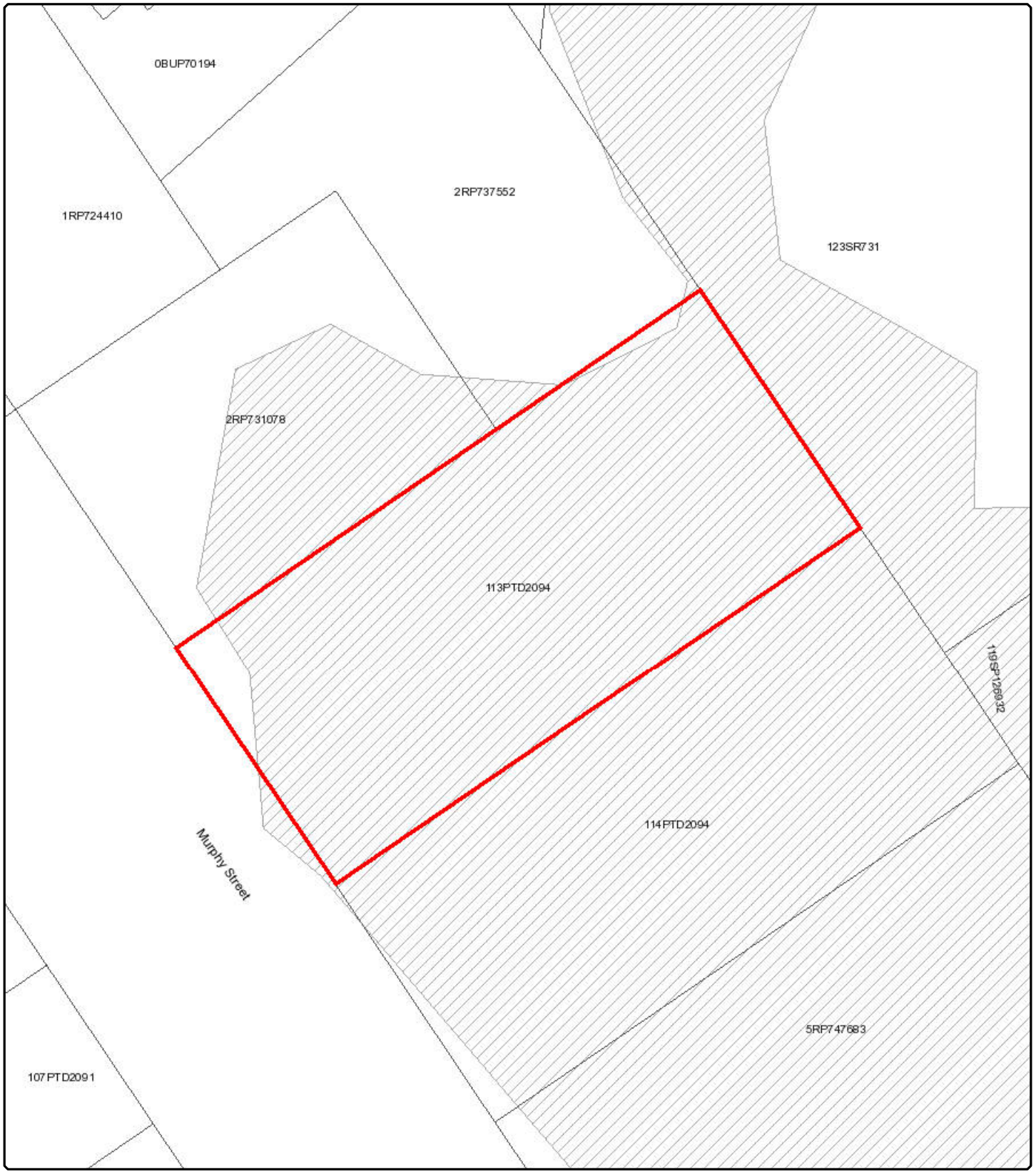
Queensland Government

Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 113PTD2094 (Area: 2023 m^2)
Coastal area - erosion prone area
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 21/02/2022

Queensland Government

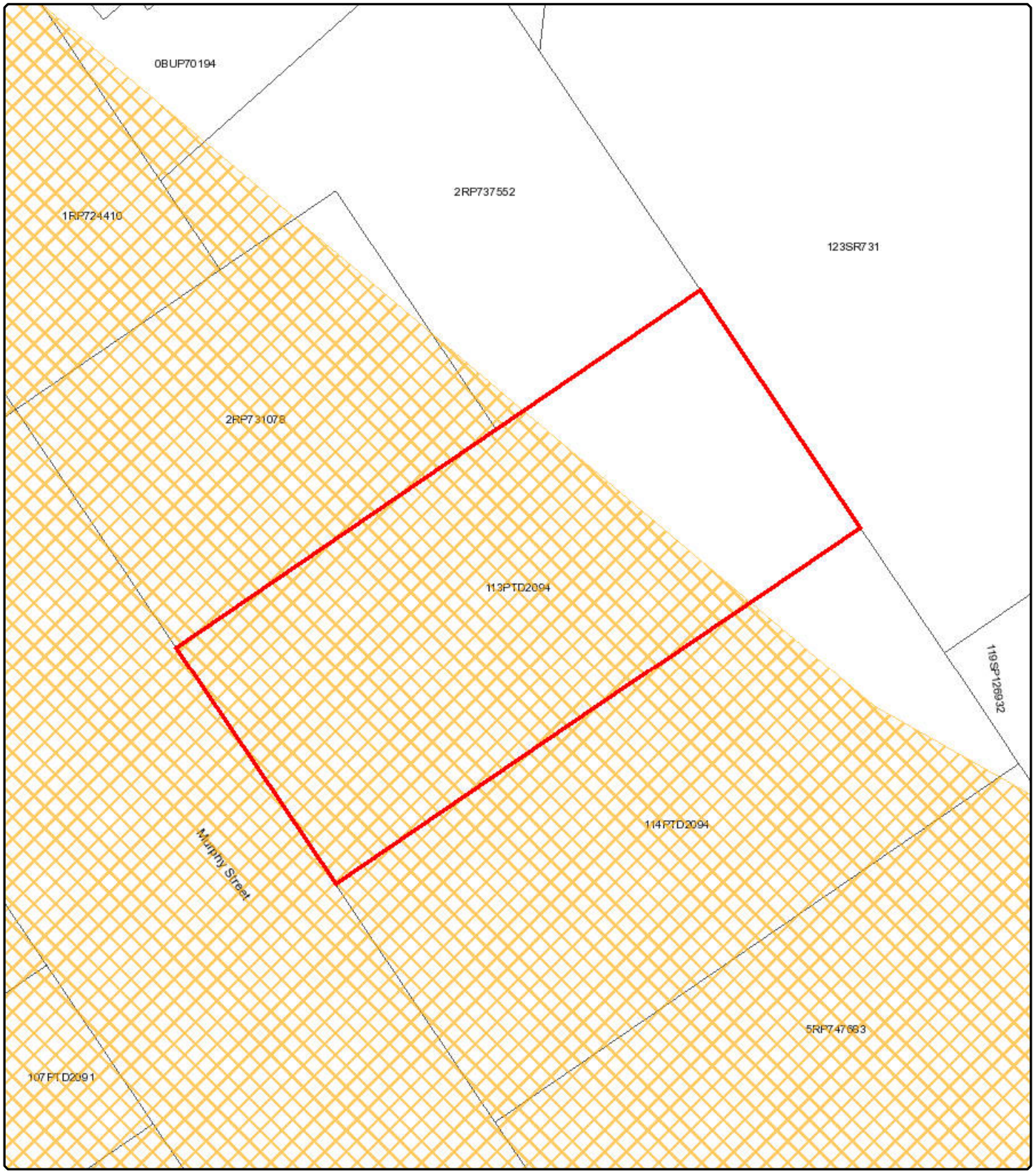
0 10 20 30 40

Metres

Legend

Regulated vegetation management map (Category A and B extract)

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



State Assessment and Referral Agency

Date: 21/02/2022

Queensland Government

Legend

Coastal area - erosion prone area

Coastal area - erosion prone area

0 10 20 30 40

Metres

Attachment 5

Photomontage

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

A PREDOMINANTLY OBSTRUCTED VIEWS OF THE SITE FROM THE PORT DOUGLAS TOWNSHIP

1 PRIMARY VISUAL IMPACT VIEWS ALONG DICKSON INLET REFER PHOTOMONTAGES

NOTE : ALL PHOTOS TAKEN WITH A 50MM LENS AND DISPLAY EXISTING VEGETATION ONLY (PROPOSED PLANTS NOT SHOWN).

MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
VISUAL IMPACT - VIEWPOINTS

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	01.4
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN

MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
VISUAL IMPACT - VIEW 1 (50mm LENS)

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	01.5
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN

MURPHY STREET RESIDENCE

PROPOSED NEW RESIDENCE AT No 12 MURPHY STREET
ON LOT 113 (PTD2094)
FOR : KIM CULLEN & NEIL BIDDLE

DEVELOPMENT APPLICATION
VISUAL IMPACT - VIEW 2 (50mm LENS)

DEVELOPMENT APPLICATION	
PROJECT NO.	MURPHY001
DRAWING NO.	01.6
REVISION NO.	01
DATE	1/3/22

HUNT DESIGN

Attachment 6

Vegetation Report

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

Kim Morris & Associates
PO Box 108 Clifton Beach Q 4879
Ph (07) 4059 1133 Fax (07) 4059 1134 Mob 0409 591 133
Email: kimm@austarnet.com.au

REPORT

Prepared for

Patagorang Holdings Pty Ltd

On

The Site referred to as 'The Hill'
Corner of Murphy Street and Island Point Road
PORT DOUGLAS

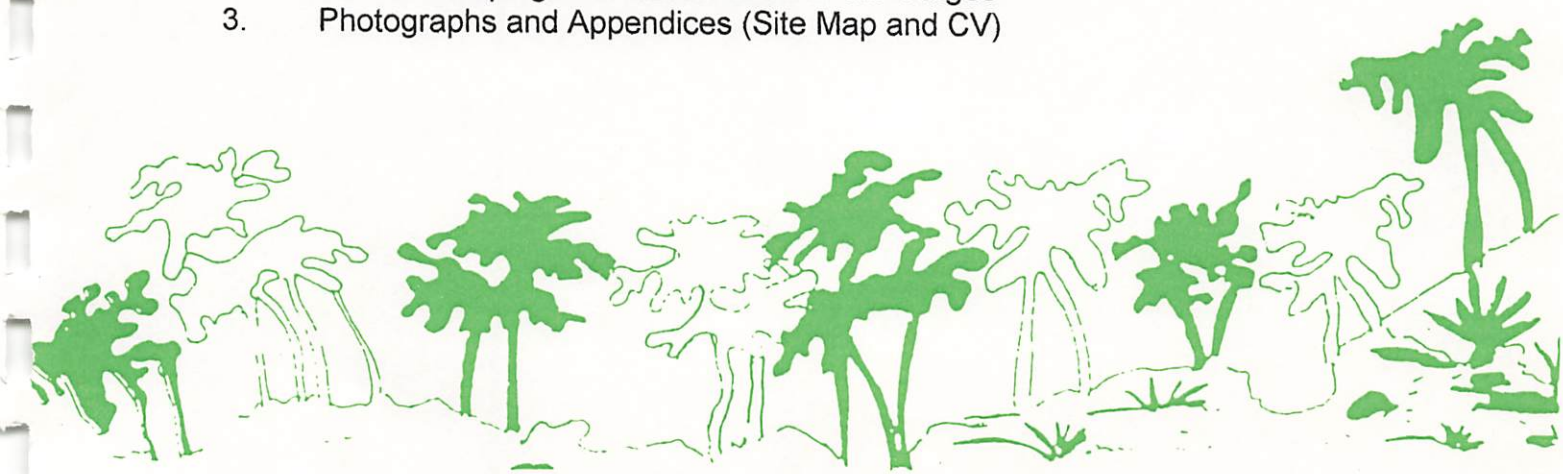
By

Kim Morris Adv.Dip Hort (Nsy/Env)MAIH

May 29 2001

In three parts

1. Report on Vegetation and Supporting Statement For Permit to Damage Vegetation.
2. Re-Landscaping and Maintenance of the Verges
3. Photographs and Appendices (Site Map and CV)



Kim Morris & Associates
PO Box 108 Clifton Beach Q 4879
Ph (07) 4059 1133 Fax (07) 4059 1134 Mob 0409 591 133
Email: kimm@austarnet.com.au

Part 1

REPORT ON VEGETATION

Located at

The Hill Site
Flagstaff Hill
Cnr. Murphy Street and Island Point Road
PORT DOUGLAS

Lot 1 on RP724410, Lot 2 on RP 731078
&
Lots 113 & 114 on PTD 2094

Supporting Statement

For

Application for Permit to Damage Protected Vegetation

May 29 2001

Introduction

Kim Morris and Associates has been asked to inspect the above property and provide details of the vegetation that is or exceeds 250mm in diameter (or 800mm or greater in girth).

The inspection was conducted on Wednesday May 16 and Sunday May 20 2001

Purpose

The purpose of the inspection is to support an Application for a Permit to Damage Protected Vegetation to support redevelopment of the site.

Type of vegetation to be cleared:

1. Acacia crassicarpa
2. Acacia aulacocarpa
3. Alstonia scholaris (Milky Pine)
4. Chionathus ramiflorus (Native Olive)
5. Cocos nucifera (Coconut)
6. Canarium vitiense
7. Delonix regia (Poinciana)
8. Eucalyptus tereticornis
9. Eucalyptus tessellaris
10. Lophostemon suaveolens
11. Mangifera indica (Mango)
12. Schefflera actinophylla (Umbrella Tree)
13. Timonius timon

Noted by above numbers on accompanying site plan

Condition of Vegetation to be Cleared

Alstonia

There are two significant trees that come into this category and are dealt with in a separate part of this report, that recommends their retention.

One other Alstonia scholaris near to the property boundary of the Island Point Road is substantial in size, however has been growing between a concrete drive and swimming pool. The gradual addition of a garden at the base of this tree has become drastically rampant. It is overgrown to the point of great detriment to the health and vigour of the tree. Serious signs of stress already exist, which are evident with 'dead' areas of the canopy. We submit that further disruption would not assist or solve any of these problems.

The Acacias
These are typical of regrowth and pioneer species that are opportunistic in their proliferation. They have a relatively short life span are brittle and subject to a range of the 'wattle' pests such as borer. We observed evidence of this damage in these trees. Some were completely covered with vine.

The Eucalypts
Eucalyptus tereticornis and E. tessellaris suffer regularly from fungal diseases such as Phytophthora spp. (usually water-borne). There is evidence that the typical 'die back' at terminal growth is occurring in these trees. Further, photographs show some of these trees act as a host to substantially large and active termite colonies.

These Eucalypts often have dead, brittle and dangerous falling limbs. (See Photos)

Mango
These are remnant domestic trees or seed-grown varieties and in our opinion have no further significant contribution to the landscape.

Timonius
These occur close to water sources, which forces softer woody growth with prolific foliage in wet conditions. Branch collapse is common.

Native Olive (Chionathus ramiflorus)
Is a readily propagated tree by dispersal of its massive amounts of seed by birds and is considered a pioneer species that is incredibly prolific in its habit to become a dominant species. Its foliage weight in wet conditions causes branch splitting. The tree is considered messy in these conditions.

Schefflera actinophylla
Is a native, however also has the ability to develop parasitic tendencies in the forks of larger trees. This is a prolific tree that also has a very invasive root system.

Lophostemon sp.
This turpentine is an opportunist species and lives on almost any soil type in adequate water. It has the habit of shading out other emerging useful trees and shrubs that require good light.

Canarium sp.
Are prolific and distribute easily to 'cluster out' other equally useful trees. Canarium species require good management in a landscape.

Delonix regia (Poinciana)
There are two occurrences of these trees and both are in decline. They demonstrate the characteristic of the species in the decay of limbs and trunks as they move past their use by date. These shown no evidence of any management. Some were completely covered by vine.

Evidence of Arboricultural and Vegetation Management

There is no obvious evidence that the trees that are in this category have enjoyed any form of management to enhance their value or usefulness. Or indeed, decisions to cull unwanted rampant varieties that have a tendency to dominate.

Decay from a variety of reasons (fungus, bacterial and viral problems) in many of the species has rendered them useless and in time, would need to be removed as a matter of safety and good cultural practice. As an example, the development of white ant colonies and nests in the Eucalypts and 'die back' of terminal growth on many of the species that produce large dead limbs that fall indiscriminately.

Safety is one aspect of the landscape that has not been addressed to any degree of evidence.

Vegetation is dominated by invasive trees and perennial weed species, Further, vines have covered extensive parts of the property and are constricting and killing a number of trees in this category.

Vegetation replacement

We are aware of the proposals that are contained in the Landscape Plan by Environmental Resource Management Australia Pty Ltd that support the refurbishment of the redeveloped site.

We are satisfied that the Plan as it exists, will adequately address the following issues:

- A selection of endemic native species in trees, shrubs and groundcovers.
- The use of species that will create a dense and attractive amenity benefit that will also compliment the appearance and attraction of Flagstaff Hill.
- The use of species that will maintain the attraction of flora and fauna to the landscape.
- The selection and placement of trees and taller palms that will enhance the landscape and provide high value in lessening the severity of environmental stress through lowering and dispersing wind speeds, moderating temperatures, and providing protection for fauna.
- The proposals (discussed later) to retain two significant trees of the Flagstaff Hill landscape.

Vegetation replacement (Cont.)

We acknowledge that the financial investment, by itself alone, to redevelop the site is reliant on an outstanding landscape plan and ongoing management that provides the best possible outcomes from the creation of the right blended environment.

Remaining Vegetation - Protection and Retention of *Alstonia scholaris(2)*

We strongly support the proposal to retain the two trees (*Alstonia scholaris*) marked Tree A and Tree B on the enclosed plan.

Further we support the plans to provide an elevated nature boardwalk between the trees to allow access without impact

Overview

Tree A is the larger (6metres girth) and is located on the lower western side and is in excess of 100 years old.

They stand approximately 10 metres apart from each other and are approximately 35m high.

Tree B has a girth of approximately 4.9 metres. Together they have a crown of approximately 18 metres in diameter. They are reliant on each other's existence to continue a useful and important life. This tree is slightly younger than Tree A.

Both are considered to be in excellent condition with the exception of a parasitic tree growth on Tree B. The removal of the parasitic growth will enhance the tree and provide further stability over time.

Protection

Protection of the trees will be required prior to and during construction. We offer that the following components should be considered in developing a "Tree Protection Clause'.

i. Buildings in close proximity to the trees should incorporate a post and beam construction style, to provide a floating slab.

ii. Other footings in the immediate vicinity should be by Frankipile style construction.

iii. Trees to be protected during construction by a compound style protective fence that circles both trees together to a maximum of three metres from the outsides of the trunks. The compound fence should be approximately 2m in height.

Protection (cont.)

iv. The 'protection zone' should extend to the actual combined drip line of the trees.

v. An earth bund wall approximately 30cm high and following that part of the circumference of the combined drip line on the upper side of the two trees (or at absolute least at the 3m fence line) should be constructed to catch/deflect contaminated run off.

vi. Disturbance of the earth within the compound and to the tree drip line should be by hand excavation only.

vii. Disturbance and/or accidental damage to the root or branch systems should receive the approval of or be reported immediately to the Landscape Architects. A 'first aid' plan of various treatments will be required.

viii. Additional appropriate protection such as shade cloth/Hessian should be afforded the trees during painting or other dust and plaster/concrete applications.

ix. Compaction of the earth should be avoided. If compacted, the earth should be cored to a depth of 450mm at 600mm intervals and backfilled with coarse river sand.

x. The parasitic growth on Tree B should be pruned but not completely removed before construction and treated on completion of construction to remove any new growth.

xi. Topsoils should not be removed from any surface within the combined trees' drip line.

xii. Topsoil or other introduced materials cannot be placed/mounded near the trunks of the trees.

xiii. A pre construction inspection by a qualified arborist to Establish the 'check list' for the Tree Protection Clause, should be considered.

xiv. A mid or post (or both) construction inspection by a qualified arborist to resolve any pruning, surgical procedures, condition and resettlement reports should also form part of the Tree Protection Clause.

Proposed Method of the Disposal of Vegetation
To be advised

Timing of Disposal Activities
Subject to approval and to be advised

Machinery to be utilised
Subject to result of application and will be advised.

Environmental Management Considerations
We support any measures of environmental management considerations as required by the Environment Protection Act 1984 to be applied during the clearing process.

Impact on Wetland, River, Stream, Watercourse
To the best extent of our experience, we offer that the removal of vegetation will not impact on wetland, river, stream or watercourse.

Affect on Downstream Water Quality
We offer there will be no affect on downstream water quality.

Risk of Landslip, Salinity or Erosion
We offer there will be no affect on landslip, salinity or erosion

We offer that the proposal is not within a water supply catchment and the site does not form part of a Nature Conservation or Parkland Corridor.

Summary

We offer that the removal of the above vegetation meets with the criteria of for the application of a Permit to Damage Vegetation.

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Principal
Kim Morris & Associates -Cairns
May 25 2001

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Part 2

Re-landscaping and Maintenance of the adjoining Murphy Street and Island Point Road Verge

Introduction

We have been asked to comment on the proposal to develop, as a separate matter, the verges that adjoin the property with Murphy Street and Island Point Roads.

Benefits

A redeveloped landscape of the verges would rationalise the immediacy of work required to address the issues of overgrowth, undesired dominant species and weed growth.

A plan that could integrate the development of the site with the verges would compliment the overall appearance of the Murphy Street and Island Point approaches to Flagstaff Hill.

Indeed the development of the verges would provide continuity of the Flagstaff Hill landscape and would uplift the character and views to and from other areas of the Port Douglas township.

Redevelopment of the verges provides tangible economic benefit to the community as it does with the overall development. In our view one of the greatest benefits is the offer of a maintenance program that will continue to allow the orderly development of the landscape.

By allowing the re-landscaping of the verges in conjunction with the overall landscape, 'vested interest' will ensure that economy, aesthetics and community benefit are achieved and importantly, maintained.

Suggestion of Species to be Considered for Re-landscaping the Verges.

A natural extension from the site development to the verges to achieve aesthetic continuity of the landscape is desirable.

The verges offer a high degree of drainage by virtue of their natural slope.

These species could be considered in a plan to re-develop the verges and consist of a blend of native and exotics to create texture, colour, shape and management:

Existing stands of Alexandra Palms could be incorporated into the plan.

Cycads

Zamia	furfuracea
Cycas	revoluta
Lepidozamia	hopei (N)

Pandans

Pandanus	gemmifer
Pandanus	veitchii
Pandanus	baptistii

Bromeliads

Bromeliad and Neoregelia Spp.

Palms

Archontophoenix alexandrae (N)
Hydriaestele wendlandiana
Licuala ramsayi (N)
Wodyetia bifurcata (N)

Large shrubs/Small Trees

Leptospermum brachyandrum (N)
Xanthostemon chrysanthus (N)
Metrosideros queenslandica (N)

Grasses/Strappy leaves/Groundcovers

Lomandra longifolia (N)
Rhoeo discolor Large, small and bicolor
Dianella 'Border Gold'
Hymenocallis littoralis
Curculigo recurvata (N)
Curcuma australasica

Small Shrubs
Grevillea spp ('Robyn Gordon', 'Honey Gem') (N)
Gardenia Sp and 'radicans' as groundcovers
Orthosiphon aristatus (N)
Graptophyllumn Spp.

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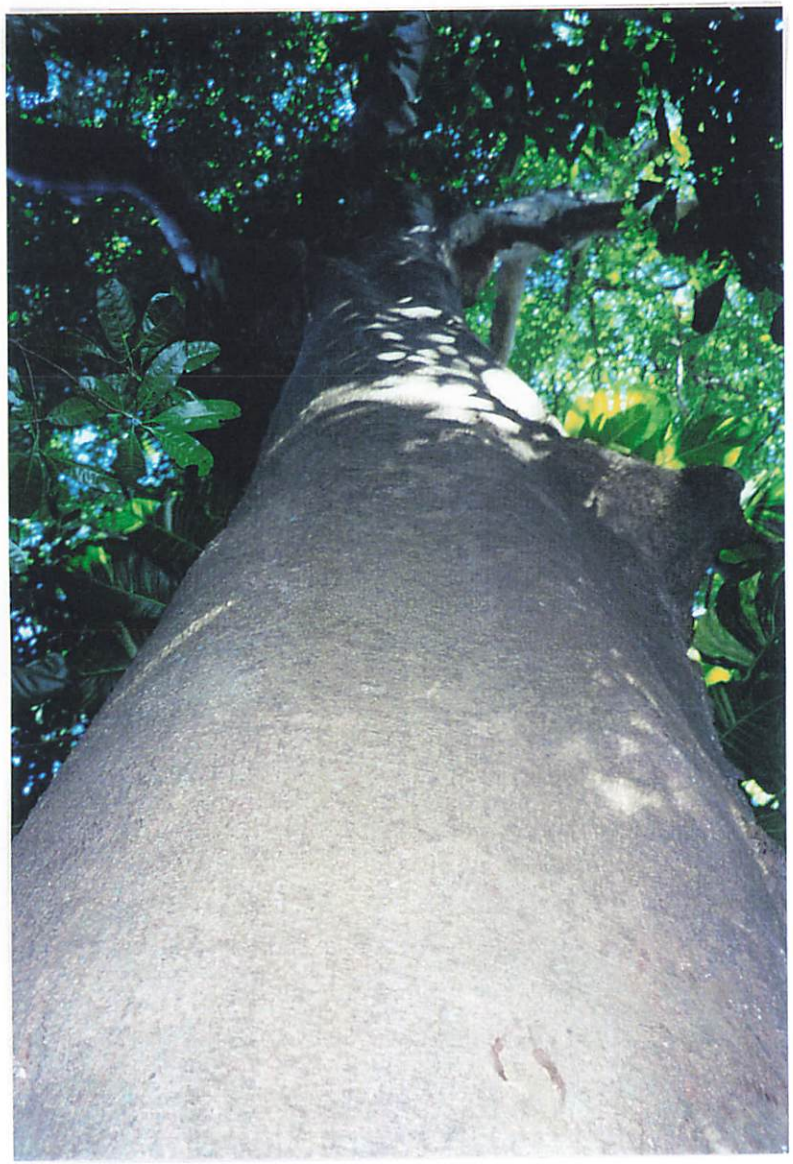
APPENDIX

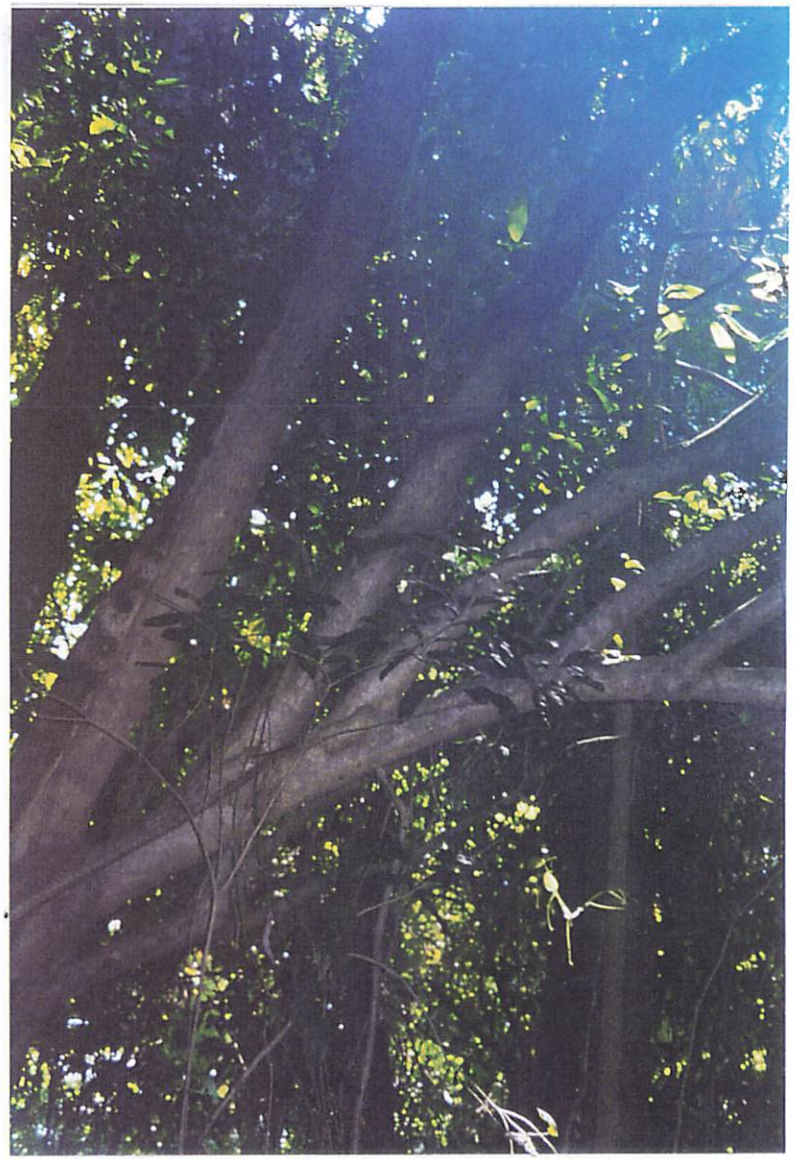
PHOTOGRAPHS



Alstonia scholaris (Tree A)
Girth Approx 6m

Alstonia scholaris (Tree B)
Girth Approx 4.9m
Evidence of parasitic growth

Alstonia scholaris (Tree B)



Alstonia scholaris (Tree B)
Parasitic tree growth and vine
Management program would include the
removal of this growth

Murphy Street Verge
Stand of Alexandra Palms

Chionathus ramiflorus (backgnd)
Overgrown and suffering from rampant vegetation
Eucalyptus tereticornis (foregnd)

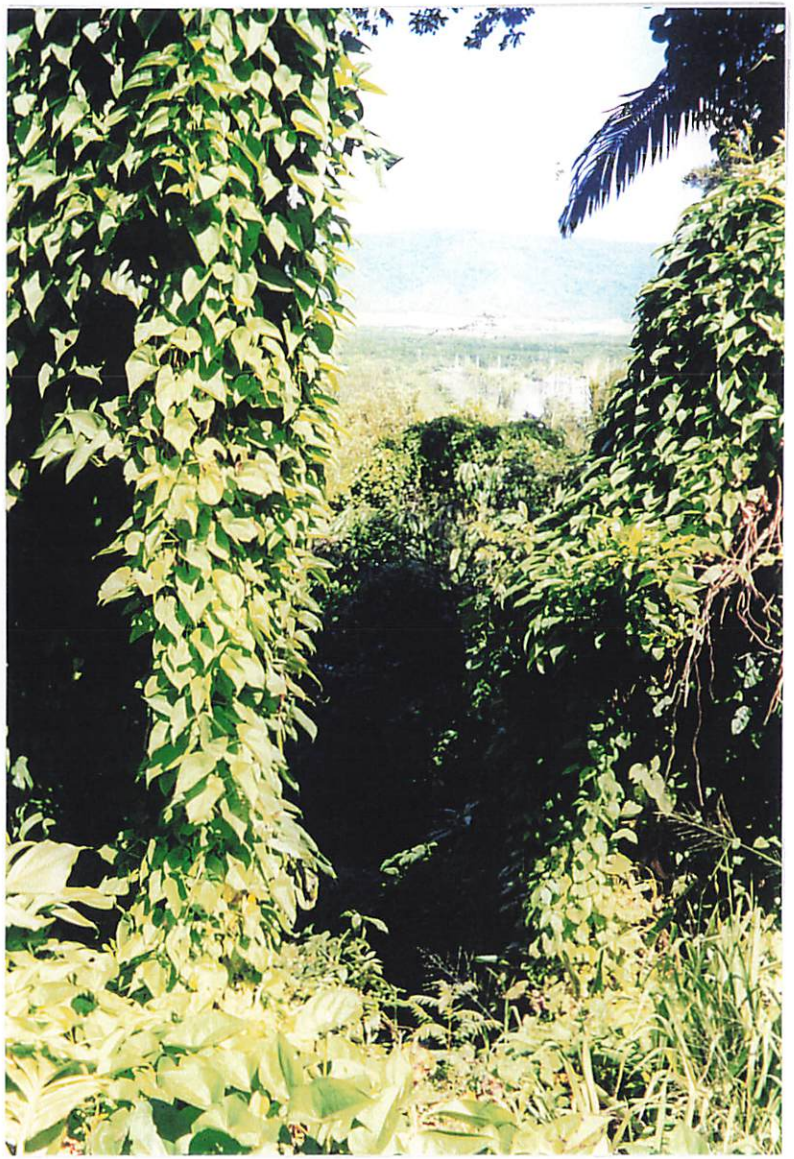
Alstonia scholaris
Island Point Road boundary

Confined by drive and pool.
Uneven growth/dependent vegetation

Alstonia scholaris
Island Point Road boundary
Uneven disrupted canopy

Uneven and interrupted growth of
Eucalyptus tereticornis

White Ant infestation on
Eucalyptus tereticornis



Rampant vegetation
Covering some subject trees

Note Die back of eucalyptus tereticornis top left

Rampant overgrowth on the top side of
the Murphy Street Verge (western property boundary)

Mango (forgnd) and Timonius (rear)

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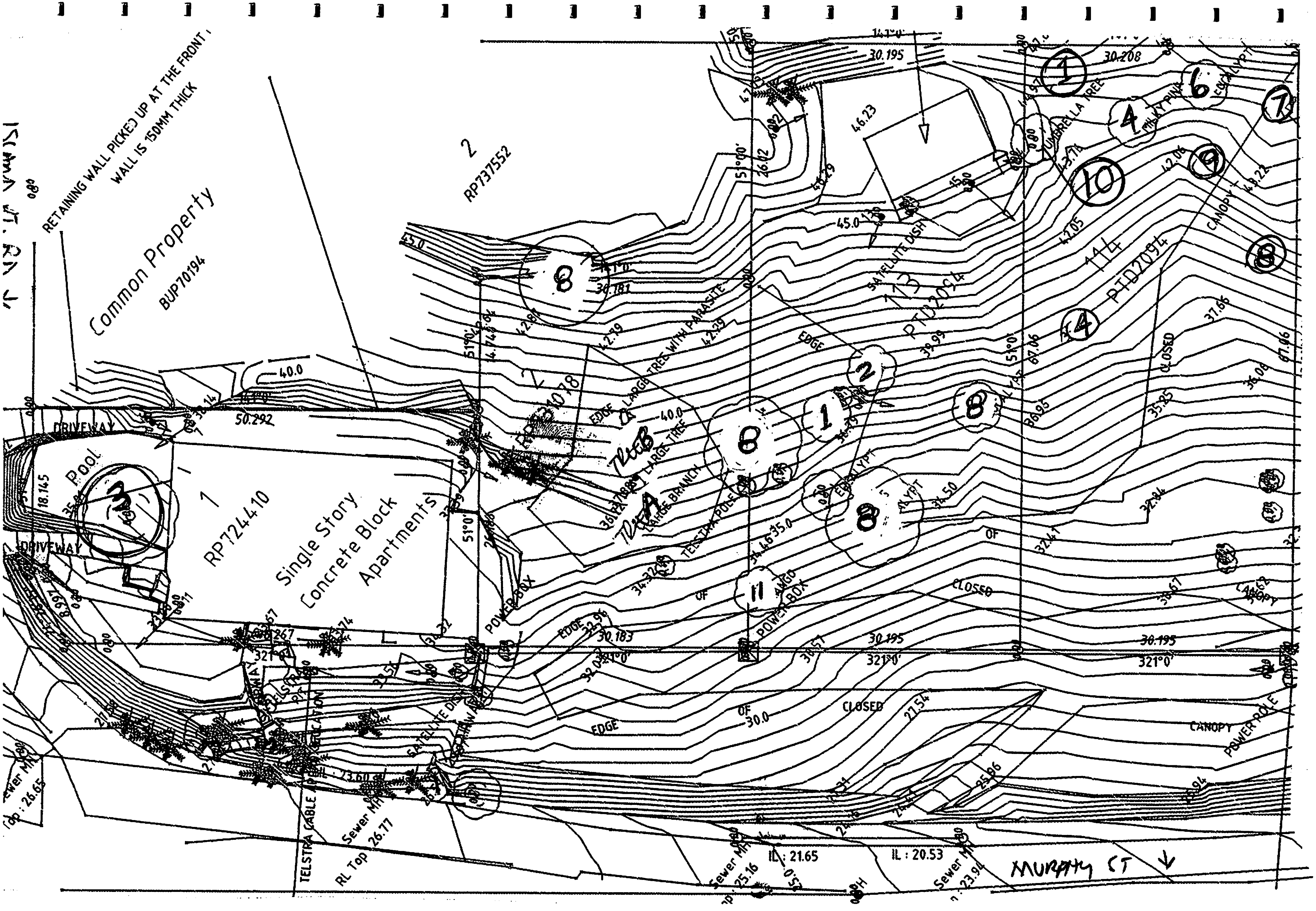
APPENDIX 2

SITE MAP
OF
TREES GREATER THAN 250mm
AND
ALSTONIA scholaris TREES A & B


RETAINING WALL PICKED UP AT THE FRONT
WALL IS 150MM THICK
Common Property
BUP70194
2
RP737552
DRIVEWAY
Pool
1
RP724410
Single Story
Concrete Block
Apartments
DRIVEWAY
50.292
30.195
30.208
30.181
30.183
321°0'
51°0'
UMBRELLA TREE
SATELLITE DISH
PTD2094
LARGE TREE WITH PARASITE
LARGE TREE
LARGE BRANCH
TELSTRA POLE
EDGE
POWER BOX
CLOSED
CANOPY
POWER POLE
SATELLITE DISH
TELSTRA CABLE
Sewer MH
RL Top 26.77
IL : 21.65
IL : 20.53
MURPHY CT

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APPENDIX 3

Curriculum Vitae

Kim F Morris

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Kim Francis Morris

Principal
Kim Morris & Associates

Background

Kim Morris has an Advanced Diploma of Horticulture (Nursery and Environment) and a Certificate in Assessment and Training.

Kim Morris has been involved in the nursery and garden industry for the past 25 years and has owned. operated, managed and consulted with nursery, landscape and related businesses.

Morris has been involved in performing greenstock, amenity horticultural business valuations and assessments for the following clients since 1989:

Queensland Dept Main Roads	Tree/stock assessments and resumptions of property
Ernst and Young	Nursery receivership
Knight Frank	Nursery receiverships
Gadens Lawyers	Third Party Claim
AMP- DeKoenings Loss Adjusters	Third Party Claim
KPMG - Cairns	Receivership and Purchase of Nursery/Landscape business
Qld. Police Service	Environment damage
Private Assessments	Tree valuations, landscape assessments and Insurance claims for cyclone damages.

Morris has appeared as an Expert Witness for the Queensland Government's successful defence of a resumption settlement.

Morris' reports have been used in other property settlements in civil and family courts.

Morris is a member of the following professional organisations:

Australian Institute of Horticulture (AIH)
Nursery and Garden Industry Australia (NGIA)
Nursery and Garden Industry Queensland (NGIQ)
International Plant Propagators Society (IPPS)

May 29 2001

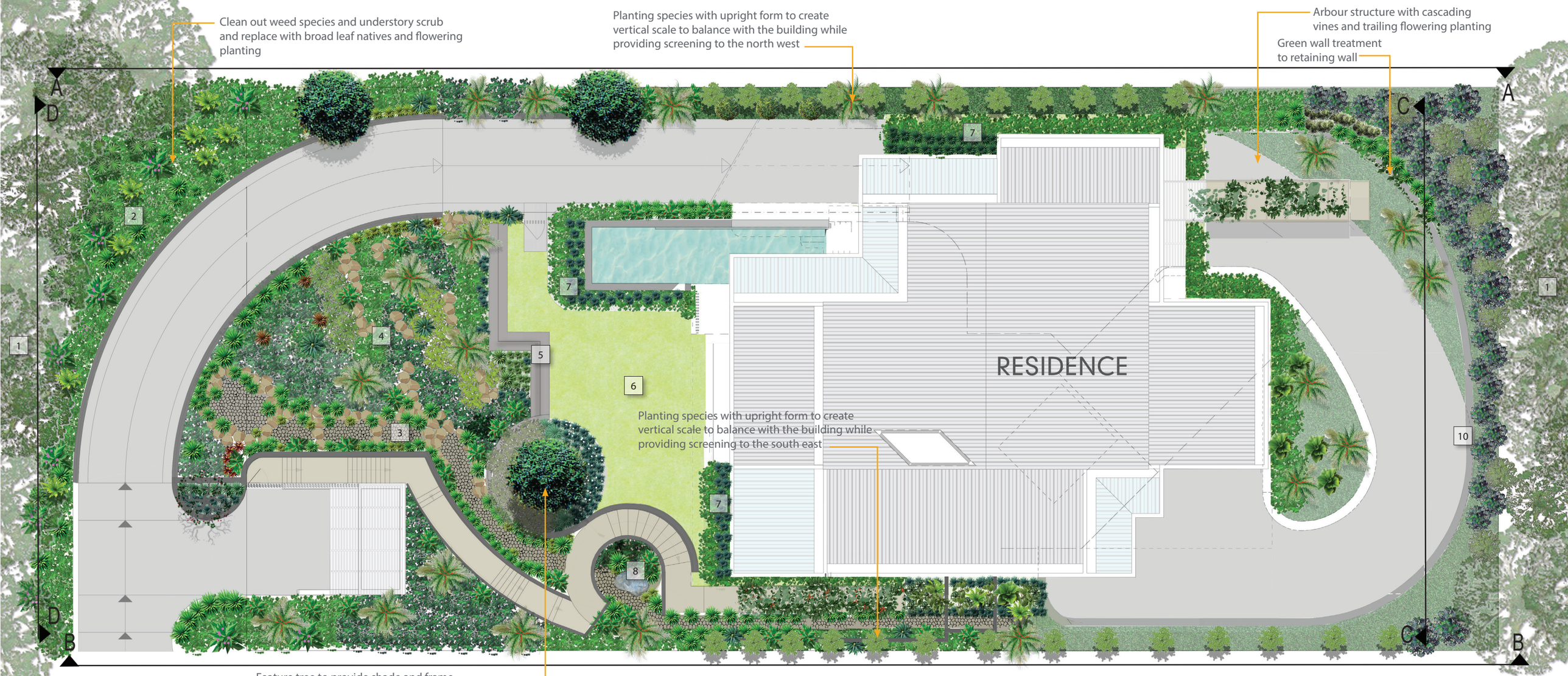
Attachment 7

Landscaping Plans

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES



Design intent

The aim of the garden design is to create a sense of being enveloped by the natural rainforest backdrop of Flagstaff hillside. A truly immersive experience, creating the feeling of being surrounded by wild, untamed foliage. The intent is to reference the coastal tropical look, with a palette of natural tones from FNQ native and indigenous rainforest plants with splashes of bright colour.

The intent is to retain a band of natural vegetation at both the front and rear of the lot. This will reduce the visual prominance of the proposed new house and along with the use of a dark colour palette will help it to be visually absorbed into the vegetaion backdrop. In the two locations where the new house may be visible, the it will appear as a low profile, detached element surrounded by vegetation, and is not expected to be visually dominant.

The existing vegetation will also provide shade, scale and a sense of being nestled into the hillside.

Planting design

Bursting with colour and texture, the tropical-inspired garden will be exuberant. Juxtaposing brightly coloured oversized plants with exaggerated physical forms creating interest and drama. The garden will allow the homeowner to enjoy the beauty of the plants and to appreciate the way they have been placed in the landscape with the following key drivers:

- framing views;
- providing focal points;
- enclosing spaces ;and
- triggering feelings and emotions.

Density is a vital part of the pedestrian entry design. To replicate the entwined rainforest look, tropical plants in this location will be planted closely together. Gaps between taller plants will be filled with clumping gingers and spreading plants.

Densely planted green walls will add a sense of mystery and adventure to the winding entry steps. edges will be kept neat with low-growing grasses to line the sides of the path.

The colour palette will greet visitors with soft pinks and purples, before highlighting the arrival experince with plants that boast coloured flowers in sunset colours. Plants with leaves in vibrant shades of reds and oranges will add flamboyance and warmth to your glossy-green foliaged landscape.

Lipstick Palm trees will provide the necessary scale and drama that define this striking tropical garden. While vigorously growing tropical plants will help conceal retaining walls and fences, coupled with vertical green wall treatments. They will also help give the illusion of the garden spaces extending beyond its borders.

Shade for the garden will be provided by retaining bands of existing native vegetation to the front and rear of the property as well as studding the garden with feature trees, palms and fragrant vine arbours. The sweet, light scent of citris trees in large pots will line terraces on the western side of the house.

As the trees and other plantings grow, the environment and character of the garden will change: spaces with wide open views may become more enclosed; and open sunny areas may become cool shaded spaces.

A custom stacked boulder sculptural water feature will provide a punctuation to the natural dry creek swale. This cooling focal point will make this tropical garden complete.

Legend

1	Existing vegetation
2	Entry planting
3	Dry creek swale
4	Natural rocky embankment
5	Off form concrete seating
6	Lawn
7	Terrace planting
8	Water feature
9	Arbour
10	Green wall to retaining

MURPHY STREET RESIDENCE

DEVELOPMENT APPLICATION LANDSCAPE CONCEPT PLAN | Rev 1

Scale 1:200 @ A3

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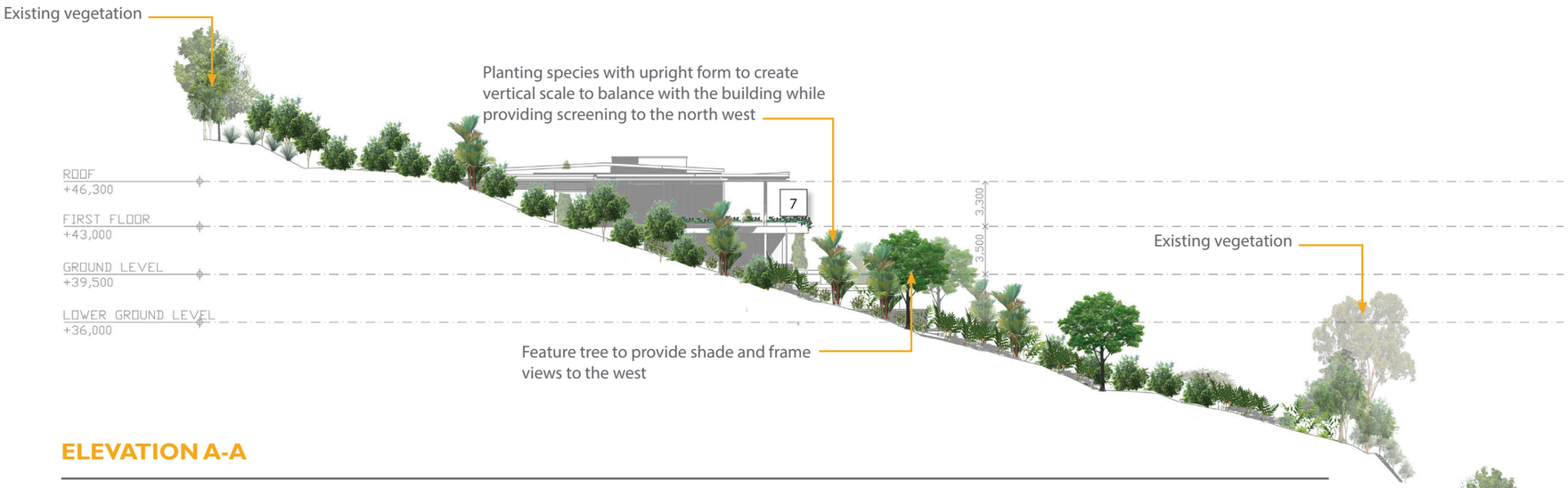
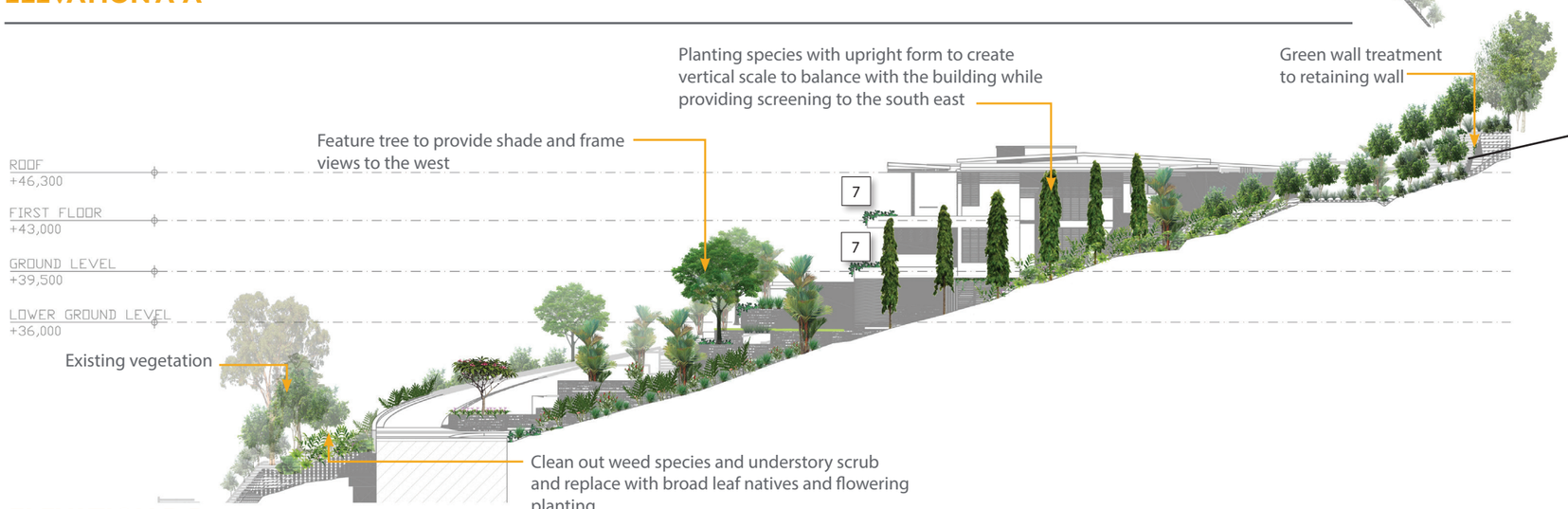
LANDPLAN
LANDSCAPE ARCHITECTURE

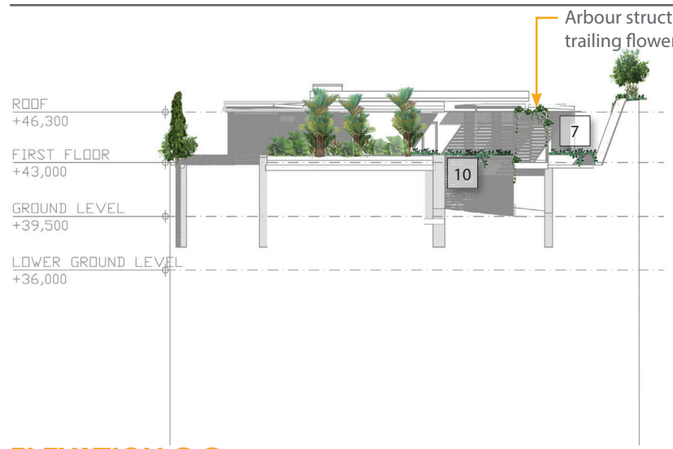
a PO Box 781 Bungalow 4870 | m 0439 005 294 | e simon@landplanla.com.au



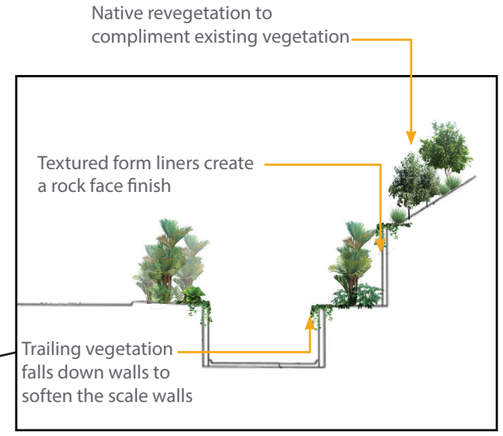
ELEVATION A-A



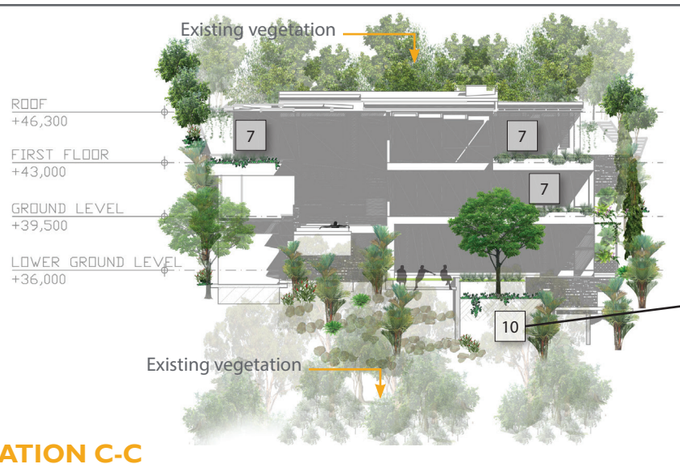
ELEVATION B-B



ELEVATION C-C



INDICATIVE GREEN WALL SECTION



ELEVATION C-C

INDICATIVE GREEN WALL TREATMENT

MURPHY STREET RESIDENCE

DEVELOPMENT APPLICATION LANDSCAPE SECTIONS & ELEVATIONS| Rev 1

Scale 1:200 @ A3

LANDPLAN
LANDSCAPE ARCHITECTURE

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1 ENTRY EXPERIENCE - 'SENSE OF ARRIVAL'

DESCRIPTION: Setting the scene with attractive gardens using tropical foliage to soften retaining and driveway structures. Species will reflect the native understory plantings along the existing retained vegetation and introduce splashes of colour to and draw visitors into the arrival experience.


Spathioglottis species


Liriope species


Viola hederacea


Aslpenium species


Neomarica species


Blechnum species


Philodendron xanadu


Plumeria species


Gardenia psidioides


Etlingera elatior

2 ARRIVAL EXPERIENCE

DESCRIPTION: Signature tropical planting surrounding the entry driveway and steps. Small tropical feature trees frame views to the house with randomly positioned mature lipstick palms providing scale to balance the built form. Colourful understorey planting with rocky outcrops and a dry creek bed creating depth and interest.


Alpinia species


Pandanus amaryllifolius


Syzygium cascade


Ixora malay pink


Cyrtostachys renda


Philodendron selloum


Philodendron xanadu


Alcantarea species


Cordyline species


Blechnum species


Philodendron xanadu


Plumeria species


Gardenia psidioides


Etlingera elatior

3 RECREATION- 'SECLUDED'

DESCRIPTION: Low simple palette allowing views and softening hard surfaces with cascading forms.


Dichondra 'Silver falls"


Zephranthes candida


Dianella species

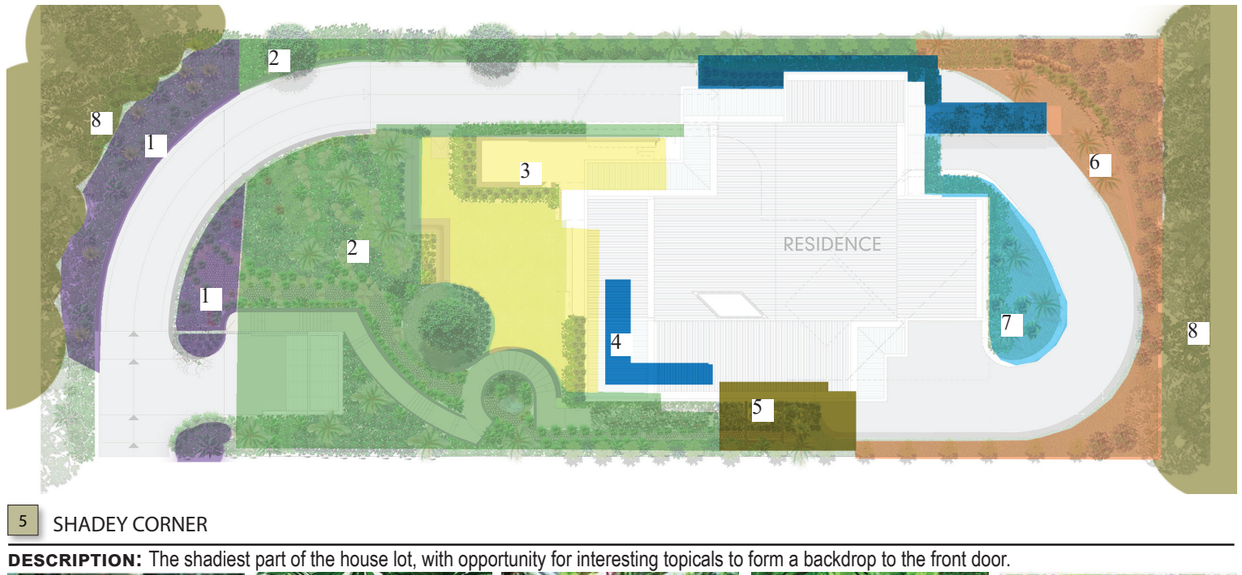
4 TERRACE PLANTING

DESCRIPTION: Low simple palette allowing views and softening hard surfaces with cascading forms.


Casuarina 'Cousin it'


Zephranthes candida


Liriope evergreen giant



5 SHADEY CORNER

DESCRIPTION: The shadiest part of the house lot, with opportunity for interesting topicals to form a backdrop to the front door.


Calathea species


Licuala species


Heliconia species


Aslpenium species


Viola hederacea


Blechnum species


Calathea species


Tacca species


Gardenia psidioides


Bromeliad species

6 BACKDROP

DESCRIPTION: Where possible revegetation of batters with low/medium native planting. Hanging and climbing vines to help sften retaining walls


Mucana species


Syzygium species

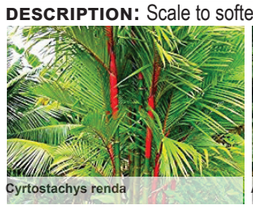

Melicope rubra


Xanthostemon species


Tacomanthe species

7 REAR TERRACE

DESCRIPTION: Scale to soften the driveway retaining and reflect backdrop planting


Cyrtostachys renda


Alpinia species


Syzygium dwarf species


Licuala ramsayii


Gardenia species


Curculigo species

8 EXISTING VEGETATION

DESCRIPTION: Retain exisitng mature native vegetaion where possible, clean out weeds species and introduce native understory planting.

MURPHY STREET RESIDENCE

DEVELOPMENT APPLICATION LANDSCAPE PLANTING STRATEGY| Rev 1

LANDPLAN
LANDSCAPE ARCHITECTURE

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Attachment 8

Geotechnical Report

KELLY REASTON

kr

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A.B.N. 64 006 107 857

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REPORT ON

GEOTECHNICAL INVESTIGATION
LOTS 1, 2, 113 AND 114
CNR OF MURPHY STREET AND ISLAND POINT ROAD
PORT DOUGLAS, NORTH QUEESLAND

Submitted to:

Property Resolutions Pty Ltd
C/- Gary Hunt & Partners Pty Ltd
PO Box 170
Port Douglas Queensland 4871

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May, 2001

01672012(C)

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Figure 2	Conceptual Ground Support – Soil Option
Figure 3	Conceptual Ground Support – Soldier Pile Option

LIST OF APPENDICES

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

1.0 INTRODUCTION

Golder Associates has carried out a geotechnical investigation at 10-14 Murphy Street and 2 Island Point Road, Port Douglas. The investigation was carried out at the request of Garry Hunt & Partners Pty Ltd on behalf of PRP Pty Ltd and was authorised by a letter dated 14 February 2001.

The site has been investigated for a resort development by others in the late 1980's and early 1900's. It is understood that the currently proposed development will comprise ten villa buildings with associated access roads, swimming pools and basement car parking. The buildings will be of two to three levels and of reinforced concrete/masonry block construction.

The aims of the current investigation were as follows:-

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

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

2.0 METHOD OF INVESTIGATION

2.1 Review of Previous Investigations

The site has been investigated by Hollingsworth Dames and Moore in late 1980's and early 1900's for previously proposed development. Copies of investigation reports were reviewed. These reports includes the following:

- Preliminary Geotechnical Assessment of Slope Stability, dated 12 December 1988.
- Geotechnical Investigation, dated 31 January 1989.
- Drilling Investigation, dated 8 May 1989.

- Geotechnical Investigation, Island Point Resort, dated January 1992.

The previous investigations involved excavation of test pits to a maximum depth of 3.5 m, seismic refraction testing and drilling of a borehole to a depth of 17.14 m. Engineering comments were presented on site stability, basement excavation, ground support and footing design.

2.2 Current Fieldwork

Fieldwork for current investigation was carried out on 12 March, 2001 and involved the following:

- a walk over survey;
- drilling of six boreholes (BH1 to BH6) to a maximum depth of about 4.5 m;
- performance of a dynamic cone penetrometer tests at the location of each of the boreholes;

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

The results of the fieldwork are presented in Appendix A.

2.3 Laboratory Testing

Laboratory testing was carried out on four samples of the materials encountered in the boreholes. The testing consisted of grading and plasticity tests to confirm field classifications. The laboratory test results are summarised as follows:-

Borehole No.	BH1	BH3	BH5	BH6
Sample Depth (m)	2.6-2.7	4.1-4.2	2.1-2.2	2.3-2.4
Moisture Content (%)	12.8	22.4	15.0	14
Liquid Limit (%)	25	36	28	26
Plastic Limit (%)	20	25	18	18
Plasticity Index	5	11	10	8
Percentage Fines (%<75μm)	42	45	44	44
Sample Description	Silty Clayey SAND *	Silty SAND *	Clayey SAND	Clayey Silty SAND *

* Logged as extremely weathered sandstone rock in field

The laboratory test results are presented in Appendix B.

3.0 RESULTS OF INVESTIGATION

3.1 Surface Conditions

The site covers four allotments – Lot 1 on RP724410, Lot 2 on RP731078, Lot 113 and Lot 114 on PTD2094. All allotments are located on the uphill side of Murphy Street with Lot 1 bounded to Island Point Road on the north west. The site occupies an area with length of approximately 140 m along Murphy Street and width varying from about 26m in Lot 1 to about 70 m in Lot 113 and Lot 114. Access to the site was gained from a concrete driveway off Island Point Road and steps from the top of Lot 113. At the time of the fieldwork no vehicular access was available to Lot 2, Lot 113 and Lot 114.

Lot 1 was occupied by a two level restaurant/apartment building with a swimming pool and access driveways. The building steps down the slope towards Murphy Street. A concrete block wall about 2.4 m high forms the north east boundary.

Lot 2, Lot 113 and Lot 114 were essentially natural hill slope covered by vegetation consisting of small to large trees and some low-level shrubs in parts. A small shed was located in the lower area of Lot 2 and a steel sheeting fence runs along the north east boundary. Some down hill movement of the fence was apparent, which may have been caused by filling behind the fence. A platform with small run down building was located near the top of Lot 113. This part of the site slopes at approximately 10° to 25° to the south west. Some stockpiles of dead trees were located on the lower areas of Lot 113 and Lot 114. An abandoned well was located in the north east corner of Lot 114.

A cut batter ranging in height from 2 m to 5 m and sloping at about 50 ° to horizontal runs along Murphy Street below the site. The distance from the site boundary to the crest of the batter is about 10 m to 15 m. The batter is essentially covered by small trees and other vegetation.

A cut batter up to about 7 m high is present at the rear of the building on the top of Lot 113. A large platform with a concrete water tank about 25 m in diameter and 5 m in height is located above this batter.

No signs of large scale instability were apparent during the walkover survey although localised instability in the form of soil slumps was observed on the cut batter along Murphy Street and the fence movement was observed along the north east boundary in Lot 2.

3.2 Subsurface Conditions

Subsurface conditions encountered in the boreholes BH1 and BH3 to BH5 generally consisted of a layer sandy silt/clayey silt/silty clay/sandy clay to depths ranging from about 0.8 m to 2.2 m overlying extremely weathered rock to depths up to 4.5 m, the maximum depth investigated.

Subsurface conditions encountered in the boreholes BH2 and BH6 generally consisted of a layer of uncontrolled sandy silt fill, over sandy clayey silt/sandy silt to depths ranging from about 1.3 m to 1.8 m over extremely weathered rock to depths up to 4.5 m, the maximum depth investigated.

The extremely weathered rock breaks down to soil similar to the overlying residual soils in terms of particle size and colours. Thin layers of stronger rock (eg. chert) were encountered below a depth of 2 m in most of the boreholes drilled. Previous drilling information (BH1, Hollingsworth Report, dated 8 May 1989) indicated that similar weathered rock extends to a depth of about 11.5 m.

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

4.0 STABILITY ANALYSIS

Stability analyses were carried out for Section A-A' as shown in Figure 1. Based on judgement and previous experience with similar materials, the following strength parameters were adopted for the stability analyses:

Material Type	Strength Parameters	
Residual Soils	c' = 3 kPa	ϕ' = 30°
Extremely Weathered Sandstone Rock	c' = 20 kPa	ϕ' = 30°

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

The analyses were carried out using Bishop's simplified method for a potential circular failure using the proprietary computer software SLOPE/W. The results of the stability analyses are presented in Appendix C and summarised as follows:

Section A-A	Calculated Minimum Factor of Safety (FOS)	
	Dry Conditions	Wet Conditions
Without Ground Support	1.15	0.97
With Ground Support (eg. soil nails)	1.51	1.36

5.0 ENGINEERING COMMENTS

5.1 Proposed Development

It is understood that the proposed buildings will be a two to three level structures, stepping down the slope. Excavations ranging to 7 m deep are proposed for basement carparking for the upper level buildings and their associated driveways. No substantial filling is proposed in the building areas. Excavations are proposed to be supported by retaining walls and/or soil nails/rock dowels. Engineering comments regarding stability, cut and fill earthworks, retaining/support structures, footings and excavation conditions are presented in the following sections.

5.2 Stability

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

- A calculated factor of Safety (FOS) > 1.5 indicates the slope is likely to be stable;
- A calculated FOS from 1.1 – 1.5 indicates a marginally stable slope;
- A calculated FOS < 1.1 indicates the slope is likely to be unstable.

For this site we consider that marginal stability is acceptable for the "extreme" conditions modelled, and that stability should be achieved for the "normal" conditions modelled. The results of the stability analyses indicate that the proposed excavations without ground support is only marginally stable under "normal" conditions and not stable under "extreme" conditions. Hence, ground support will be required for the proposed basement excavations on the top of Lot 2, Lot 113 and Lot 114.

The proposed development will remove most of surface soils within building and driveway areas and hence remove the potential for instability in these soils.

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

5.3 Drainage

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

- provision of concrete lined cut-off drains to intercept run-off on the uphill side of retaining walls/and unsupported batters greater than 1.5 m high.

- provision of subsurface drainage behind retaining walls.

In addition to the above all stormwater should be collected and discharged from the site via pipes or lined drains rather than be allowed to flow onto the ground. Side entry pits should be spaced at appropriate distances such that run-off along the access roads does not overflow from the roads.

5.4 Cut and Fill Earthworks

It is recommended that cut and fill earthworks on this site carried out under the technical supervision of Golder Associates. Areas of unsupported cuts and fills should be minimised. The height of permanently unsupported cut batters should be limited to about 1.5 m at 1V:1H or 3 m at 1V:1.5H, or 6 m at 1V:2H. Filling should be limited to about 1.5 m in thickness and be supported within and near the building areas and be limited to about 2 m at 1V:2H beyond the building areas. Where filling is proposed site preparation and earthworks procedures should comprise the following: -

(i) Strip and remove topsoil material, previously placed uncontrolled fill and soil containing significant amounts of organic materials;

(ii) Compact subgrade areas with a heavy roller to reveal soft or loose zones;

(iii) Soft materials that can not be improved by compaction should be removed and replaced with engineered fill;

(iv) Place fill in uniform horizontal layers not exceeding 200 mm loose thickness and compact to achieve a density ratio of at least 98% using Standard Compaction. Each layer should be keyed into natural ground

Compaction levels should be checked by field density testing during filling in accordance with AS3798-1996 – Guidelines on Earthworks for Commercial and Residential Development.

5.5 Retaining Structures

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

5.6 Footings

It is understood that most of the buildings will be supported on concrete piers or strip/pad footings. Strip/pad footings should be founded at least 0.5 m into extremely weathered or less weathered weathered rock and can be designed using allowable bearing pressures of up to 300kPa. Bored pier footings extended at least three times their diameter into weathered rock can be designed using an allowable end bearing pressure of 500kPa and an allowable side adhesion of up to 40kPa, neglecting the contribution of the upper 1.0 m of the shaft.

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

5.7 Excavation Conditions

Results of the investigation indicate that within the proposed excavation depths of up to 7.5 m, the materials are expected to be essentially very low strength extremely weathered rock with localised layers or zones of stronger rock. Based on our experience on similar projects in this area, it is considered that most of the proposed excavations at the site should be able to be achieved using large excavators (say 30 tonne). Heavy equipment, such as dozers with single tyne rippers or excavators with heavy impact breakers may be required if stronger zones of rock are encountered.

5.8 Ground Support Options

Given the depths of excavation proposed and the proximity of buildings and a water storage reservoir above the proposed excavations ground support will be required during construction. The following options are proposed.

- Soil Nail Option – This option will involve staged excavations and installation of soil nails. Conceptual sketches of this option are presented in Figure 2. This option is considered to be suitable providing permission to install soil nails into the adjacent property can be obtained (as is expected to be the case).

- Soldier Pile Option – If installation of soil nails is not possible, soldier piles can be installed to support excavations. Conceptual sketches are presented in Figure 3.

6.0 IMPORTANT INFORMATION

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

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

GOLDER ASSOCIATES PTY LTD

Kejing Chen
Senior Engineer

Malcolm Cook
North Queensland Manager

KC/MSC/klm
S:\Data\2geo01\01672012\72012Rc.doc

APPENDIX A

RESULTS OF FIELDWORK

REPORT OF BOREHOLE: BH1

CLIENT: Property Resolutions Pty Ltd
PROJECT: "The Vue" Development
LOCATION: Port Douglas
JOB NO: 01672012

LOCATION: Refer to Site Plan
SURFACE RL: 0 m DATUM: AHD
INCLINATION: -90°

SHEET: 1 OF 1
DRILL RIG: Hand Drill
LOGGED: KC DATE: 12/3/01
CHECKED: DKS DATE: 10/5/01

Drilling					Sampling		Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY	DCP TEST (AS1289.6.3.2) Blows per 100 mm
HA	L	Groundwater Not Encountered	0.0	0.00				ML	Sandy SILT Low plasticity, dark grey	W		
				0.40								
			0.5	-0.40				ML	Sandy SILT Low plasticity, dark brown	M	F-St	
			1.0									
				1.50	DS 1.40 - 1.50 m							
			1.5	-1.50					Extremely Weathered SANDSTONE Fine to coarse grained, yellow/grey/orange, very low strength, (Remoulds to Silty Clayey SAND)			
	M		2.0									
			2.5		DS 2.60 - 2.70 m							No DCP Test (1.9m-3.1m)
			3.0									
				3.50								
			3.5	-3.50					Colour becomes grey/green			
	H		4.0		DS 4.20 - 4.30 m							No DCP Test (3.4m-4.3m)
				4.50								
			4.5	-4.50					BOREHOLE DISCONTINUED @ 4.5m			Refusal
			5.0									

REPORT OF BOREHOLE: BH2

CLIENT: Property Resolutions Pty Ltd
PROJECT: "The Vue" Development
LOCATION: Port Douglas
JOB NO: 01672012

LOCATION: Refer to Site Plan
SURFACE RL: 0 m DATUM: AHD
INCLINATION: -90°

SHEET: 1 OF 1
DRILL RIG: Hand Drill
LOGGED: KC DATE: 12/3/01
CHECKED: DCS DATE: 10/5/01

Drilling					Sampling		Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY	DCP TEST (AS1289.6.3.2) Blows per 100 mm
HA	L	Groundwater Not Encountered	0.0	0.00				ML	TOPSOIL:- Sandy SILT Low plasticity, dark brown	W	F	
				0.30								
				-0.30				ML	FILL:- Sandy SILT Low plasticity, red brown		St	
			0.5									
					DS 0.80 - 1.00 m							
			1.0									
				1.30								
				-1.30				ML	Sandy Clayey SILT Low plasticity, brown	M	VSt	
			1.5									
	M		2.0		DS 2.00 - 2.20 m							No DCP Test (1.9m-2.1m)
				2.50								
			2.5	-2.50					Extremely weathered SANDSTONE Medium to coarse grained, red brown mottled grey, very low strength, (Remoulds to Silty SAND)			
			3.0									
												No DCP Test (2.6m-4.1m)
			3.5									
	H				DS 3.80 - 4.00 m							
			4.0									
				4.50								
			4.5	-4.50					BOREHOLE DISCONTINUED @ 4.5m			
			5.0									

REPORT OF BOREHOLE: BH3

CLIENT: Property Resolutions Pty Ltd
PROJECT: "The Vue" Development
LOCATION: Port Douglas
JOB NO: 01672012

LOCATION: Refer to Site Plan
SURFACE RL: 0 m DATUM: AHD
INCLINATION: -90°

SHEET: 1 OF 1
DRILL RIG: Hand Drill
LOGGED: KC DATE: 12/03/01
CHECKED: PLS DATE: 10/5/01

Drilling					Sampling		Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY	DCP TEST (AS1289.6.3.2) Blows per 100 mm
HA	L	Groundwater Not Encountered	0.0	0.00				ML	TOPSOIL:- Sandy SILT Low plasticity, dark brown	W	F	0 5 10 15 20 25
				0.20								
				-0.20				ML	Sandy SILT Low plasticity, brown	M	F-St	
			0.5									
				0.90								
				-0.90					Extremely Weathered SANDSTONE Fine to coarse grained, orange brown mottled, light grey, very low strength, (Remoulds to Silty SAND)			
	M		1.0									
			1.5		DS 1.40 - 1.60 m							
				2.00								
			2.0	-2.00					- Piece of Chert encountered @ 2.0m, became light grey			
			2.5									
			3.0									No DCP Test (1.9m-4.0m)
			3.5									
	H		4.0		DS 4.10 - 4.20 m							30 40
				4.40								
				-4.40					BOREHOLE DISCONTINUED @ 4.4m			Refusal
			4.5									
			5.0									

REPORT OF BOREHOLE: BH4

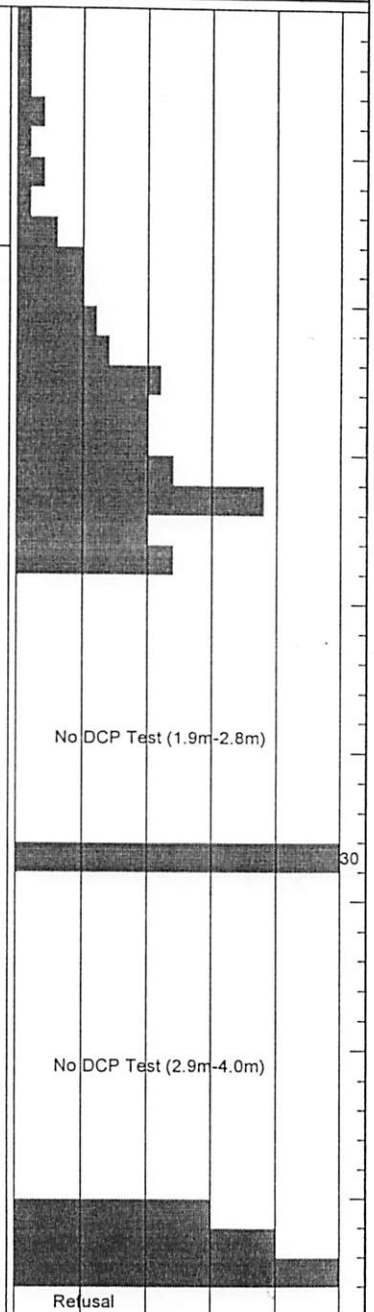
CLIENT: Property Resolutions Pty Ltd
PROJECT: "The Vue" Development
LOCATION: Port Douglas
JOB NO: 01672012

LOCATION: Refer to Site Plan
SURFACE RL: 0 m DATUM: AHD
INCLINATION: -90°

SHEET: 1 OF 1
DRILL RIG: Hand Drill
LOGGED: KC DATE: 12/3/01
CHECKED: PLS DATE: 10/5/01

Drilling					Sampling		Field Material Description				
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY
HA	L	Groundwater Not Encountered	0.0	0.00				CL	TOPSOIL:- Sandy Silty CLAY Low plasticity, dark grey	M	F
				0.30							
				-0.30				CL	Sandy Silty CLAY Low plasticity, dark brown		
			0.5								
				0.80							
				-0.80					Extremely Weathered SANDSTONE Fine to coarse grained, orange brown, very low strength (Remoulds to Silty SAND)		
			1.0								
			1.5		DS 1.50 - 1.70 m						
			2.0								
	M-H		2.5								
			3.0		DS 2.90 - 3.00 m						
			3.5								
			4.0								
				4.40							
				-4.40					BOREHOLE DISCONTINUED @ 4.4m		
			4.5								
			5.0								

DCP TEST (AS1289.6.3.2)
Blows per 100 mm
0 5 10 15 20 25



REPORT OF BOREHOLE: BH5

CLIENT: Property Resolutions Pty Ltd
PROJECT: "The Vue" Development
LOCATION: Port Douglas
JOB NO: 01672012

LOCATION: Refer to Site Plan
SURFACE RL: 0 m DATUM: AHD
INCLINATION: -90°

SHEET: 1 OF 1
DRILL RIG: Hand Drill
LOGGED: KC DATE: 12/3/01
CHECKED: PKS DATE: 10/5/01

Drilling					Sampling		Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY	DCP TEST (AS1289.6.3.2) Blows per 100 mm
			0.0	0.00				CL	TOPSOIL:- Silty CLAY Low plasticity, dark grey	W		
				0.30								
				-0.30				CL	Sandy Silty CLAY Low plasticity, dark brown		F	
			0.5									
			1.0									
	L			1.10								
				-1.10				SC	Clayey SAND Fine to coarse grained, brown	M		
			1.5									
			2.0								L	
				2.20	DS 2.10 - 2.20 m							
HA		Groundwater Not Encountered		-2.20					Extremely Weathered SANDSTONE Medium to coarse grained, orange brown/red brown, very low strength (Remoulds to Silty SAND)			
			2.5									
				2.60								
				-2.60					- Becoming Grey @ 2.6m			
			3.0									
	M											
			3.5		DS 3.50 - 3.60 m							
				4.00								
			4.0	-4.00					Becoming yellow brown @ 4.0m			
	H											
				4.50								
			4.5	-4.50					BOREHOLE DISCONTINUED @ 4.5m			
			5.0									

No DCP Test (2.9m-4.3m)

26
30
Refusal

REPORT OF BOREHOLE: BH6

CLIENT: Property Resolutions Pty Ltd
PROJECT: "The Vue" Development
LOCATION: Port Douglas
JOB NO: 01672012

LOCATION: Refer to Site Plan
SURFACE RL: 0 m DATUM: AHD
INCLINATION: -90°

SHEET: 1 OF 1
DRILL RIG: Hand Drill 12/3/01
LOGGED: KC DATE:
CHECKED: PKS DATE: 10/5/01

Drilling					Sampling		Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY	DCP TEST (AS1289.6.3.2) Blows per 100 mm
HA	L	Groundwater Not Encountered	0.0	0.00				ML	TOPSOIL:- Sandy SILT Low plasticity, dark brown, with some roots	M	H	No DCP Test (0.0m-0.3m)
				0.30								
				-0.30				ML	FILL:- Sandy SILT Low plasticity, dark brown/red brown, trace of gravel		F	
			0.5		DS 0.80 - 0.90 m							
	M		1.0								St	
			1.5									
				1.80								
				-1.80				ML	Sandy SILT Low plasticity, dark brown			
			2.0									
				2.30								
	H			-2.30	DS 2.30 - 2.40 m				Extremely Weathered SANDSTONE Fine to coarse grained, red brown, very low strength (Remoulds to Clayey SAND)			
			2.5									
			3.0									
			3.5		DS 3.50 - 3.60 m							26
				3.60								Refusal
				-3.60					BOREHOLE DISCONTINUED @ 3.6m			
			4.0									
			4.5									
			5.0									

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

DRILLING/EXCAVATION METHOD

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

PENETRATION/EXCAVATION RESISTANCE

L **Low resistance.** Rapid penetration possible with little effort from the equipment used.

M **Medium resistance.** Excavation/possible at an acceptable rate with moderate effort from the equipment used.

H **High resistance** to penetration/excavation. Further penetration is possible at a slow rate and requires significant effort from the equipment.

R **Refusal or Practical Refusal.** No further progress possible without the risk of damage or unacceptable wear to the digging implement or machine.

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

WATER

▽	Water level at date shown	◁	Partial water loss
▷	Water inflow	◀	Complete water loss

GROUNDWATER NOT OBSERVED	The observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave in of the borehole/test pit.
GROUNDWATER NOT ENCOUNTERED	The borehole/test pit was dry soon after excavation, however groundwater could be present in less permeable strata. Inflow may have been observed had the borehole/test pit been left open for a longer period.

SAMPLING AND TESTING

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

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

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

ROCK CORE RECOVERY

TCR = Total Core Recovery

$$= \frac{\text{Length of core recovered}}{\text{Length of core run}} \times 100\%$$

SCR = Solid Core Recovery

$$\frac{\sum \text{Length of cylindrical core recovered}}{\text{Length of core run}} \times 100$$

RQD = Rock Quality Designation

$$= \frac{\sum \text{Axial lengths of core} > 100\text{mm long}}{\text{Length of core run}} \times 100$$

ROCK STRENGTH TEST RESULTS

▼ Point Load Strength Index (Is_{50}) (Axial test - MPa)

◂ Point Load Strength Index (Is_{50}) (Diametral test - MPa)

● Uniaxial Compressive Strength (UCS) test result (MPa)

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METHOD OF SOIL DESCRIPTION
USED ON BOREHOLE AND TEST PIT REPORTS

GRAPHIC LOG - TYPICAL SYMBOLS FOR SOILS

Modified from BS5930 - 1981


FILL


GRAVEL (GP OR GW)


SAND (SP or SW)


SILT (ML or MH)


CLAY (CL or CI)


CLAY (CH)


Organic Soils (OL or OH or Pt)


COBBLES or BOULDERS

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

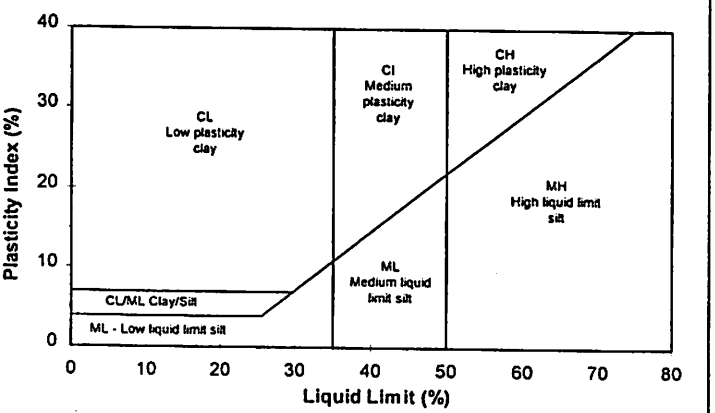
CLASSIFICATION AND INFERRED STRATIGRAPHY

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

Particle Size

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

Plasticity Properties



MOISTURE CONDITION

AS1726 - 1993

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

CONSISTENCY AND DENSITY

AS1726 - 1993

Symbol	Term	Undrained Shear Strength
VS	Very Soft	0 to 12 kPa
S	Soft	12 to 25 kPa
F	Firm	25 to 50 kPa
St	Stiff	50 to 100 kPa
VSt	Very Stiff	100 to 200 kPa
H	Hard	above 200 kPa

Symbol	Term	Density Index %	SPT "N" *
VL	Very Loose	Less than 15	0 to 4
L	Loose	15 to 35	4 to 10
MD	Medium Dense	35 to 65	10 to 30
D	Dense	65 to 85	30 to 50
VD	Very Dense	above 85	Above 50

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

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

Golder Associates

APPENDIX B

RESULTS OF LABORATORY TESTING

Particle Size Distribution & Consistency Limits Test Report

Client:	PROPERTY RESOLUTIONS PTY LTD	**Job No.**	01672012
Project:	PROPOSED DEVELOPMENT - "THE VUE"	**Date:**	13-Mar-2001
Location:	10-14 MURPHY ST & 2 ISLAND PT RD, PORT DOUGLAS	**Report No.**	NQ-01077

Lab Reference No.	**Sample Identification:**	**Sampling Method:**
01/144	BH1 2.6 - 2.7m	As Supplied To Laboratory

Laboratory Specimen Description: SC-SM Silty Clayey SAND, Fine to coarse grained, yellow brown

Particle Size Distribution AS1289.3.6.1

Sieve Size	% Passing	Specification
150 mm		
75 mm		
53mm		
37.5 mm		
26.5 mm		
19.0 mm		
13.2 mm		
9.5 mm		
6.7 mm		
4.75 mm		
2.36 mm		
1.18 mm		
600 um		
425 um		
300 um		
150 um		
75 um		

Consistency Limits and Moisture Content

Test		Method	Result	Spec.
Liquid Limit	%	AS1289 3.1.2	25	
Plastic Limit	%	AS1289 3.2.1	20	
Plasticity Index		AS1289 3.3.1	5	
Linear Shrinkage	%	AS1289 3.4.1	ND	
Moisture Content	%	AS1289 2.1.1	12.8	

Sample History: Air dried

Preparation Method: Dry sieved

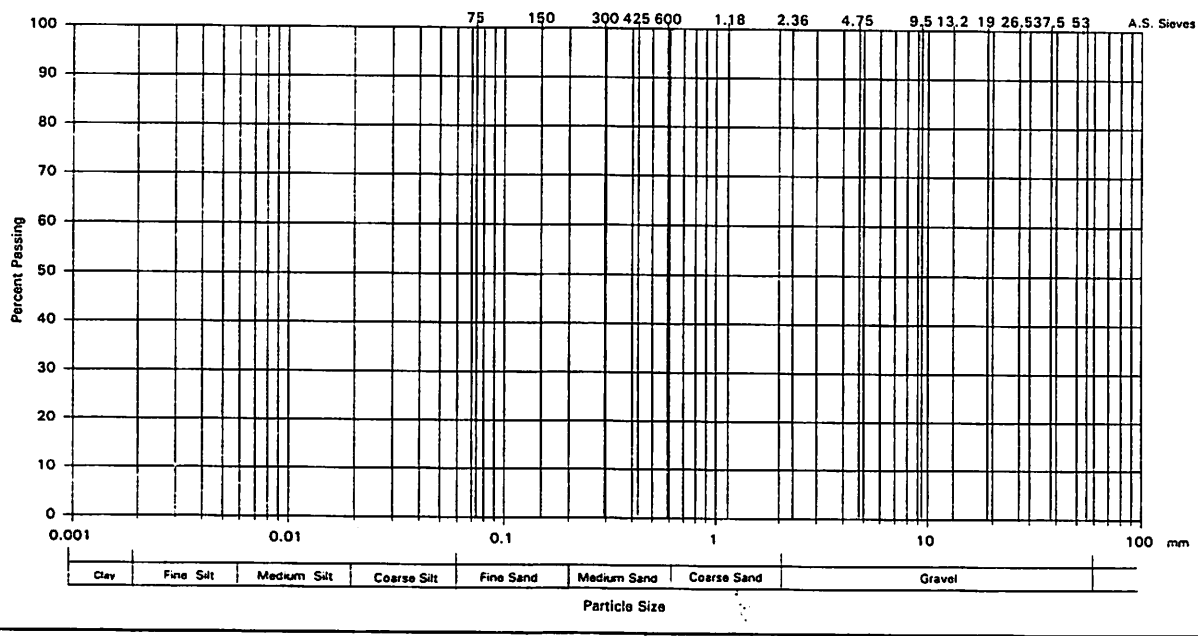
Notes

Percentage <0.075um = 42%

ND = not determined

NO = not obtainable

Particle Size Distribution



North Queensland Laboratory - Accreditation No. 3732 LABFORM23-03/00 S:\DATA\2GEO01\01672012\2012_077.WB1

Approved Signatory 15/3/01 Date

Golder Associates Pty Ltd

Particle Size Distribution & Consistency Limits Test Report

Client:	PROPERTY RESOLUTIONS PTY LTD	**Job No.**	01672012
Project:	PROPOSED DEVELOPMENT - "THE VUE"	**Date:**	13-Mar-2001
Location:	10-14 MURPHY ST & 2 ISLAND PT RD, PORT DOUGLAS	**Report No.**	NQ-01078

Lab Reference No.	**Sample Identification:**	**Sampling Method:**
01/145	BH3 4.1 - 4.2m	As Supplied To Laboratory

Laboratory Specimen Description: SM Silty SAND, Fine to coarse grained, dark brown mottled orange brown

Particle Size Distribution AS1289.3.6.1

Sieve Size	% Passing	Specification
150 mm		
75 mm		
53mm		
37.5 mm		
26.5 mm		
19.0 mm		
13.2 mm		
9.5 mm		
6.7 mm		
4.75 mm		
2.36 mm		
1.18 mm		
600 um		
425 um		
300 um		
150 um		
75 um		

Consistency Limits and Moisture Content

Test		Method	Result	Spec.
Liquid Limit	%	AS1289 3.1.2	36	
Plastic Limit	%	AS1289 3.2.1	25	
Plasticity Index		AS1289 3.3.1	11	
Linear Shrinkage	%	AS1289 3.4.1	ND	
Moisture Content	%	AS1289 2.1.1	22.4	

Sample History: Air dried

Preparation Method: Dry sieved

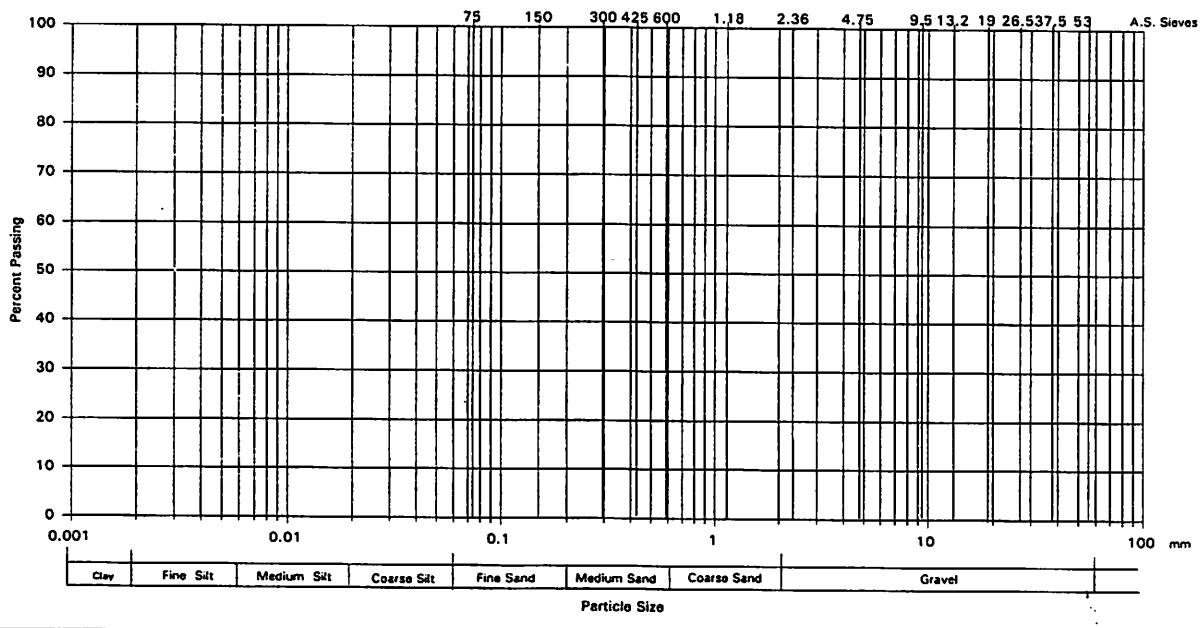
Notes

Percentage <0.075um = 45%

ND = not determined

NO = not obtainable

Particle Size Distribution



North Queensland Laboratory - Accreditation No. 3732 LABFORM23-03/00 S:\DATA\2GEO01\01672012\2012_078.WB1

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Approved Signatory Date 15/3/01

Golder Associates Pty Ltd

Particle Size Distribution & Consistency Limits Test Report

Client:	PROPERTY RESOLUTIONS PTY LTD	**Job No.**	01672012
Project:	PROPOSED DEVELOPMENT - "THE VUE"	**Date:**	13-Mar-2001
Location:	10-14 MURPHY ST & 2 ISLAND PT RD, PORT DOUGLAS	**Report No.**	NQ-01079

Lab Reference No.	**Sample Identification:**	**Sampling Method:**
01/146	BH5 2.1 - 2.2m	As Supplied To Laboratory

Laboratory Specimen Description: SC Clayey SAND, Fine to coarse grained, orange brown mottled brown

Particle Size Distribution AS1289.3.6.1

Sieve Size	% Passing	Specification
150 mm		
75 mm		
53mm		
37.5 mm		
26.5 mm		
19.0 mm		
13.2 mm		
9.5 mm		
6.7 mm		
4.75 mm		
2.36 mm		
1.18 mm		
600 um		
425 um		
300 um		
150 um		
75 um		

Consistency Limits and Moisture Content

Test		Method	Result	Spec.
Liquid Limit	%	AS1289 3.1.2	28	
Plastic Limit	%	AS1289 3.2.1	18	
Plasticity Index		AS1289 3.3.1	10	
Linear Shrinkage	%	AS1289 3.4.1	ND	
Moisture Content	%	AS1289 2.1.1	15.0	

Sample History: Air dried

Preparation Method: Dry sieved

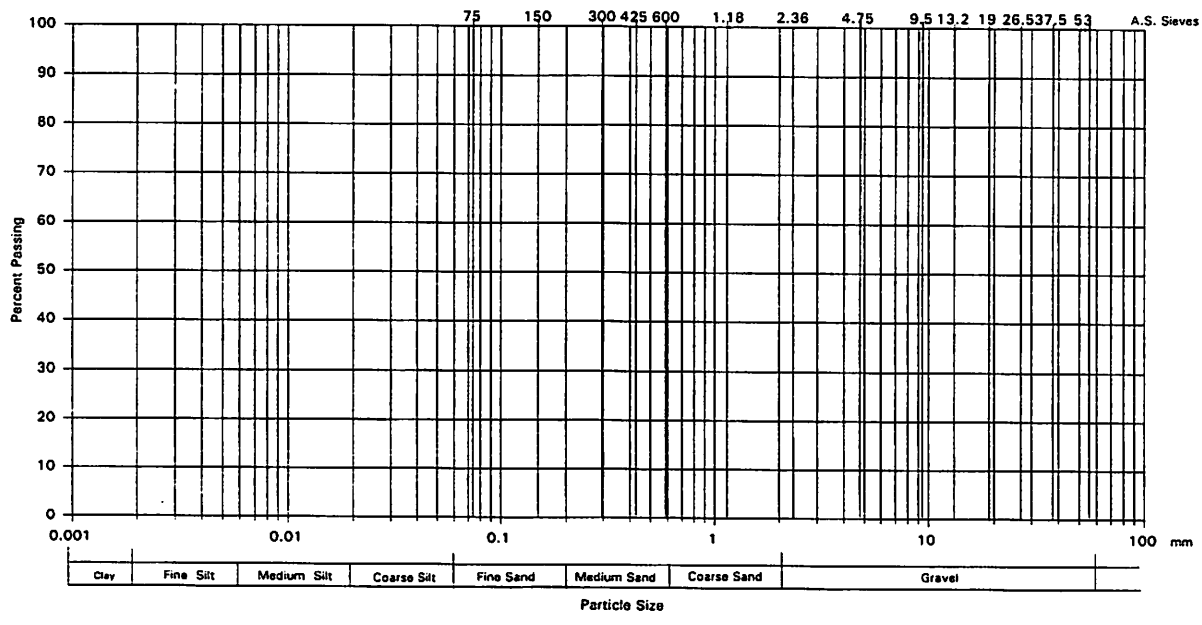
Notes

Percentage <0.075um = 44%

ND = not determined

NO = not obtainable

Particle Size Distribution



North Queensland Laboratory - Accreditation No. 3732 LABFORM23-03/00 S:\DATA\2GEO01\01672012\2012_079.WB1

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15/3/01

Approved Signatory Date

Golder Associates Pty Ltd

Particle Size Distribution & Consistency Limits Test Report

Client:	PROPERTY RESOLUTIONS PTY LTD	**Job No.**	01672012
Project:	PROPOSED DEVELOPMENT - "THE VUE"	**Date:**	13-Mar-2001
Location:	10-14 MURPHY ST & 2 ISLAND PT RD, PORT DOUGLAS	**Report No.**	NQ-01080

Lab Reference No.	**Sample Identification:**	**Sampling Method:**
01/147	BH6 2.3 - 2.4m	As Supplied To Laboratory

Laboratory Specimen Description: SC Clayey SAND, Fine to coarse grained, red brown, with trace fine gravel

Particle Size Distribution AS1289.3.6.1

Sieve Size	% Passing	Specification
150 mm		
75 mm		
53mm		
37.5 mm		
26.5 mm		
19.0 mm		
13.2 mm		
9.5 mm		
6.7 mm		
4.75 mm		
2.36 mm		
1.18 mm		
600 um		
425 um		
300 um		
150 um		
75 um		

Consistency Limits and Moisture Content

Test		Method	Result	Spec.
Liquid Limit	%	AS1289 3.1.2	26	
Plastic Limit	%	AS1289 3.2.1	18	
Plasticity Index		AS1289 3.3.1	8	
Linear Shrinkage	%	AS1289 3.4.1	ND	
Moisture Content	%	AS1289 2.1.1	14.0	

Sample History: Air dried

Preparation Method: Dry sieved

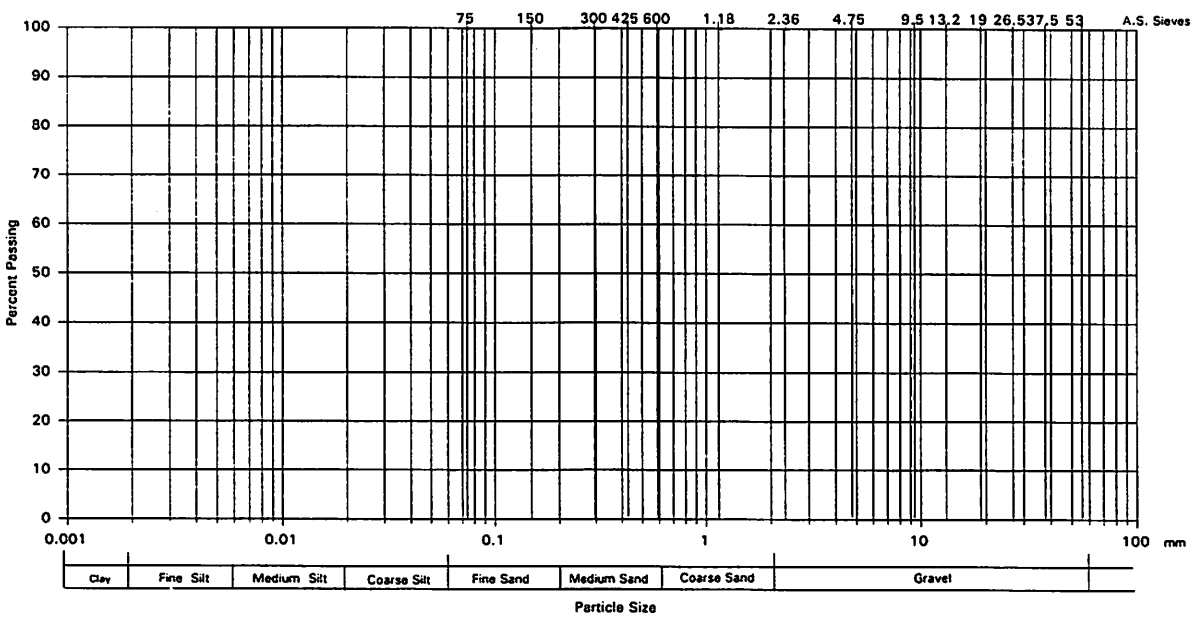
Notes

Percentage <0.075um = 44%

ND = not determined

NO = not obtainable

Particle Size Distribution



Approved Signatory 15/3/01 Date

Golder Associates Pty Ltd

APPENDIX C

RESULTS OF STABILITY ANALYSIS

Golder Associates

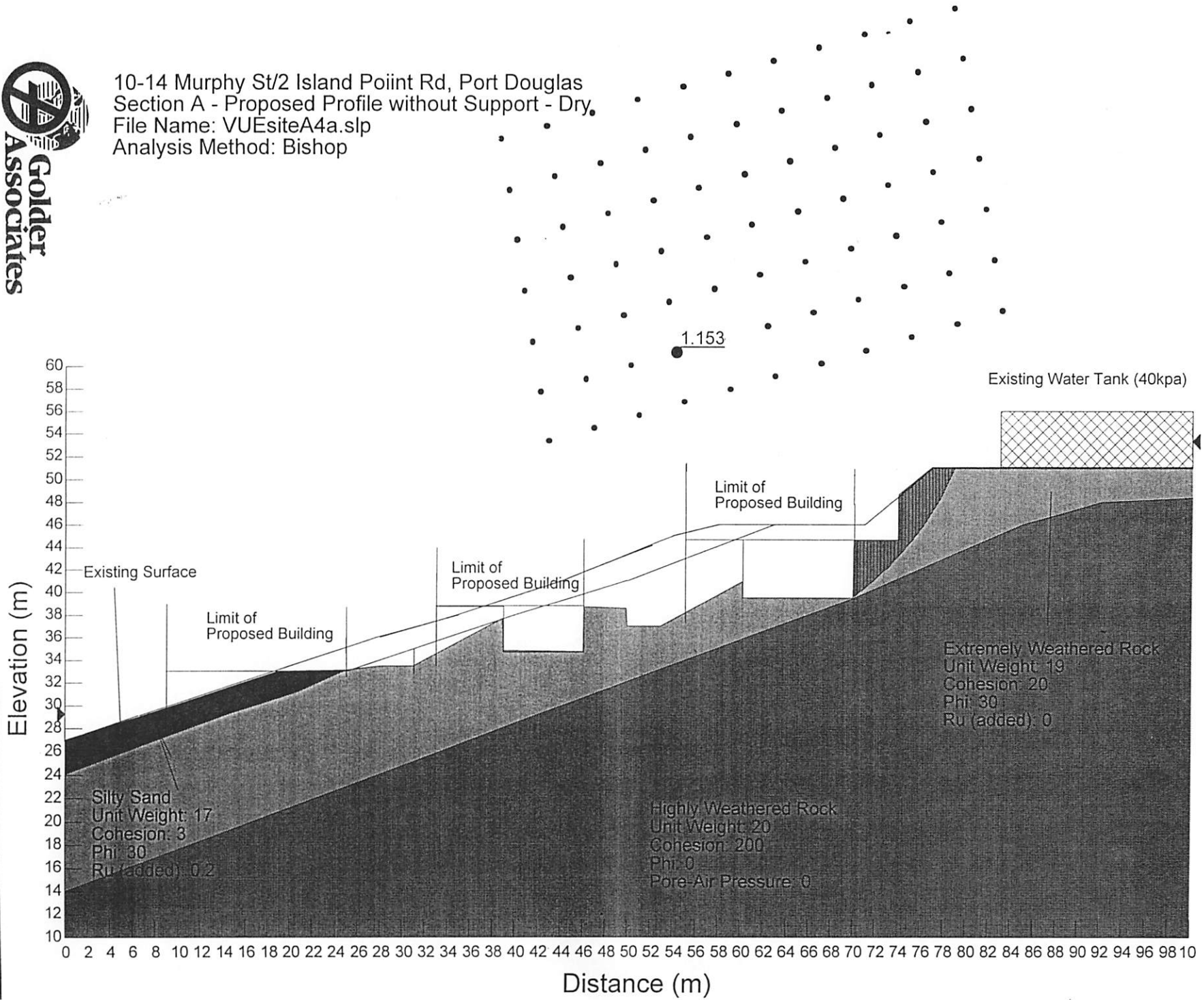
10-14 Murphy St/2 Island Poiint Rd, Port Douglas
Section A - Proposed Profile without Support - Dry
File Name: VUEsiteA4a.slp
Analysis Method: Bishop

Project No.:	01672012	Computed In:	SLOPE/W Ver 4
Computed By:	KC	Checked By:	
Date:	09.05.01	Date:	10/5/01

RESULTS OF STABILITY ANALYSIS

GEOTECHNICAL INVESTIGATION - "THE VUE" DEVELOPMENT

CNR OF MURPHY ST & ISLAND POINT ROAD, PORT DOUGLAS



Project No.:	01672012	Computed In:	SLOPE/W Ver 4
Computed By:	KC	Checked By:	HCS
Date:	09.05.01	Date:	10/5/01

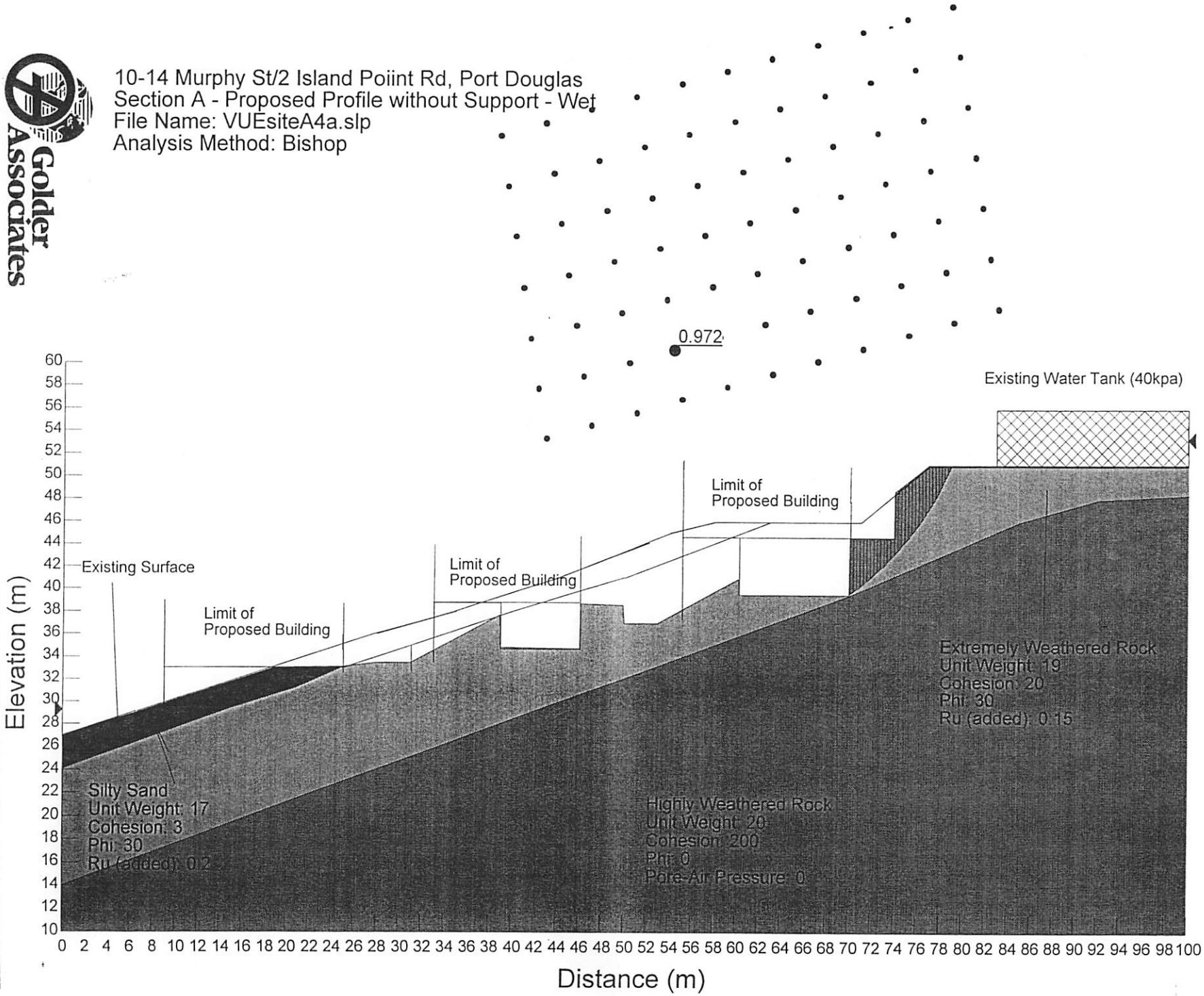
RESULTS OF STABILITY ANALYSIS

GEOTECHNICAL INVESTIGATION - "THE VUE" DEVELOPMENT

CNR OF MURPHY ST & ISLAND POINT ROAD, PORT DOUGLAS

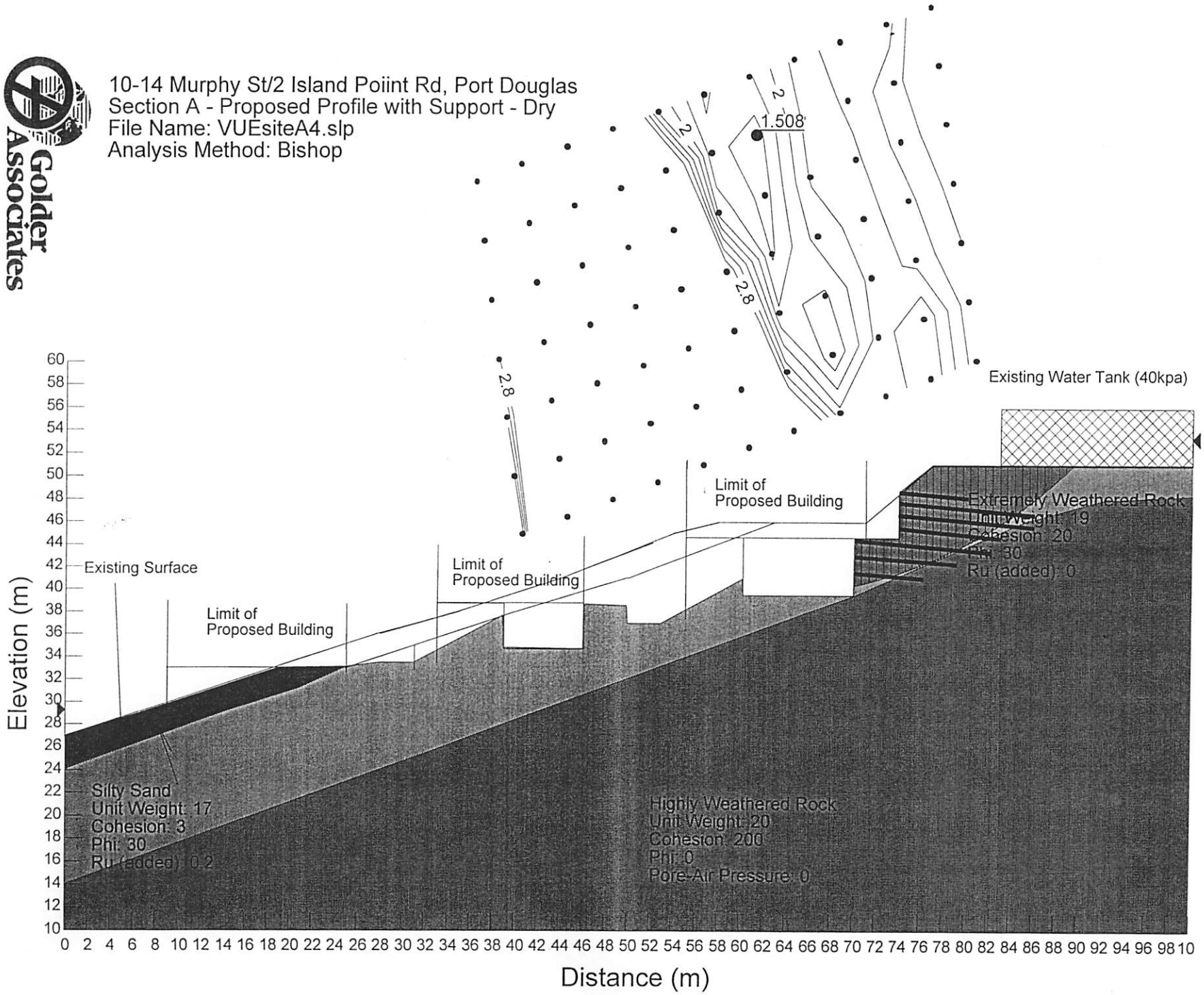
Golder Associates

10-14 Murphy St/2 Island Poiint Rd, Port Douglas
Section A - Proposed Profile without Support - Wet
File Name: VUEsiteA4a.slp
Analysis Method: Bishop



Golder Associates

10-14 Murphy St/2 Island Poiint Rd, Port Douglas
Section A - Proposed Profile with Support - Dry
File Name: VUEsiteA4.slp
Analysis Method: Bishop



Project No.:	01672012	Computed In:	SLOPE/W Ver 4
Computed By:	KC	Checked By:	RJS
Date:	09.05.01	Date:	10/5/01

RESULTS OF STABILITY ANALYSIS

GEOTECHNICAL INVESTIGATION - "THE VUE" DEVELOPMENT

CNR OF MURPHY ST & ISLAND POINT ROAD, PORT DOUGLAS

Project No.: 0167201 2	Computed In: SLOPE/W Ver 4	RESULTS OF STABILITY ANALYSIS	
Computed By: KC	Checked By: OLG	Date: 10/5/01	GEOTECHNICAL INVESTIGATION -"THE VUE" DEVELOPMENT
Date: 09.05.01			CNR OF MURPHY ST & ISLAND POINT ROAD, PORT DOUGLAS

Golder Associates

10-14 Murphy St/2 Island Point Rd, Port Douglas
Section A - Proposed Profile with Support - Wet
File Name: VUEsiteA4.slp
Analysis Method: Bishop

Elevation (m)

Distance (m)

Existing Surface

Limit of Proposed Building

Limit of Proposed Building

Limit of Proposed Building

Existing Water Tank (40kpa)

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

Highly Weathered Rock
Unit Weight: 20
Cohesion: 200
Phi: 0
Pore Air Pressure: 0

Extremely Weathered Rock
Unit Weight: 19
Cohesion: 20
Phi: 30
Ru (added): 0.15

2.8
2
1.360
7.6
1.6

APPENDIX D

"IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL ENGINEERING REPORT"

Attachment 9

Assessment against the applicable development codes of the Douglas Shire Planning Scheme 2018

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

6.2.4 Environmental management zone code

6.2.4.1 Application

(1) This code applies to assessing development in the Environmental management zone.

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

6.2.4.2 Purpose

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

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

(2) The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.

(b) protect and buffer areas of environmental significance from inappropriate development.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Development is generally restricted to a dwelling house;

(b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;

(c) Development reflects and responds to the natural features and environmental values of the area;

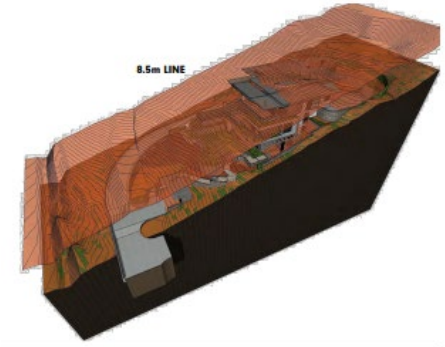
(d) Visual impacts are minimised through the location and design of development;

(e) Development does not adversely affect water quality;

(f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

Criteria for assessment

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	**AO1.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. **AO1.2** Buildings have a roof height not less than 2 metres.	**Complies with PO1.** **The design of the building is in keeping with the characteristics of the site and will be substantially screened from the road due to vegetation and the large lot size at 2,023m².** **The building will cascade down the hillside and range from 1 to 2 storey at the top and middle sections of the site, and up to 3 storeys at the front of the building.** **Notwithstanding, the height remains 8.5m from natural ground level as demonstrated in the development plans (attachment 3) with the exception of a small protrusion of the balcony roof of the upper storey.** 

Performance outcomes	Acceptable outcomes	Applicant response
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	**AO2** Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	**Complies with PO2.** **Buildings are set back more than 6m from the road and rear boundary.** **The setbacks from the side boundaries are greater than 3m with the exception of a retaining structure for the driveway at ground level.** **Notwithstanding, because of the nature of the site and the extent of landscaping, the built form achieves adequate separation from neighbouring buildings.**
For assessable development		
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	**AO3** Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	**Complies with AO3.** **A dwelling is not an inconsistent use in the Environmental Management Zone**
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	**PO4** No acceptable outcomes are prescribed.	**Complies with PO4** **The site coverage is approximately 30% excluding the driveway and does not have an adverse effect on the values of the site.**
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds. Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	**AO5.1** Buildings, structures and associated access, infrastructure and private open space are sited: (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing.	**Complies with PO5.** **The dwelling has been specifically designed to respond to the site characteristics. The design of the building responds to the site's natural features and promotes the continuation of high quality**

Performance outcomes	Acceptable outcomes	Applicant response
		architecturally designed homes that exist in Murphy Street and Flagstaff Hill.
	AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.	
PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to: (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development.	**AO6.1** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.	**Complies with PO6** **The design of the building responds to the site's natural features and cascades down the hillside. The proposed civil works have been designed in accordance with Golder's geotechnical report to ensure that the stability of the slope is not compromised.** **The proposed design requires reasonably substantial cut and fill but very little material will be imported or exported from site. The site will simply be reprofiled.** **These works assist in minimising the bulk and overall height of the development.**
	AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	**AO7** 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.	**Complies with AO7.** **Exterior finishes will be non-reflective and have limited visibility from off-site due to screening by vegetation. A suite of**

Performance outcomes	Acceptable outcomes	Applicant response
		materials has been provided in the Development Plans at Attachment 3.
PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	**AO8** No acceptable outcomes are prescribed.	**Complies with PO8.** **The development is a residential house and will not adversely affect the amenity of the zone.**
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	**AO9** The maximum residential density is one dwelling house per lot.	**Complies with AO9.** **The development includes one residential dwelling only.**
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	**AO10** No acceptable outcomes are prescribed.	**Not Applicable as there is no reconfiguration of the lot proposed.**

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

Inconsistent uses		
• Adult store • Agricultural supplies store • Air services • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use	• Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market	• Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom

• Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre	• Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship • Port services	• Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

7.2.4 Port Douglas/Craiglie local plan code

7.2.4.1 Application

(1) This code applies to assessing development within the Port Douglas/Craiglie local plan area as identified on the Port Douglas/Craiglie local plan maps contained in Schedule 2.

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

6.2.5.2 Context and setting

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

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

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

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

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

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

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

now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

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

7.2.4.3 Purpose

(1) The purpose of the Port Douglas/Craiglie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craiglie local plan area, while providing a platform for investment and prosperity.

  (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:

  (b) To set out a vision for revitalisation of the waterfront;

  (c) To protect and enhance the environmental attributes; and

(2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.

(3) The purpose of the code will be achieved through the following overall outcomes:

  (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.

  (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.

  (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire’s permanent resident population.

  (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.

  (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;

  (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.

  (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.

(h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.

(i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.

(4) The purpose of the code will be further achieved through the following overall outcomes:

(a) Precinct 1 – Port Douglas precinct

(i) Sub-precinct 1a – Town Centre sub-precinct

(ii) Sub-precinct 1b – Waterfront North sub-precinct

(iii) Sub-precinct 1c – Waterfront South sub-precinct

(iv) Sub-precinct 1d – Limited Development sub-precinct

(v) Sub-precinct 1e – Community and recreation sub-precinct

(vi) Sub-precinct 1f – Flagstaff Hill sub-precinct

(b) Precinct 2 – Integrated Resort precinct

(c) Precinct 3 – Craiglie Commercial and Light Industry precinct

(d) Precinct 4 – Old Port Road / Mitre Street precinct

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

Precinct 1 – Port Douglas precinct

(5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

(a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.

(b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:

(i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:.

(A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;

(B) reducing reliance on the waterfront as a car parking resource.

(ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:

(A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:

- Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;

- Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
- Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
- Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
- Port Douglas centre sub-precinct 1e – Community and recreation precinct;
- Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;

(B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;

(C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;

(iii) environment and sustainability is integrated into the township through:

(A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;

(B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;

(C) design of buildings and access way improvements prioritises walking and cycling modes of transport.

(iv) the tropical character of the Port Douglas precinct is enhanced by ensuring development:

(A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;

(B) is compatible with the desired character and amenity of local places and neighbourhoods;

(C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;

(D) implements high quality landscaped environments around buildings and on streets;

(E) protects the recognisable character and locally significance sites throughout the precinct.

(v) public spaces and the streetscape are enhanced through:

(A) an increase in the quantity and quality of public land and places throughout the precinct;

(B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;

(C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;

(D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;

(E) the creation of a sense of place through aesthetic streetscapes and built-form character;

(F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.

(vi) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

(6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:

(a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;

(b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;

(c) development contributes to a high quality public realm;

(d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;

(e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;

(f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;

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

Sub- precinct 1b - Waterfront North sub-precinct

(7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:

(a) the precinct evolves as a revitalised open space and waterside development precinct;

(b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;

(c) the establishment of mixed-use development is facilitated to promote activity and vitality;

(d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;

(e) development contributes to a high quality public realm;

(f) built form provides an attractive point of arrival from both land and sea;

(g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;

(h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;

(i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;

(j) marine infrastructure is established to service the tourism, fishing and private boating community;

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

T (l) he functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

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

(a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;

(b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;

(c) marine-based industry achieves appropriate environmental standards;

(d) industrial buildings have a high standard of layout and building design;

(e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;

(f) the precinct is protected from encroachment of incompatible land use activities.

Sub- precinct 1d – Limited Development sub-precinct

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

(a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;

(b) the open nature and character of the precinct is retained maintaining view lines across the inlet;

(c) community and recreation land use activities are established that promote public access to the foreshore.

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

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

(a) development for community uses, including sport and recreation is facilitated.

(b) sport and recreation activities predominantly involve outdoor activities;

(c) areas of natural vegetation are protected from further development;

(d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

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

(a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;

(b) development minimises excavation and filling;

(c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;

(d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

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

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

Precinct 3 – Craiglie Commercial and Light Industry precinct

(13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:

(a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;

(b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;

(c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;

(d) adjacent residential areas are protected from industry nuisances;

(e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

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

(a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;

(b) areas of significant vegetation are protected from development and retained;

(c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

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

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

(a) residential accommodation does not exceed a maximum of 8.5 metres in building height;

(b) minimum lot sizes exceed 2 hectares;

(c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	**AO1** A pedestrian and cycle movement network is integrated and delivered through development.	**Not Applicable**
PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).	**AO2.1** Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	**Complies with AO2.1.** **A detailed arborist report was prepared in 2001 for a previous proposal on the site and adjacent sites. This report found that there are no significant trees to be removed for the dwelling. The six trees to be removed include two regrowth acacias, three Eucalypts in poor health, and a mange tree. Native vegetation forward of the site will be retained.** **Additionally, the detailed landscaping plans demonstrate the extensive mature, lush tropical landscaping along all boundaries.** **A visual assessment has been completed in accordance with PSP 6 Landscape Values. This assessment found that the visual impact is very minor.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	**Complies with AO2.2.** **A visual assessment has been completed in accordance with PSP 6 Landscape Values. This assessment found that the visual impact is very minor and similar to some of the other hillslope developments on Flagstaff Hill. There is no visual impact on Four Mile Beach, across the ranges over Dickson Inlet, of the Mowbray Valley.** **A copy of the visual impact assessment is provided at Attachments 3 & 5.**
	AO2.3 Important landmarks, memorials and monuments are retained.	**Not applicable.**
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	**AO3** Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	**Not Applicable as the site is not adjacent to identified gateways and nodes.**
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	**AO4** Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.	**Complies with AO4** **Landscaping will be undertaken as per the Landscape Plan provided as Attachment 7.** **The aim of the landscaping plan is to create a sense of being enveloped by the**

Performance outcomes	Acceptable outcomes	Applicant response
		natural rainforest backdrop of Flagstaff hillside. **The intent is to retain a band of natural vegetation at both the front and rear of the lot. This will reduce the visual prominence of the proposed new house and along with the use of a dark colour palette will help it to be visually absorbed into the vegetation backdrop.** **In the two locations where the new house may be visible, it will appear as a low profile, detached element surrounded by vegetation, and is not expected to be visually dominant.** **The existing vegetation that is retained will also provide shade, scale and a sense of being nestled into the hillside**
PO5 Development does not compromise the safety and efficiency of the State-controlled road network.	**AO5** Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	**Not applicable as the site is not located on/adjacent to a State-controlled road.**

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
PO6	**AO6.1**	**Complies with AO6.1**

Performance outcomes	Acceptable outcomes	Applicant response
The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.	**The development does not impede continued views to scenic vistas and key streetscapes.** **A visual assessment has been completed in accordance with PSP 6 Landscape Values. This assessment found that the visual impact is very minor and similar to some of the other hillslope developments on Flagstaff Hill.** **A copy of the visual impact assessment is provided at Attachments 3 & 5.** 

Performance outcomes	Acceptable outcomes	Applicant response
		
	AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	**Complies with AO6.2.** **Buildings are set back more than 6m from the front boundary and Murphy Street frontage.**
PO7 Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.	**AO7.1** For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.	**Complies with AO7.1.** **Four undercover parking spaces are provided as part of the dwelling design and are not visible from the street.**
	AO7.2 Ground level parking incorporates clearly defined pedestrian routes.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.	**Not applicable.**
	AO7.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.	**Not applicable.**
	AO7.5 On-site car parking available for public use is clearly signed at the site frontage.	**Not applicable.**
	AO7.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.	**Not applicable.**
PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.	**AO8** No acceptable outcomes are prescribed.	**Complies with PO8** **No advertising signs are proposed.**
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
PO9 Building heights: (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape; (c) ensure a high quality appearance when viewed from both within the town centre	**AO9** Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres. Note – Height is inclusive of the roof height.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
sub-precinct and external to the town centre sub-precinct; (d) remain subservient to the natural environment and the backdrop of Flagstaff Hill. (e) do not exceed 3 storeys.		
PO10 Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.	**AO10** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO11 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas.	**AO11** No acceptable outcomes are prescribed.	**Not Applicable**
PO12 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street.	**AO12** Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	**Not Applicable**
AO13 Buildings do not result in a reduction of views and vistas from public places to: (a) Flagstaff Hill; (b) Dickson Inlet;	**AO13** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
(c) public open space; (d) places of significance.		
PO14 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.	**AO14** Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s; or If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s. Note – PO24 provides more detail on awning design.	**Not Applicable**
PO15 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	**AO15.1** Centre activities establish: at street level on active street frontages; a maximum of one level above street level. **AO15.2** Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.	**Not Applicable**
PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that	**AO16** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
the lush, vegetated character of the Town Centre sub-precinct is maintained.		
PO17 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.	**AO17** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.		
PO18 Roofs are not characterised by a cluttered display of plant and equipment, in particular: (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view; (c) rooftops are not used for advertising.	**AO18** No acceptable outcomes are prescribed.	**Not Applicable**
P019 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.	**AO19** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO20 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	**AO20** No acceptable outcomes are prescribed	**Not Applicable**
PO21 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	**AO21** No acceptable outcomes are prescribed.	**Not Applicable**
PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.	**AO22.1** Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres. **AO22.2** Any break in the building façade varies the alignment by a 1 metre minimum deviation. **AO22.3** A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	**Not Applicable**
PO23	**AO23**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Building facades that face public spaces at ground level: (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development.	Building facades at the ground floor of development that face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.	
PO24 Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and: (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across the frontage of the site; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane,1.2 metres inside the kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing.	**AO24** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO25 Development integrates with the streetscape and landscaping improvements for Port Douglas.	**AO25** Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.	**Not Applicable**
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.	**AO26** Uses identified as inconsistent uses in Table 7.2.4.b – Inconsistent uses in sub-precinct 1b Waterfront North sub precinct are not established in sub-precinct 1b - Waterfront North.	**Not Applicable**
PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.	**AO27** Buildings and structures are not more than: (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts of the precinct north of Inlet Street. Note – Height is inclusive of roof height.	**Not Applicable**
PO28 Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct	**AO28** No acceptable outcomes are prescribed.	**Not Applicable**
PO29	**AO29.1**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Public pedestrian access along the water's edge is maximised.	Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use. **AO29.2** A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the vicinity of the 'Duck Pond'. **AO29.3** Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.	
PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.	**AO30** No acceptable outcomes are prescribed.	**Not Applicable**
PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient.	**AO31** Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO32 Buildings do not result in a reduction of views and vistas from public places to: (a) Dickson Inlet; (b) public open space; (c) places of significance.	**AO32** No acceptable outcomes are prescribed.	**Not Applicable**
PO33 Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.	**AO33** No acceptable outcomes are prescribed.	**Not Applicable**
PO34 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	**AO34.1** Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level. **AO34.2** Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.	**Not Applicable**
PO35 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.	**AO35** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO36 Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through: (a) surface decoration; (b) wall recesses and projections; (c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements. (d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.	**AO36** No acceptable outcomes are prescribed.	**Not Applicable**
PO37 Roofs are not characterised by a cluttered display of plant and equipment, in particular: (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct; (b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view; (c) rooftops are not used for advertising.	**AO37** No acceptable outcomes are prescribed.	**Not Applicable**
PO38 Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to: (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads;	**AO38** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
(e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades.		
PO39 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Waterfront North sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	**AO39** No acceptable outcomes are prescribed.	**Not Applicable**
PO40 Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	**AO40** No acceptable outcomes are prescribed.	**Not Applicable**
PO41 Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.	**AO41.1** Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres. **AO41.2** Any break in the building façade varies the alignment by a 1 metre minimum deviation. **AO41.3** A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development: (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design;	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	(d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development	
PO42 Building facades that face public spaces at ground level: (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development.	**AO42** Building facades at the ground floor of development that face public space are designed to ensure: (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.	**Not Applicable**
PO43 Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and: (a) extend and cover the footpath to provide protection from the sun and rain; (b) include lighting under the awning; (c) are continuous across pedestrian circulation areas; (d) align to provide continuity with existing or future awnings on adjoining sites; (e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height; (f) do not extend past a vertical plane,1.2 metres inside the street kerb-line to enable street trees to be planted and grow; (g) are cantilevered from the main building with any posts within the footpath being non load-bearing.	**AO43** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO44 The Balley Hooley rail line and turn-table is retained and incorporated into development and maintains its functionality.	**AO44.1** Bally Hooley rail line and turn-table is retained and incorporated into development to maintain its functionality. **AO44.2** Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.	**Not Applicable**
PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of: (a) noise; (b) odour; (c) hazardous materials; (d) waste and recyclable material storage.	**AO45** No acceptable outcomes are prescribed.	**Not Applicable**
PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	**AO46** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by: (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that reflect the heritage and character of the Port Douglas Waterfront.	**AO47** No acceptable outcomes are prescribed.	**Not Applicable**
PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.	**AO48** No acceptable outcomes are prescribed.	**Not Applicable**
PO49 Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.	**AO49** No acceptable outcomes are prescribed.	**Not Applicable**
PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.	**AO50** No acceptable outcomes are prescribed.	**Not Applicable**
PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.	**AO51** Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	**AO52** Uses identified as inconsistent uses in Table 7.2.4.4.c are not established in Precinct 1c – Waterfront South.	**Not Applicable**
PO53 Development does not adversely impact on the natural environment, natural vegetation or watercourses.	**AO53.1** An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report. **AO53.2** An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas. Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.	**Not Applicable**
PO54 Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.	**AO54** A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.	**Not Applicable**
PO55 Buildings and structures are of a height, and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.	**AO55.1** Development has a height of not more than 10 metres. **AO55.2** Development is setback from all property boundaries not less than 3 metres.	**Not Applicable**
PO56	**AO56**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
The site coverage of all buildings and structures ensures development: (a) is sited in an existing cleared area or in an area approved for clearing; (b) has sufficient area for the provision of services; (c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.	No acceptable outcomes are prescribed.	
PO57 Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to: (a) be accommodated on-site; (b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas.	**AO57.1** Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear. **AO57.2** Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded. **AO57.3** Driveways, parking and manoeuvring areas are constructed and maintained to: (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.	**Not Applicable**
PO58 Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.	**AO58** No acceptable outcomes are prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	**AO59** Areas used for loading and unloading, storage, utilities and car parking are screened from public view: (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres.	**Not Applicable**
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	**AO60** For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	**Not Applicable**
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.	**AO61** Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	**Not Applicable**
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62 The precinct is developed for organised sporting activities and other community uses.	**AO62** No acceptable outcomes are prescribed.	**Not Applicable**
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	**AO63** No acceptable outcomes are prescribed	**Complies with PO63.** **The development is of a nature (residential dwelling) and scale anticipated on Flagstaff Hill.** **A visual assessment has been completed in accordance with PSP 6 Landscape Values. This assessment found that the visual impact is very minor and similar to**

Performance outcomes	Acceptable outcomes	Applicant response
		some of the other hillslope developments on Flagstaff Hill. There will be obstructed views of the dwelling from Port Douglas and a portion of the roofline and top of the building will be visible from Dickson Inlet. **A copy of the Report is provided at Attachments 3 & 5.** **Additionally, a detailed landscaping plan and analysis has been prepared at Attachment 7 which demonstrates the design retains the vegetated backdrop to the Town Centre.**
Performance outcomes	**Acceptable outcomes**	**Applicant response**
PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through: (a) building design which minimises excavation and filling; (b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles; (c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed; (d) protection of the views from public viewing points in the Port Douglas precinct.	**AO64** No acceptable outcomes are prescribed.	**Complies with PO64.** **The dwelling has been designed to cascade down the site slope. Excavation has been designed to minimise the extent of material imported to or exported from site.** **The design ensures the building is visually unobtrusive and in keeping with the superior architectural style of the area.** **A colour palette is provided at Attachment 3 demonstrating the use of non-reflective and natural colours which complement the surrounding vegetation.** **A visual assessment has been completed in accordance with PSP 6 Landscape Values. This assessment found that the visual impact is very minor and similar to**

Performance outcomes	Acceptable outcomes	Applicant response
		some of the other hillslope developments on Flagstaff Hill. There will be obstructed views of the dwelling from Port Douglas and a portion of the roofline and top of the building will be visible from Dickson Inlet.
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		
PO65 Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Town Centre Precinct.	**AO65** Development consists of service and light industries and associated small scale commercial activities.	**Not Applicable**
PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.	**AO66.1** Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater. **AO66.2** The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site. **AO66.3** Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs, located on or near the Captain Cook Highway frontage, or within any landscaped setback area. **AO66.4**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.	
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
PO67 No additional lots are created within the precinct.	**AO67** No acceptable outcomes are prescribed.	**Not Applicable**
PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.	**AO68** No acceptable outcomes are prescribed.	**Not Applicable**

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

Inconsistent uses		
• Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house	• Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation	• Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

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

Inconsistent uses		
• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre	• Hardware and trade supplies • Health care services • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation	• Permanent plantation • Place of worship • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

8.2.2 Bushfire hazard overlay code

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

8.2.2.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:

(a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:

(a) Medium bushfire risk sub-category;

(b) High bushfire risk sub-category;

(c) Very high bushfire risk sub-category;

(d) Potential impact buffer sub-category.

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

8.2.2.2 Purpose

(1) The purpose of the Bushfire overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.

(b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;

(b) development is designed and located to minimise risks to people and property from bushfires;

(c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;

(d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;

(e) development contributes to effective and efficient disaster management response and recovery capabilities.

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	**AO1** Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	**Not Applicable**
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	**AO2** Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	**Not Applicable**
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	**AO3** The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	**Not Applicable.**
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1	**AO4.1**	**Not Applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m^2 at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the *Sustainable Planning Regulations 2009*. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m^2 and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m2 or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009. **PO4.2** Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m^2 at any point.	No new lots are created within a bushfire hazard sub-category. or **AO4.2** Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m^2 at all boundaries; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	**AO5.1** Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road;	**Not Applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
	(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. **AO5.2** Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	
PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	**AO6** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage;	**Not Applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
	(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	**AO7** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	**Not Applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	**AO8** The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled “Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	**Not Applicable.**
PO9 Critical infrastructure does not increase the potential bushfire hazard.	**AO9** Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	**Not Applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m^2 where involving a vulnerable use; or (b) 29kW/m^2 otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	**AO10** Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m^2 for a vulnerable use or 29kW/m^2 otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	**Complies with PO10.** **Discussions have occurred with Council Officers regarding the requirement for a bushfire management plan. It is agreed that the site is a residential lot capable of residential development and compliance with bushfire hazard provisions are appropriately dealt with by the BCA in this circumstance.** **Additionally, the proposed on site clearing of vegetation and replanting with suitable landscaping species ensure adequate separation distances.**
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	**AO11** Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;	**Complies with PO11.** **No fire trail will be provided as it would not serve a practical fire management purpose.**

Performance outcomes	Acceptable outcomes	Applicant response
	(f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	**AO12** Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	**Complies with PO12** **The premises provides a private driveway that enables safe evacuation. The lot is serviced by reticulated water and has easy access to fire fighting appliances.**

Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	**AO13** A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	**Not Applicable as the site is located within the reticulated water supply area.**
PO14 Landscaping does not increase the potential bushfire risk.	**AO14** Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	**Complies with AO14.** **Refer to landscaping plan at Attachment 7 for species composition which will be native species set back from the dwelling house.**

Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	**AO15** Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	**Complies with AO15.** **Bushfire risk management will not impact on the natural environment or landscape character of the locality - refer landscape plan at Attachment 7.**

Note – 'Vulnerable activities' are those involving:

(1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or

(2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:

(a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:

(a) Coastal management district sub-category;

(b) Erosion prone area sub-category.

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

8.2.3.2 Purpose

(1) The purpose of the Coastal environment overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;

(iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.

(b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) facilitate the protection of both coastal processes and coastal resources;

(b) facilitating coastal dependent development on the foreshore over other development;

(c) public access to the foreshore protects public safety;

(d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);

(e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;

(f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;

(g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

Criteria for assessment

Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 No works other than coastal protection works extend seaward of the coastal building line.	**AO1.1** Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.	**Complies with AO1.1. The development does not extent seaward of the coastal building line.**
	AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.	**Not applicable.**
	AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.	**Not applicable.**
	AO1.4 Coastal protection work mitigates any increase in the coastal hazard.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	**AO2** Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	**Not Applicable as the lot does not front the coast or a reserve adjoining the coast.**
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	**AO3** No acceptable outcomes are prescribed.	**Complies with PO3.** **Approximately ¾ of the site is mapped as being within the erosion prone area. This is considered an error in mapping given the elevation of the lot.**
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	**AO4.1** Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	**Complies with AO4.1.** **A dwelling house is a preferred development outcome in accordance with the zoning of the site.**
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:	**Not applicable as there are no existing buildings on the site.**

Performance outcomes	Acceptable outcomes	Applicant response
	(a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	
Coastal management districts		
PO5 Natural processes and protective functions of landforms and vegetation are maintained.	**PO5.1** Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.	**Not Applicable as the site is located outside of the Coastal Management District.**

Performance outcomes	Acceptable outcomes	Applicant response
	PO5.2 Where development proposes the construction of an erosion control structure: (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring	**Not applicable as the development does not include an erosion control structure.**
	PO5.3 Development involving reclamation: (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.	**Not applicable as the development does not include reclamation.**
PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	**AO6.1** Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site. And	**Complies with PO6.** **The Development avoids or minimises adverse impacts on coastal resource.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure; and	
	AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. And	
	AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. And	
	AO6.5 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	
PO7 Development is to maintain access to and along the foreshore for general public access.	**AO7.1** Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.	**Not Applicable as the site is not located along the foreshore.**

Performance outcomes	Acceptable outcomes	Applicant response
	and **AO7.2** Development provides for regular access points for vehicles including approved roads and tracks. or **AO7.3** Development demonstrates an alternative solution to achieve an equivalent standard of performance.	
PO8 Public access to the coast is appropriately located, designed and operated.	**AO8.1** Development maintains or enhances public access to the coast. or **AO8.2** Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or **AO8.3** Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	**Not Applicable as the site does not impact on public access to the coast, adjacent to state coastal land or tidal water.**
PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore;	**AO9.1** Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for:	**Not Applicable as the site is not located adjacent to state coastal land or tidal water.**

Performance outcomes	Acceptable outcomes	Applicant response
(b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	(i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. **AO9.2** Development adjacent to state coastal land or tidal water: (a) is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. or (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and	

Performance outcomes	Acceptable outcomes	Applicant response
	(ii) ensure emergency vehicles can access the area near the development.	
AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	**AO10.1** Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or **AO10.2** Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	**Not Applicable**
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	**AO11** Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark	**Not Applicable**
PO12 Development in connection with an artificial waterway enhances public access to coastal waters.	**AO12** The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	**Not Applicable**
Coastal landscapes, views and vistas		
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	**AO13** No acceptable outcomes are prescribed.	**Complies with PO13.** **The development does not impact on coastal views or vistas due its location.** **Additionally, a visual impact assessment has been completed that demonstrates**

Performance outcomes	Acceptable outcomes	Applicant response
		that the visual impact of the development is minor.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	**AO14** No acceptable outcomes are prescribed.	**Complies with PO14.** **The development is located within the existing urban footprint of Port Douglas.**
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	**AO15** Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the *Land Act 1994*.	**Not Applicable**
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	**AO16** Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	**Not Applicable**
PO17 Private marine development is of a height and scale and size compatible with the character and amenity of the location.	**AO17** Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality; (c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	or locality – the stated desired height, scale or size. Note – The prescribed tidal works code in the *Coastal Protection and Management Regulation 2003* outlines design and construction requirements that must be complied with.	
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	**AO18** Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	**Not Applicable**
For dry land marinas and artificial waterways		

Performance outcomes	Acceptable outcomes	Applicant response
PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES; (e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. (f) does not involve reclamation of tidal land other than for the purpose of: (i) coastal dependent development, public marine development; or (i) community infrastructure, where there is no feasible alternative; or (iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.	**AO19** No acceptable solutions are prescribed.	**Not Applicable**

8.2.5 Hillslopes overlay code

8.2.5.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:

(a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:

(a) Hillslopes constraint sub-category.

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

8.2.5.2 Purpose

(1) The purpose of the Hillslopes overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.

(b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development on hillslopes is safe, serviceable and accessible;

(b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;

(c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;

(d) Development responds to the constraints of the site including gradient and slope stability;

(e) Works do not involve complex engineering solutions.

Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	**AO1.1** Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.	**Not applicable. The Development is assessable development.**
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	**AO2.1** Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or **AO2.2** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	**Complies with AO2.2.** **The site generally has slopes of 1 in 3. Some sections of the site are steeper than 1 in 6. The development follows the contours of the site as far as practical and cascades down the slope.** **The proposal has sought to balance cut and fill to minimise the height impact of the building. The development on the site is supported by a detailed geotechnical analysis provided at Attachment 8.** **It has been previously demonstrated that the Development retains the character of the hillslopes area and protects the scenic backdrops of the region.**
	AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction;	**Complies with AO2.3.** **The site will be extensively landscaped with signature tropical plantings to soften and screen retaining and driveway structures with cascading forms and**

Performance outcomes	Acceptable outcomes	Applicant response
	(c) provided with erosion control measures immediately after construction.	**complimenting the various aspects of the dwelling design and the features of the site.**
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	**Complies with AO2.4.** **Vegetation clearing is necessary for the construction of the driveway and dwelling. No trees of significance are required to be removed for the construction of the dwelling. Native trees forward of the site and to the rear of the site will be retained.**
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	**Complies with AO2.5.** **The site generally has slopes of 1 in 3.** **Some sections of the site are steeper than 1 in 6. The development follows the contours of the site as far as practical and cascades down the slope.** **Split level design including excavation and filling has been used for the dwelling to meet the constraints of the site where slopes are greater than 1 in 6.**
	AO2.6 Development does not alter the sky line.	**Complies with AO2.6. The development is largely compliant with the prescribed height limit of 8.5m. Detailed photomontages have been provided to demonstrate the development does not alter the sky line.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (d) are not finished in the following exterior colours or surfaces: (e) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (f) reflective surfaces.	**Complies with AO2.7.** **The buildings and structures will be finished predominantly in exterior colours and surfaces as per AO2.7 A detailed colour palette is provided as part of the plans of development at Attachment 3.**
	AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	**Complies with AO2.8.** **See commentary above.**
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	**Complies with AO2.9.** **The dwelling is well screened from the road by vegetation and landscaping.** **Refer to landscaping plans at Attachment 7.**
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more;	**Complies with PO2.** **The pool structure will be structurally designed and built to match the site conditions and use fill won from elsewhere on the site where possible.**

Performance outcomes	Acceptable outcomes	Applicant response
	(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks	
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.	**AO3** 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.	**Complies with PO3.** **The excavation and filling does not result in a loss of privacy, loss of access to sunlight, intrusion of visual or overbearing impact, or complex engineering solutions.** **This is demonstrated in plans of Development provided at Attachment 3.** **Detailed civil design is provided for areas of proposed excavation and filling and sunshade diagrams are also provided.**

Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	**AO4.1** The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. **AO4.2**	**Not applicable as the development does not include lot reconfiguration.**

Performance outcomes	Acceptable outcomes	Applicant response
	Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code. **AO4.3** Development does not alter ridgelines. **AO4.4** Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	

8.2.6 Landscape values overlay code

8.2.6.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:

(a) High landscape value sub-category;

(b) Medium landscape value sub-category;

(c) Scenic route buffer / view corridor area sub-category;

(d) Coastal scenery area sub-category.

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

8.2.6.2 Purpose

(1) The purpose of the Landscape values overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;

(ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.

(b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) areas of High landscape value are protected, retained and enhanced;

(b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;

(c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;

(d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;

(e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;

(f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the

region's diverse character and distinctive tropical image, in particular:

(i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;

(iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.

(g) views towards High landscape value areas and the Coral Sea are not diminished;

(h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;

(i) advertising devices do not detract from the landscape values, character types or amenity of an area.

Criteria for assessment

Table 8.2.6.3.z – Landscape values overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;	**AO1.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height.	**Complies with PO1.** **A visual impact assessment has been undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.** **The development-** **1. avoids detrimental impacts on the landscape values by minimising loss of significant vegetation.** **2. The development is screened by native and landscaped vegetation and this landscaping will continue to improve the extent of screening**

Performance outcomes	Acceptable outcomes	Applicant response
		within the first three years post construction. **3. Incorporates both existing and new landscaping components.** **4. Incorporates a palette that complements the natural hillside features of the site.** **5. Is designed as a single storey at the top of the site, 2 storeys towards the middle of the site and set into the hill, and up to 3 storeys at the front of the building.** **6. There will be obstructed views of a small section of the roofline from Port Douglas and Dickson Inlet as shown in the visual montages supporting the application.** **This has been addressed elsewhere in the assessment criteria and supporting information is provided in the Planning Report at Attachment 4 and the Plans of Development and supporting reports at Attachment 3.**
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are		
	AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.	**Complies with AO1.2.** **The dwelling is located more than 50m below a ridge line.**

Performance outcomes	Acceptable outcomes	Applicant response
compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO1.3** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	**Complies with AO1.3.** **The dwelling will be screened from Murphy street by native vegetation that will be retained. This is demonstrated in the Photomontages provided at Attachment 5.**
	AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two; lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.	**Complies with AO1.4.** **The site generally has slopes of 1 in 3** **Some sections of the site are steeper than 1 in 6. The development follows the contours of the site as far as practical and cascades down the slope.** **Split level design including excavation and filling has been used for the dwelling to meet the constraints of the site where slopes are greater than 1 in 6.**
	AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	**Complies with AO1.5.** **The building palette will include non-reflective materials and subdued colours as per the Hillslopes Overlay Code further limit the visual impact of the dwelling.**
	AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).	**Complies with A01.6. No clearing of native vegetation is specifically proposed on slopes greater than 1 into 6. Where it may occur, a detailed geotechnical report has**

Performance outcomes	Acceptable outcomes	Applicant response
		been relied upon to understand the impacts on slope stability.
	AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.	**Not applicable.**
	AO1.8 Advertising devices do not occur.	**Complies with AO1.8.**
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing	**AO2.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height. **AO2.2** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO2.3** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site;	**Not applicable as the site is not located in the Medium landscape value area.**

Performance outcomes	Acceptable outcomes	Applicant response
vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	(b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO2.4** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO2.5** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). **AO2.6** Advertising devices do not occur.	
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies;	**AO3.1** Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code. **AO3.2**	**Not applicable as the site is not located in a Scenic route buffer area.**

Performance outcomes	Acceptable outcomes	Applicant response
(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (e) the scale, height and setback of buildings; (f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (g) the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	No clearing of native vegetation is undertaken within a Scenic route buffer area. **AO3.3** Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code. **AO3.4** Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	
Development within the Coastal scenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO4.1** The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore. **AO4.2** Where located adjacent to the foreshore buildings and structures are setback: (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from	**Not applicable as the site is not located in a Coastal scenery area.**

Performance outcomes	Acceptable outcomes	Applicant response
	the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code. **AO4.3** Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback: (a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.	
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical. Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	**AO5** No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code	**Not applicable as the site is not located in a Coastal scenery area.**

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Potential landslip hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:

(a) Places of potential landslide hazard sub-category.

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

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

8.2.5.2 Purpose

(1) The purpose of the Potential landslide hazard overlay code is:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.

(b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;

(b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;

(c) ensures that community infrastructure is protected from the effects of potential landslides;

(d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;

(e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

Criteria for assessment

Table 8.2.9.20a – Potential landslide hazard overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
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.	**Complies with AO1.3** **Two small portions of the site are mapped as being within the Potential Landslip Hazard area. This is most likely reflecting the pixelated mapping method rather than actual landslip hazards.** **In any case, a geotechnical assessment has been completed by a qualified engineer and is satisfied with the suitability of the site for the proposed development with appropriate conditions.** 

Performance outcomes	Acceptable outcomes	Applicant response
	Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given	
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.	**Complies with PO2.** **The design and siting of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity as demonstrated on renders of the development.**
Additional requirements for Community infrastructure		
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. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	**Not applicable.**

8.2.7 Natural areas overlay code

8.2.7.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:

(a) MSES – Protected area;

(b) MSES – Marine park;

(c) MSES – Wildlife habitat;

(d) MSES – Regulated vegetation;

(e) MSES – Regulated vegetation (intersecting a Watercourse);

(f) MSES – High ecological significance wetlands;

(g) MSES – High ecological value waters (wetlands);

(h) MSES – High ecological value waters (watercourse);

(i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;

(ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is avoided within:

  (i) areas containing matters of state environmental significance (MSES);

  (ii) other natural areas;

  (iii) wetlands and wetland buffers;

  (iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

  (i) protects and enhances areas containing matters of state environmental significance;

  (ii) provides appropriate buffers;

  (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;

  (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;

  (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;

  (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;

  (vii) enhances connectivity across barriers for aquatic species and habitats;

  (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;

  (ix) protects areas of environmental significance from weeds, pests and invasive species.

(c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

Criteria for assessment

Table 8.2.7.3.a - Natural areas overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	**AO1.1** Development avoids significant impact on the relevant environmental values. or **AO1.2** A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or **AO1.3** Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	**Complies with AO1.2.** **The site has mapped category B regulated vegetation and a small section of category X at the front southwestern corner of the block.** **Under the Planning Scheme the vegetation is mapped MSES Regulated Vegetation.** **Assessment of vegetation on the site found that the site does not contain any species that warrant the vegetation being classed as MSES. Additionally, there are no trees of significance that need to be removed.** **There are approximately six trees typical of regrowth, poor quality eucalypts with dead and dangerous branches and a mango tree.** **Additionally, the VMA allows for exempt clearing of this category of vegetation within 10m of each property boundary.** **The property is 30.182m x 67.033m or 2023m2. The area of the property within 10m of the property boundary is 1,544m2**

Performance outcomes	Acceptable outcomes	Applicant response
		leaving 479m2 of vegetated area in the centre of the block. 

Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	**AO2** The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	**Complies with PO2.** **The site is a site where residential development is anticipated and the impacts of residential development on the site will result in the removal of vegetation. The loss of on site vegetation is unavoidable in the circumstance. Clearing for this purpose is acknowledged and accepted in the VMA subject to a Development Permit for the MCU.** **The site has mapped category B regulated vegetation and a small section of category X at the front southwestern corner of the block.** **Assessment of vegetation on the site found that the site does not contain MSES and there are no trees of significance that need to be removed.**
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	**AO3.1** A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or **AO3.2** A buffer for an area of state environmental significance is applied and maintained, the width of which is	**Complies with PO3** **The site is a site where residential development is anticipated and the impacts of residential development on the site will result in the removal of vegetation. The loss of on site vegetation is unavoidable in the circumstance. Clearing for this purpose is acknowledged and accepted in the VMA subject to a Development Permit for the MCU.**

Performance outcomes	Acceptable outcomes	Applicant response
	supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	**The site has mapped category B regulated vegetation and a small section of category X at the front southwestern corner of the block.** **Assessment of vegetation on the site found that the site does not contain MSES and there are no trees of significance that need to be removed.**
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	**AO4.1** Native vegetation within wetlands and wetland buffer areas is retained. **AO4.2** Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	**Not applicable as the site does not contain wetlands.**
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	**AO5.1** Development avoids the introduction of non-native pest species. **AO5.2** The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	**Complies with AO5.1.** **The construction of the new dwelling has a very low risk of introducing non-native pest species to the location.**
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	**AO6.1** Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and **AO6.2**	**Complies with PO6** **The development protects ecological connectivity and/or habitat extent by retaining native vegetation within the road**

Performance outcomes	Acceptable outcomes	Applicant response
	Development within an ecological corridor rehabilitates native vegetation. and **AO6.3** Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	**reserve and to the rear of the site to the greatest extent possible while accommodating residential development which is a form of development anticipated for the site.**
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	**AO7.1** Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	**Complies with PO7** **The development seeks to minimise disturbance of areas mapped as MSES to the greatest extent possible while accommodating residential development on site which is a form of development contemplated and support by the Planning Scheme in this location.**
	AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	**AO8.1** Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or **AO8.2** Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	**Not applicable as there are no mapped waterways on the site.**
Waterways in a non-urban area		

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	**AO9** Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	**Not applicable as there are no mapped waterways on the site.**

Table 8.2.7.3.b — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.

8.2.10 Transport network overlay code

8.2.10.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:

(a) Transport network (Road Hierarchy) overlay sub-categories:

(i) State controlled road sub-category;

(ii) Sub-arterial road sub-category;

(iii) Collector road sub-category;

(iv) Access road sub-category;

(v) Industrial road sub-category;

(vi) Major rural road sub-category;

(vii) Minor rural road sub-category;

(viii) Unformed road sub-category;

(ix) Major transport corridor buffer area sub-category.

(b) Transport network (Pedestrian and Cycle) overlay sub-categories:

(i) Principal route;

(ii) Future principal route;

(iii) District route;

(iv) Neighbourhood route;

(v) Strategic investigation route.

8.2.10.2 Purpose

(1) The purpose of the Transport network overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;

(ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;

(b) enable an assessment of whether development is suitable on land within the Transport network overlay.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development provides for transport infrastructure (including active transport infrastructure);

(b) development contributes to a safe and efficient transport network;

(c) development supports the existing and future role and function of the transport network;

(d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Criteria for assessment

Table 8.2.10.3 a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO1.1** Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	**Complies with AO1.1.** **The site is located on Murphy Street which is an access road built for the purpose of accessing residential areas.**
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	**Complies with AO1.2.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	**Complies with AO1.3.**
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO2** Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	**Not applicable.**
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	**AO3** No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	**Not applicable.**
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO4.1** Development is compatible with the role and function (including the future role and function) of major transport corridors.	**Not applicable.**
	AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	**Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.	**Not applicable.**
	AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	**Not applicable.**
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	**AO5** No acceptable outcomes are prescribed.	**Not applicable.**
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	**AO6.1** Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. **AO6.2** The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	**Not applicable as the site is not adjacent to an element of the pedestrian and cycle movement network.**

9.3.8 Dwelling house code

9.3.8.1 Application

(1) This code applies to assessing development for a dwelling house if:
  (a) self-assessable development or assessable development where this code identified inthe assessment criteria column of a table of assessment; or
  (b) impact assessable development.

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

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

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

9.3.8.2 Purpose

(1) The purpose of the Dwelling house code is to assess the suitability of development to which thiscode applies.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) The dwelling house, including all habitable buildings on site, is occupied by a singlehousehold;
  (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures thatthe secondary dwelling is sub-ordinate to the primary dwelling house;
  (c) Development of a dwelling house provides sufficient and safe vehicle access and parkingfor residents;
  (d) The built form, siting, design and use of each dwelling is consistent with the desiredneighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	

PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	**AO1** The secondary dwelling: (a) has a total gross floor area of not more than 80m^2, excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	**Not Applicable**
PO2 Resident's vehicles are accommodated on- site.	**AO2** Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	**Complies with AO2.** **Four undercover parking spaces will be provided in addition to uncovered parking on the driveway**

Performance outcomes	Acceptable outcomes	
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.	**AO3** Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	**Complies with PO3.** **The design of the building responds to the site's natural features and promotes the continuation of high quality architecturally designed homes that exist in Murphy Street.** **The design is consistent with the slope of the site and does not impact on the visual amenity of adjacent sites due to vegetation screening.** **The building will cascade down the hillside and range from 1 to 2 storeys at the top and middle sections of the site, and up to 3 storeys at the front of the building.** **The development is 8.5m in height across most of the site with the exception of a small area of balcony roof of the upper storey that protrudes marginally above the 8.5m.**

9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

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

9.4.1.2 Purpose

(1) The purpose of the Access, parking and servicing code is to assess the suitability of access,parking and associated servicing aspects of a development.

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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the tableis not a whole number, the number of spaces provided is the next highest whole number.	**Complies with AO1.1.** **Four undercover parking spaces are provided in addition to parking on the driveway.**
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not usedfor external storage purposes, the display of products or rented/sub-leased.	**Complies with AO1.2.**
of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	**AO1.3** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. **AO1.4** For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	**AO1.3 and AO1.4 are not applicable.**
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	**AO2** Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	**Complies with PO2. Parking is sufficient to accommodate residential onsite parking.**

PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	**Complies with AO3.1.** **The site is accessed via a private driveway and only proposed one crossover.** **The access design uses the contours of the site to minimise deep excavation and fill to support the driveway. Further details of the driveway access arrangement will be provided at the Operational Works stage.**
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: • telecommunications pit; • stormwater kerb inlet; • sewer utility hole; • water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.	**The development can be conditioned to comply with AO3.2.**
	AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the	**Complies with AO3.3.** **The driveway has been designed in accordance with AO3.3 refer to driveway plans provided at Attachment 3.**

	cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system	
	AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	**The development can be conditions to comply with AO3.4.**

Performance outcomes	Acceptable outcomes

PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**Not applicable.**
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	**AO5** Access for people with disabilities is provided in accordance with the relevant Australian Standard.	**Not applicable.**
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	**AO6** The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	**Not applicable.**
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	**Not applicable.**

PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Not applicable.**
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards;	**AO9.1** Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and	**Not applicable.**

Performance outcomes	Acceptable outcomes	
(b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AS2890.2. **AO9.2** Service and loading areas are contained fully within the site. **AO9.3** The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. **AO10.2** Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**Not applicable.**

Table 9.4.1.3.b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest wholenumber.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposeddevelopment will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m^2 of GFA and outdoor display area.	1 space per 200m^2 of GFA.	n/a	LRV
Air services	1 car space per 20m^2 of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Bulk landscape supplies	1 space per 50m^2 GFA and outdoor display area.	1 space per 200m^2 of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a

Child care centre	1 space per 10 children to be used for setting down and pickingup of children, with a minimum of3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m2 of GFA. Licensed clubrooms: 1 space per 15m^2 of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m^2: RCV Other: VAN
Community care centre	1 space per 20m^2 of GFA.	A minimum of1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of1 space.	n/a	VAN
Community use	1 space per 15m^2 GFA.	1 space per 100m2 of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a

Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used	Primary school or secondary schools: 1 space per 5	Required for all educational establishments with a GFA	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	greater than 2000m^2.	
Food and drink outlet	1 space per 25m^2 GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA, and outdoor dining area.	1 space per 100m^2 of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m^2 GFA.	1 space per 100m^2 of GFA.	n/a	RCV
Funeral parlour	1 space per 15m^2 GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m^2 GFA and outdoor display area	1 space per 200m^2 of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m^2 GFA and outdoor display area	1 space per 200m^2 of GFA.	n/a	AV

Health care services	1 space per 20m2 of GFA.	1 space per 100m^2 of GFA.	Required for all health care services with a GFA greater than 2000m^2.	VAN
High impact industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m^2 GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m^2 of GFA.	Required for all hospitals with a GFA greater than 2000m^2.	RCV
Hotel	1 space per 10m2 GFA and	1 space per	n/a	LRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	licensed outdoor area; plus For 1 space per 50m^2 GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	100m^2 of GFA.		

Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m^2 of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m^2 of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA	1 space per 200m^2 GFA	Required for all office development with a GFA greater than 2000m^2.	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m^2 GFA and outdoor display area	1 space per 200m^2 of GFA.	n/a	AV

Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators,	Football: 5 space per field.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	plus 1 space per 5m^2 of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green. Swimming pool: 15 spaces; plus 1 space per 100m^2 of useable site area. Tennis court or other court game:4 spaces per court. Golf course: 4 spaces per tee on the course. Note - Use standard for Club for clubhouse component.	Lawn bowls:5 spaces per green. Swimming pool: 1 space per swimming lane. Tennis court or other court game: 4 space per court. Golf course: 1 space per 15m^2 of GFA for clubhouse component.		
Place of worship	1 space per 15m^2 of GFA.	1 space per 100m^2 of GFA.	n/a	LRV

Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m^2 of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		Drink Outlet for restaurant component.		

Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m^2 of GFA.	n/a	n/a	SRV
Service station	1 space per 25m^2 of GFA	n/a	n/a	AV
Shop	1 space per 25m^2 of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA.	1 space per 100m^2 of GFA.	Required for all shops with a GFA greater than 2000m^2.	See Table 9.4.1.3.d
Shopping centre	1 space per 25m^2 of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA.	1 space per 200m^2 GFA.	Required for all shopping centres with a GFA greater than 2000m^2.	See Table 9.4.1.3.d

Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.	1 space per 10 rooms	n/a	SRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above. In all cases 60% of the car parking area is to be covered. Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.			
Showroom	1 space per 50m^2 GFA.	1 space per 200m^2 GFA.	n/a	AV

Special industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	Indoor: 1 space per 15m^2 of GFA. Outdoor cinema: 1 space per 5m^2 of designated viewing area, plus 1 car space per2 employees.	1 space per 200m^2 GFA.	n/a	VAN
Veterinary services	1 space per 50m^2 of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m^2 of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicleslikely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked atany one time.		To be determined

Table 9.4.1.3.c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercialvehicle facilities, but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTROADS

Table 9.4.1.3.d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m^2)	**Service bays required**			
	VAN	**SRV**	**MRV**	**LRV**
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table 9.4.1.3.e – Standard number of service bays required for Office

Gross floor area (m^2)	**Service bays required**			
	VAN	**SRV**	**MRV**	**LRV**
0-999	-	1	-	-

1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			

Filling and excavation code

9.4.4.1 Application

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

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

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

9.4.4.2 Purpose

(1) The purpose of the Filling and excavation code is to assess the suitability of development forfilling or excavation.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) filling or excavation does not impact on the character or amenity of the site andsurrounding areas;
  (b) filling and excavation does not adversely impact on the environment;
  (c) filling and excavation does not impact on water quality or drainage of upstream,downstream or adjoining properties;
  (d) filling and excavation is designed to be fit for purpose and does not create land stabilityissues;
  (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	**AO1.1** The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	**Complies with PO1.** **Filling and excavation work will not create a detrimental impact on slope stability, erosion potential or visual amenity.** **Filling and excavation will be largely for construction of the dwelling and the driveway and have suitable retaining structures where needed.** **A detailed geotechnical assessment has been completed for the site and found that with the adoption of sound engineering practices relevant to hillside construction, the overall slope following the development proposed should be stable.** **Detailed plans are provided at Attachment 3 and supported by the Geotechnical report at Attachment 8.**

Performance outcomes	Acceptable outcomes	
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	**Complies with AO1.2.**
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	**Complies with AO1.3.**
	AO1.4	**Compliance with AO1.4 can be conditioned.**

	Topsoil from the site is retained from cuttings and reused on benches/terraces.	
	AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	**Complies with AO1.5. See detailed civil plans at Attachment 3.**
	AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing,landscaping or other protective/aesthetic measures.	**Compliance with AO1.6 can be conditioned and is proposed as part of the development works.** **An erosion and sediment control plan will be prepared for the development.**
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	**AO2.1** The extent of filling and excavation does not exceed 40% of the site area, or 500m^2 whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	**Complies with PO2** **Filling and excavation will be carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.** **The cut and fill is largely site profiling and the works will be extensively landscaped on completion.**
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	**AO3.1** Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	**Complies with PO3.** **Filling and excavation will be required for the construction of the dwelling house and driveway. This will not result in the ponding of water. Any change to the run off will be undertaken as per the FNQROC Development Manual.**

		All stormwater will flow to a lawful point of discharge.
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	**AO4** Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	**Complies with PO4.**

Performance outcomes	**Acceptable outcomes**	
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	**AO5** Excavation and filling is clear of the zone of influence of public utilities.	**Complies with AO5.**

9.4.5 Infrastructure works code

9.4.5.1 Application

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

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

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

9.4.5.2 Purpose

(1) The purpose of the Infrastructure works code is to ensure that development is safely andefficiently serviced by, and connected to, infrastructure.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) the standards of water supply, waste water treatment and disposal, stormwater drainage,local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
  (b) development maintains high environmental standards;
  (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and thecreation of non-tidal artificial waterways;
  (d) the integrity of existing infrastructure is maintained;
  (e) development does not detract from environmental values or the desired character andamenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	**AO1.1** Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. **AO1.2** Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual. **AO1.3** New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed	**Complies with PO1 and a condition can be included to confirm compliance.**

Performance outcomes	Acceptable outcomes	
	in the Planning scheme policy SC5 – FNQROC Regional Development Manual,and is not less than a 1.2 metre section. **AO1.4** Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes. **AO1.5** Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	**AO2.1** Accessibility structures are not located within the road reserve. **AO2.2** Accessibility structures are designed in accordance with AS1428.3. **AO2.3** When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	**Can be conditioned to comply to the extent relevant to the proposed development.**
Water supply		

PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	**AO3.1** The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO3.2** Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and accessto the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to	**Complies with AO3.1.** **The site will be connected to the Council reticulated water supply.**

Performance outcomes	Acceptable outcomes	
	occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or asa result of increasing the cumulative effect of systems in the locality.	**AO4.1** The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO4.2** Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the *Environmental Protection Policy (Water) 1997* and the proposed on site effluent disposal system is designed in accordance with the *Plumbing and Drainage Act (2002).*	**Complies with AO4.1.** **The site will be connected to the Council reticulated sewerage system.**
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives;	**AO5.1** A connection is provided from the premises to Council's drainage system; or	**Complies with AO5.1.** **The site will be connected to the Council stormwater system via a lawful point of discharge.**

(b) protecting water environmental values; (c) maintaining waterway hydrology.	**AO5.2** An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with theDesign Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	**This can be conditioned by Council.** **An erosion and sediment control plan will be prepared for the development.**
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	**AO5.4 can be conditioned by Council to ensure compliance.**

Performance outcomes	Acceptable outcomes	
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994.* Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	**AO5.5 can be conditioned by Council to ensure compliance.**
Non-tidal artificial waterways		
O6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	**AO6.1** Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. **AO6.2** Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated	**Not applicable.**

	buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. **AO6.3** Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. **AO6.4** Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	

Performance outcomes	Acceptable outcomes

	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values. **AO6.6** Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway. **AO6.7** Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	**AO7.1** A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. **AO7.2** The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. **AO7.3** Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and	**Not applicable.**

	intensity of algal blooms. **AO7.4** Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any	

Performance outcomes	Acceptable outcomes	
	discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		

PO8 Development is provided with a source of power that will meet its energy needs.	**AO8.1** A connection is provided from the premises to the electricity distribution network; or **AO8.2** The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a differentstandard.	**Complies with AO8.1.**
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	**AO9.1** Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. **AO9.2** Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	**Not applicable.**
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	**AO10** The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	**Complies with AO10.**

PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	**AO11** Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Can be conditioned to comply with AO11**
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site;	**AO12.1** The road to the frontage of the site is constructed in accordance with the Design Guidelines set outin Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development	**Not applicable – Murphy Street is an existing road.**

Performance outcomes	Acceptable outcomes	
(b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	Manual, for the particular class of road, as identified in the road hierarchy. **AO12.2** There is existing road, kerb and channel for the full road frontage of the site. **AO12.3** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	**AO13** Development is designed to allow for efficient connection to existing infrastructure networks.	**Complies with AO13 for all services.**
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	**AO14.1** Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or **AO14.2** Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Complies with AO14.1.**
Construction management		

PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	**AO15** Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	**This can be conditioned by Council.**
PO16 Existing infrastructure is not damaged by construction activities.	**AO16** Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	**This can be conditioned by Council.**

Performance outcomes	Acceptable outcomes	
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	**AO17** No acceptable outcomes are prescribed.	**Complies with PO17.**
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	**AO18** No acceptable outcomes are prescribed.	**Not applicable.**
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. **AO19.2** Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not morethan 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	**Not applicable.**

PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	**AO20** No acceptable outcomes are prescribed.	**Not applicable.**

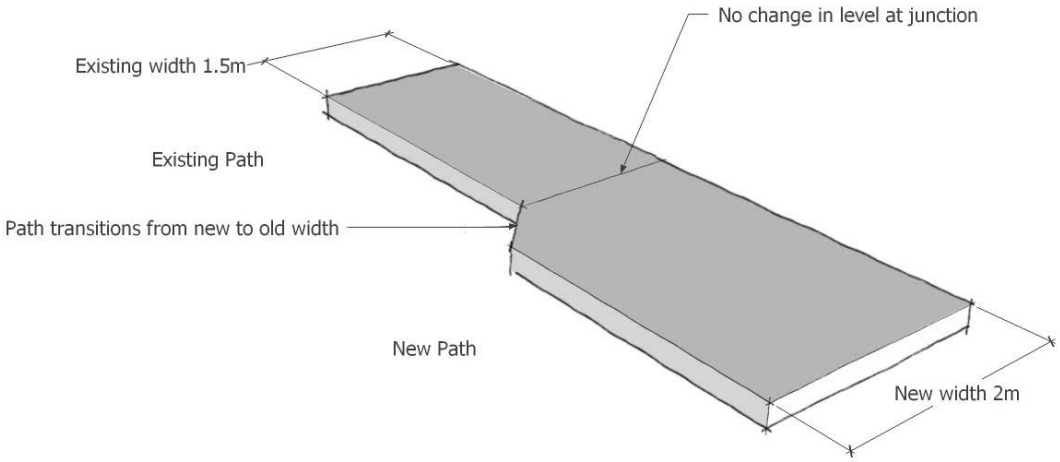
Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
Drainage control (Temporary drainage works)	(a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (i) design storm for sediment basin sizing is 80th% five-day event or similar. (c) Site discharge during sediment basin dewatering: (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. (c) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)	(a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)

Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% pervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.
Water stability management (a) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak100% AEP event discharge.				Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability. For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.

Figure 9.4.5.3.a – New footpath sections


No change in level at junction
Existing width 1.5m
Existing Path
Path transitions from new to old width
New Path
New width 2m